

# KIRKHILL & BIRSET

DALTON • LOCKERBIE • DUMFRIESSHIRE





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DALTON • LOCKERBIE • DUMFRIESSHIRE • DG11 1DY

Lockerbie 7 miles, Dumfries 8 miles, Carlisle 26 miles  
(all distances approximate)

A rare opportunity to acquire  
an extensive mixed residential,  
agricultural and forestry estate in  
the south of Scotland

Kirkhill Farmhouse (6 bedrooms, 3 reception rooms)

Modern farm steading

Birset Farmhouse (3 bedrooms, 1 reception room)

3 farm cottages (by separate negotiation)

Traditional steading

986.89 acres of farmland utilised for grazing and silage

232.25 acres of forestry and woodlands

73.19 acres willow

**ABOUT 527 HECTARES (1,302 ACRES) IN TOTAL**

**FOR SALE AS A WHOLE OR IN 4 LOTS**



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SITUATION

The farms known as Kirkhill and Birset are situated in the heart of rural Dumfriesshire, an area renowned for its livestock and timber production which makes up a large proportion of the local economy. The landscape reflects this, with rolling farmland interspersed with forestry and woodlands against the backdrop of the Solway Firth.

The farms are located near to Dumfries, the county town, which provides a wide range of facilities including primary and secondary schooling, a university campus, sports and healthcare facilities as well as an extensive range of retail parks, high street shopping and professional services. The local primary schools are located in Carrutherstown (Kirkhill)

and Collin (Birset), with secondary schooling available to both in Annan or Dumfries. Private schooling is also available near Carlisle at St Ursula's School, Lime House School and Austin Friars St Monica's School.

The A75, A76, A702 and M74 are all readily accessible by car linking the region to west and central Scotland and the north of England. There are railway stations at Dumfries, Lockerbie and Carlisle with regular services to Glasgow, Edinburgh and London. Newcastle, Edinburgh, and Glasgow international airports are approximately 79, 84 and 90 miles from the property respectively.

The southwest of Scotland is well known for its mild climate,

attractive unspoilt countryside and the diversity of its recreational facilities and field sports including shooting and stalking as well as trout and salmon fishing on numerous rivers and lochs. A wide variety of beaches, coastal paths and beautiful walks are nearby. The location is also famous for excellent hill walking and cycling along a wide variety of world famous trails (7stanes available at nearby Mabie and Dalbeattie). In 2009, the International Dark Sky Association confirmed Dark Sky Status to the Galloway Forest Park, the first designated area in Scotland. The area is also ideal for the keen golfer with a championship standard 18 hole course at Southernness, further local courses at Powfoot, Lockerbie, Lochmaben and three courses in Dumfries.



DESCRIPTION

Kirkhill has been in the same ownership (Valmar Investment and Holding Company Incorporated) since the 1960s. It is an established agricultural and forestry landholding offering a fantastic investment opportunity, extending to about 527.22 hectares (1302.76 acres) in total. The scale of the property provides potential for a sizeable farming enterprise, or further development of the forestry estate and natural environment.

The land lies within a ring fence (with the exception of five parcels at Birset which are south of the public road) with an undulating landscape rising from 120m to 244m above sea level, and has traditionally been farmed for beef and sheep production, with commercial forestry and more recently coppice willow grown on contract. It is well fenced for livestock and has been maintained to a high standard. The farms have been let out in recent years carrying about 1300 ewes and hogs and 150 suckler cows plus followers, but there is potential to increase these numbers significantly. The lease terminates in October 2025.

The natural topography of the land coupled with the woodlands, has the potential for a high quality driven pheasant shoot and deer stalking.

The woodlands are managed for commercial return and are concentrated on the central section between the farms. The current owners have invested in independent access tracks for the forestry and willow compartments and consideration has also been given to a new forestry planting scheme as part of the hill may be suitable for planting (subject to obtaining the required consents).

Kirkhill Farmhouse provides an attractive and substantial family home and base from which to manage the land. There are three further cottages at Kirkhill which are available if required by the purchaser, by separate negotiation.

