

STANLEY WRIGHT

Cotland Farm
Tinwald
Dumfries
DG1 3PL

A well presented and productive livestock farm in an accessible south-facing position, close to Dumfries.
Offered for sale as a whole.

- Four bedroom farmhouse with far reaching views
- 321 acres (130.2 hectares)
- An extensive range of farm buildings

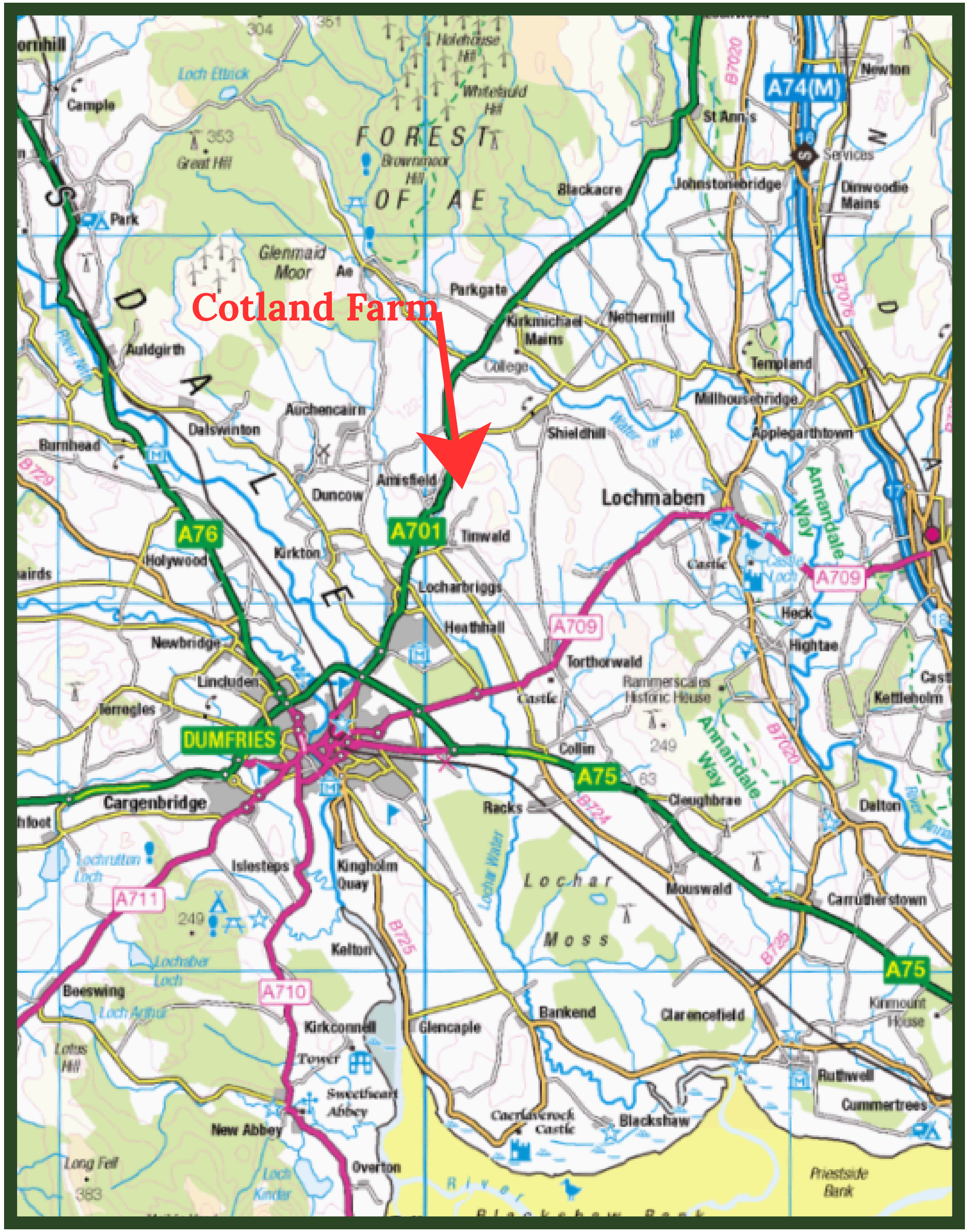
Location

Cotland Farm lies within the historic Barony of Tinwald, close to the village of Amisfield, with the county town of Dumfries just 5 miles away. Dumfries itself offers an excellent range of amenities, including shops, cafés and restaurants, supermarkets, a hospital and further schooling options, along with its own train station, with services running between Carlisle and Glasgow.