Birset Farm sits in an elevated position with unrestricted views across the Solway Firth taking in Criffel in Dumfriesshire and Scafell Pike in Cumbria.

The portfolio is available as a whole or in four lots as set out below, although other lotting boundaries may be considered.

Lot No.	Lot Name	Total Ha	Total Ac
1	Kirkhill Farm	369.51	913.06
2	Kirkhill Farmhouse	0.58	1.44
3	Kirkhill Forestry and Willow	119.67	295.70
4	Birset	37.46	92.56
Total		527.22	1302.76



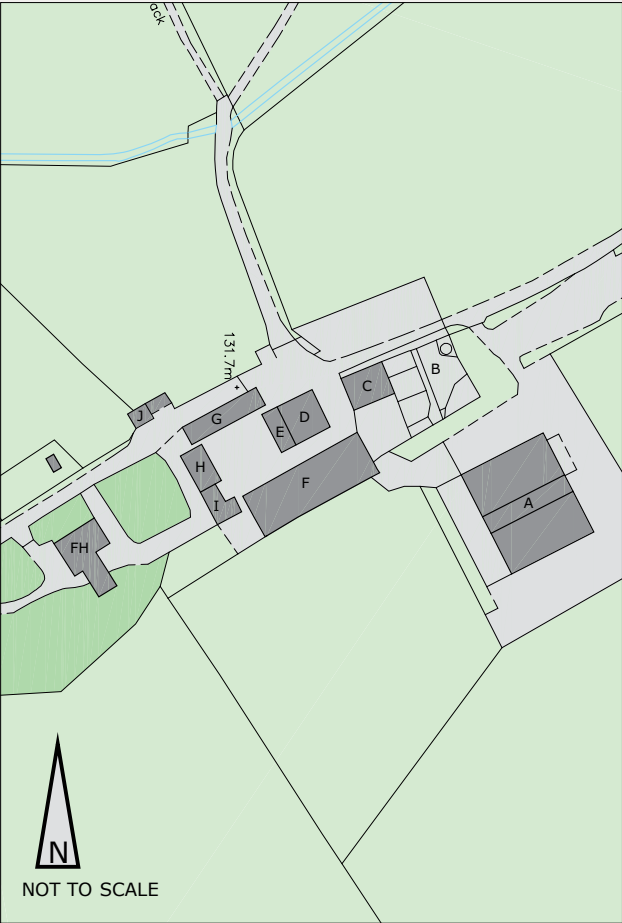


**LOT 1 – KIRKHILL FARM**

Kirkhill Farm (Lot 1) is a sizeable livestock unit extending to about 369.51 hectares (913.06 acres) in total with a modern farm steading. The road leading to the farm is adopted to the steading from where a stone track continues north providing excellent internal access to the land and to No3 Kirkhill Cottages (which is available by separate negotiation). The land is ring fenced with the steading located towards the southern portion of the holding. There are approximately 33.04 hectares (81.64 acres) of woodland within the lot. According to the James Hutton Institute of Soil Research, the land is predominantly a mixture of classes 3, 4 and 5, with small areas of class 6 on the hilltops. It is further classified as F4 and F5 by the Land Capability for Forestry scale. The height ranges from 120m to 230m above sea level.

The land is in good heart, being managed recently for livestock grazing and silage cropping with good quality in-bye and hill ground. The fields benefit from post and wire fencing and stone dykes, and are watered via a spring fed private water supply or natural sources. All of the farmland has been part of a wider Short Limited Duration Tenancy over the last five years which will end in October 2025. In addition the woodland parcels provide shelter and amenity to the farmland with some recent felling and replanting having been undertaken as part of a wider Long Term Forest Plan. Some parts of the land have potential for further forestry planting. The remains of Little Dalton Kirk, Moss Castle and Range Castle Forts lie within Lot 1 and are Scheduled Ancient Monuments.

Kirkhill steading benefits from a range of modern buildings which are both practical and versatile, currently providing livestock and general purpose accommodation as well as sheep handling facilities. The layout of the buildings is shown on the accompanying plan. These are further described below.



- A. Cattle Court (25m x 35.2m) – Modern triple span steel portal framed building with concrete panel walls, concrete floor, vented cladding and fibre cement roof. Straw bedded pens with central feed passage. Completed in 2022.

B. Sheep Handling Area – concrete floor with pens and runs.

C. Bull Pens/General Store (14.4m x 10.9m) – Steel portal frame, concrete blockwork walls, Yorkshire boards, cement profile cladding and roof sheets, concrete floor.

D. Straw Bedded Court (14.7m x 11.9m) – Steel portal frame, concrete blockwork walls, Yorkshire boarding, aluminium profile cladding, corrugated iron roof, hardcore flooring. Feed barrier to front.

E. Traditional stone and slate building.

F. General purpose building (15.0m x 13.4m) – Steel portal frame, concrete blockwork walls, vented cladding, aluminium profile roof sheets, hardcore floor.
- G. Traditional stone and slate building.

H. Traditional stone and slate building (lotted with farmhouse).

I. Traditional stone and slate building (lotted with farmhouse).

J. Garages

At the north of the holding is a semi-derelict farmhouse and steading known as Holmains, which could be converted subject to obtaining the necessary consents.





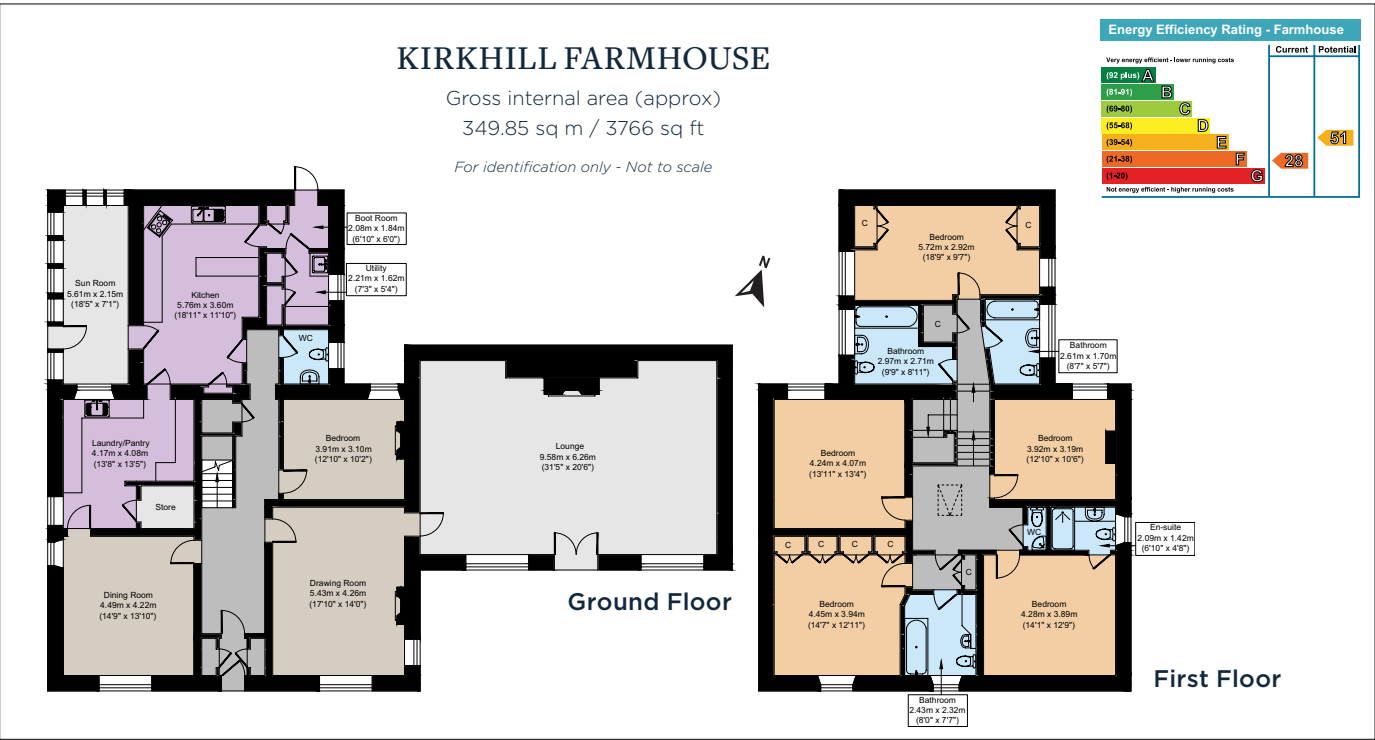
LOT 2 - KIRKHILL FARMHOUSE

Kirkhill Farmhouse sits to the south of the steading and is a substantial dwelling of traditional whinstone and sandstone construction with a slate roof. There is a 1.5 storey extension to the rear of the house (with sun room attached), and a single storey glass fronted extension on the eastern elevation forming a light and versatile space previously used as a library. The house benefits from oil fired central heating and UPVC double glazing.

The front door opens into the hallway which provides access to the ground floor accommodation as well as the staircase leading to a half landing and the first floor beyond. There are three south facing reception rooms to the front of the house and a bedroom which could equally be used as a fourth reception room or home office. The kitchen/breakfast room is located to the rear of the house with connecting doors to the sun room, pantry, back hall and utility room. A WC completes the ground floor.

The stairs from the entrance hall lead to a half landing which accesses two family bathrooms and a bedroom. At first floor level there are four bedrooms (one with en-suite shower room) and a further family bathroom.