Amisfield village, approximately 1.4 miles away, has its own primary school, while Dumfries Academy, around 3.3 miles away, provides secondary schooling. The surrounding area is rich in culture and heritage while being renowned for its varied landscapes, strong agricultural heritage and natural beauty. Dumfries and Galloway offers an excellent quality of life and good accessibility to central Scotland, northern England and beyond. The wider region also has a varied calendar of events, from agricultural shows and country sports to arts and cultural festivals.

The A74(M) is approximately 12 miles away, providing links north towards Glasgow and south towards the M6 and Carlisle. Rail services are available from Dumfries, with further mainline connections from Lockerbie, approximately 12 miles, and Carlisle, approximately 34 miles, providing services to Glasgow, Edinburgh, Manchester and London via the West Coast Main Line. The nearest airports are Glasgow, approximately 73 miles, and Edinburgh, approximately 76 miles.

The farm is well placed for access to the region's principal livestock markets, including Dumfries Mart, Castle Douglas Auction Mart and Longtown Mart, all well known within the livestock trade.



Not to scale

Directions

To find this property using the What3Words app, enter the following 3 words ///lobbed.downfield.early



The Farmhouse

The farmhouse is situated in an elevated position with far reaching views. It is a well presented, sandstone property that benefits from oil central heating and double glazing.

The ground floor consists of a porch leading to the kitchen, off which is a hallway leading to a bathroom and two reception rooms, one with a woodburning stove.

The first floor has three generously sized bedrooms and another smaller single bedroom and a bathroom. All spacious rooms with open views in all directions.

The house is surrounded by a lawn garden.



Services:

- Mains electricity
- Mains and private water supply
- Private drainage to septic tank
- Oil central heating

Council Tax Band: E
EPC: Awaiting confirmation





The Farm

Cotland is a productive stock rearing and finishing farm for sheep and cattle benefiting from a good range of cattle buildings.

The farm has been let with the current tenants vacating in November 2026. The tenants have stocked the farm with about 650 ewes and 240 cows.

The steading is serviced by a useful range of farm buildings which are well laid out and well maintained. The steading comprises a number of portal frame farm buildings including a cattle court, cubicle house with slatted tank, further cubicle/cattle buildings, hay store and sheep shed Dutch barn.

To the north of the steading is an earth banked silage pit measuring about 35m x 20m and a slurry lagoon constructed in 2011, holding 948000 gallons.

The buildings offer flexibility for a range of livestock enterprises and benefit from a well laid out yard.





The Land

The farmland extends to about 317 acres, with access to Cotland Farm steading.