Externally there are lawns bounded by some mature trees surrounding the house and a vegetable garden on the opposite side of the farm drive. A stone outbuilding is included within the boundary of Lot 2. The grounds extend to 0.58 hectares (1.44 acres). A home report is available on request from the selling agents.







### LOT 3 – KIRKHILL FORESTRY AND WILLOW

Lot 3 extends to 119.67 hectares (295.70 acres) situated between Kirkhill and Birset with two independent forest access routes from the public road. There are two large commercial Sitka spruce plantations principally established in 2010, with a number of smaller plantations (a combined 25.54 hectares/126.22 acres). There is a good core of timber and some parts of the crop have been thinned or restructured following Storm Eowyn. Growth rates across the site are determined by soil type and are generally good, recorded at up to Yield Class 20. A compartment schedule and maps are available from the selling agents.

Forests in southern Scotland are known to achieve excellent timber prices and the property is well located for regional timber markets. There are a range of timber milling and processing facilities with sawmills at Lockerbie and Dalbeattie, both within close proximity. The woodlands have independent access from the public road via two internal stone tracks, with the A75 trunk road being within 2 miles.

In addition to the established woodland there is an additional area of land extending to about 33.51 hectares (82.80 acres) which has potential for further woodland creation or may have interest for environmental purposes. It is classified as F4 and F5 on the land capability for forestry scale.

To the south of the parcel, an area of 29.62 hectares (73.19 acres) is growing coppice willow as an energy crop, on contract to Iggesund Paperboard. Further details are available from the selling agents.







LOT 4 – BIRSET FARM

Birset Farm extends to about 37.46 hectares (92.56 acres) in total, being ring fenced with the exception of five land parcels which sit south of the public road. The south facing farmhouse sits centrally within the farm enjoying the most incredible vista over the Solway Firth taking in both Dumfriesshire and Cumbrian hills in addition to the coastline.