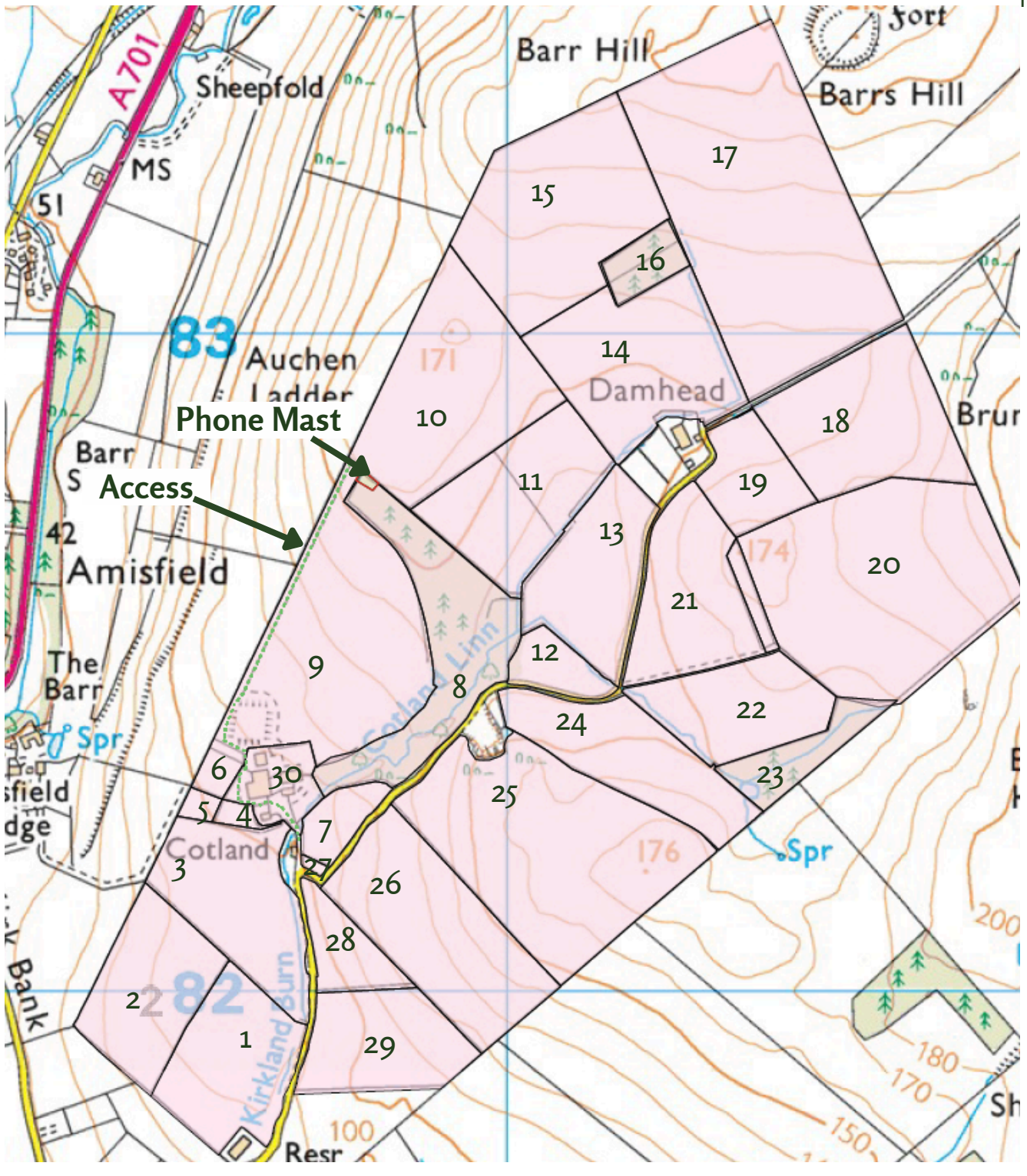
The land is mainly classified as Grade 4.1 and 4.2 by Scotlands Land Capability for Agriculture scale.

The majority of the land is capable of producing silage crops and grazing pasture, with all fields well fenced. Regular arable cropping has been undertaken, making the farm self-sufficient in home-grown forage.

South-facing throughout, the land stretches from Tinwald village up to Barrs Hill, with fields benefiting from a mix of natural water sources and troughs.

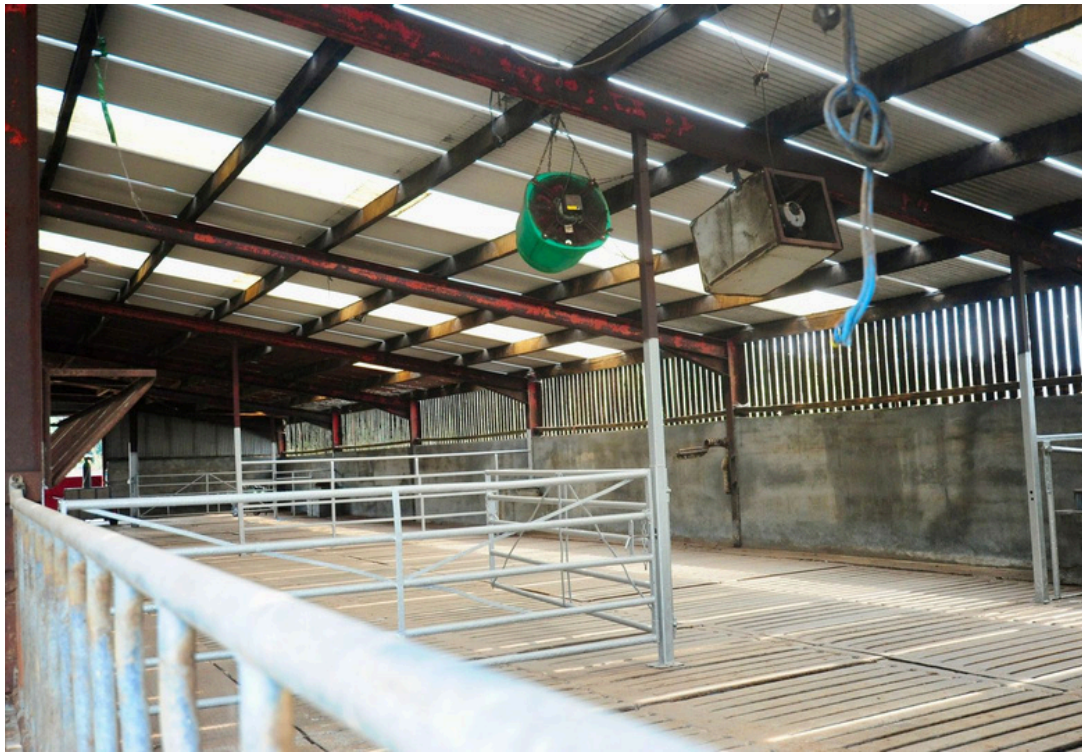
The holding also includes areas of woodland, roadways and water courses, with both sporting and mineral rights included in the sale.

For illustrative purposes only, not to scale. All sizes are approximate.



No.	LPID	Ha	Ac
1	NY/00581/81887	4.06	10.03
2	NY/00460/82013	3.82	9.44
3	NY/00596/82135	4.45	11.00
4	NY/00593/82267	0.23	0.57
5	NY/00535/82281	0.22	0.54
6	NY/00560/82329	0.34	0.84
7	NY/00749/82259	1.02	2.52
8	NY/00890/82529	5.16	12.75
9	NY/00721/82575	7.48	18.48
10	NY/00920/82910	6.46	15.96
11	NY/01022/82751	4.46	11.02
12	NY/01071/82494	1.07	2.64
13	NY/01128/82635	3.85	9.51
14	NY/01211/82951	5.69	14.06
15	NY/01076/83183	7.07	17.47
16	NY/01211/83108	0.94	2.32
17	NY/01375/83199	13.33	32.94
18	NY/01528/82870	5.14	12.70
19	NY/01373/82787	2.02	4.99
20	NY/01568/82584	10.34	25.55
21	NY/01319/82476	7.74	19.13
22	NY/01319/82477	7.74	19.13
23	NY/01449/82356	1.67	4.13
24	NY/01192/82357	4.26	10.53
25	NY/01065/82214	9.28	22.93
26	NY/00889/82096	6.05	14.95
27	NY/00709/82188	0.09	0.22
28	NY/00751/82067	1.44	3.56
29	NY/00798/81921	3.49	8.62
30	Steading and House	1.32	3.26
		130.2	321.80







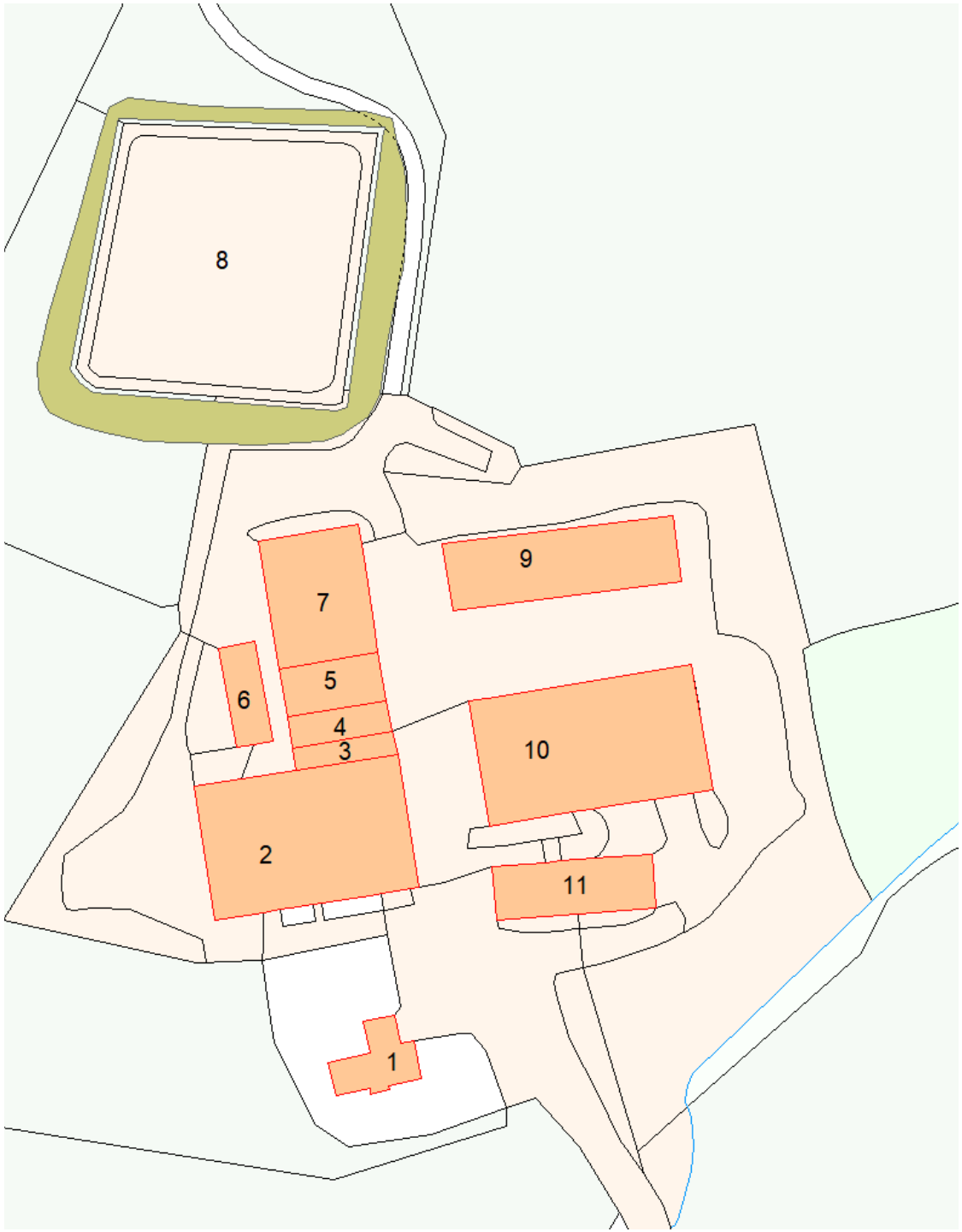


The Steading

All sizes are approximate.

1. **Cotland Farmhouse**
2. **Cattle Court**
3. **Lean to**
4. **Cubicle / cattle shed**
5. **Cattle shed**
6. **Machinery / general purpose**
7. **Hay / sheep shed**
8. **Lagoon** 948000 gallons
9. **Silage pit**
10. **Cubicle House** - slatted tank
11. **Dutch barn** - general storage / workshop





Matters of Title

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, Brodies, for a definitive list of burdens subject to which the property is sold.

Apportionment

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

Tenants Fixtures

Please note that a number of tenant's fixtures will be removed from the holding prior to 28th November 2026.
These are therefore excluded from the sale: cubicles, feed bins, fuel tank, sheep tunnels, sandstone garden wall & concrete panels and steel uprights adjoining the stables.

Agricultural Subsidies

The land is registered with Rural Payments and Services. The Basic Payment Scheme entitlements are not owned by vendors and are therefore not included in sale.
SGRPID - Dumfries, Scottish Government, Agriculture and Rural Economy, 161 Brooms Road, Dumfries, DG1 3ES

Phone Mast

The telecommunications mast is not included in the sale. Access to the mast is retained along the green dotted line shown on the plan.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, etc. Any valuation required will be carried out by Stanley Wright Ltd. whose opinion will be final and binding to both vendor and purchaser.

Warranty Clause

Whilst the heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to satisfied themselves in that regard.



Sale information

Viewing
Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion. Appropriate caution should be exercised at all times during viewings viewers may be requested to adhere to biosecurity measures.

Entry & Vacant Possession
At a date to be mutually agreed.

Offers
Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Third Party Rights & Servitudes
The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Mineral & Sporting Rights
The mineral & sporting rights are included in the sale.

Anti Money Laundering Regulations
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

The Consumer Protection from Unfair Trading Regulations 2008
These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.
All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

Note
Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.

Solicitors
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB

Particulars prepared & photographs taken September 2026


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STANLEY
WRIGHT