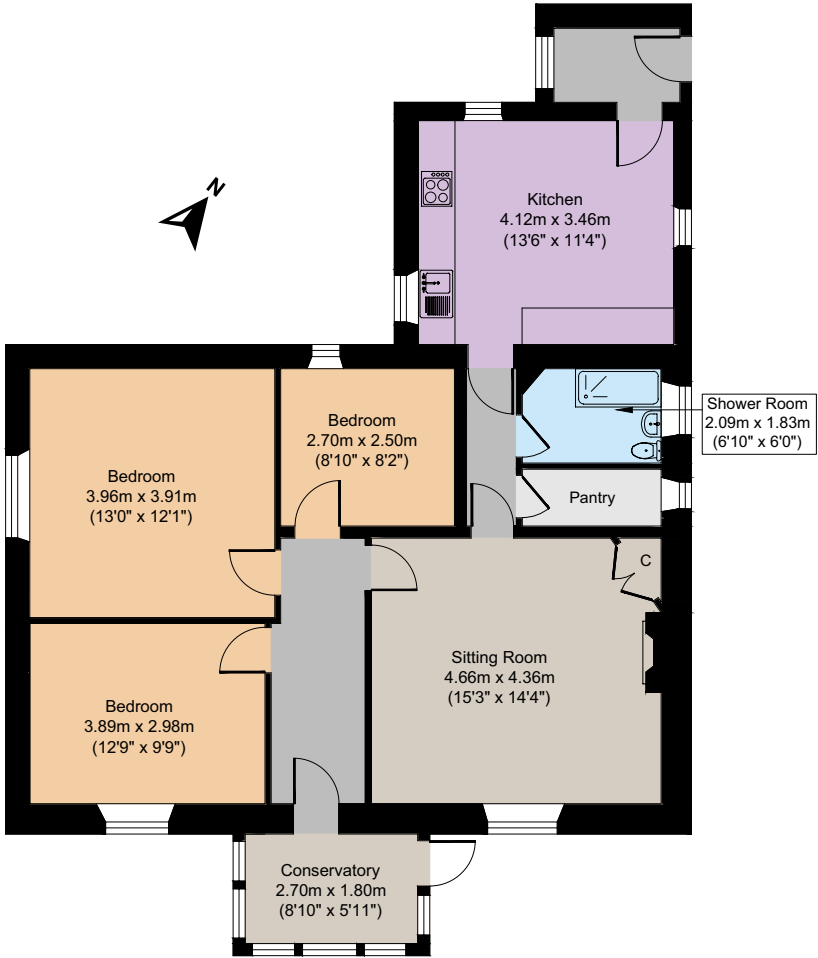
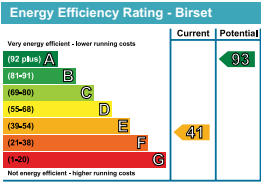
Birset Farmhouse is a traditional single storey stone and slate dwelling with accommodation on one level. An entrance from the rear courtyard opens into a small vestibule which leads to the kitchen/breakfast room. From here a small hall provides access to a pantry, shower room and living room. A further hall provides access to the three bedrooms and a south facing sun room (which has a door out to the garden). Externally there is an enclosed south facing garden laid to lawn as well as the farm steading to the rear. The outbuildings are predominantly traditional stone or brick with slate or replacement profile roof coverings and sit to the north forming a courtyard with the rear of the farmhouse. There is also an additional hayshed and silage pit behind.

The farmland comprises nine enclosures (including two recently replanted woodlands) and is predominantly class 4(1) according to the James Hutton Institute for Soil Research, rising from 140m to 190m above sea level. The land is enclosed by stone dykes or post and wire fencing and is watered via a mains supply. The fields are accessed from the main farm access track, internally or the public road.

BIRSET FARMHOUSE

Gross internal area (approx)  
102.00 sq m / 1098 sq ft

For identification only - Not to scale







1 Kirkhill Cottage

LOTS AVAILABLE BY SEPARATE NEGOTIATION

There are three detached cottages at Kirkhill which are available by separate negotiation.

1 and 2 Kirkhill Cottages are situated to the side of the driveway south of the farmhouse, whilst 3 Kirkhill Cottage is situated on the farm track to the north of the steading.

1 Kirkhill Cottage is of stone and slate construction with UPVC double glazing and oil fired central heating. Internally there are three bedrooms and one reception room. Externally there is a garage, garden and a small paddock available. The property benefits from mains electricity, mains water and private septic tank drainage. A Home Report is available on request.

2 Kirkhill Cottage is of roughcast-rendered brick construction under a tile roof, with UPVC double glazing and oil fired central heating. There is also a Rayburn in the kitchen which heats domestic hot water. Internally there are three bedrooms and one reception room. Externally there is a garage (with dog run), garden and a small paddock available. The property benefits from mains electricity, mains water and private septic tank drainage. A Home Report is available on request.

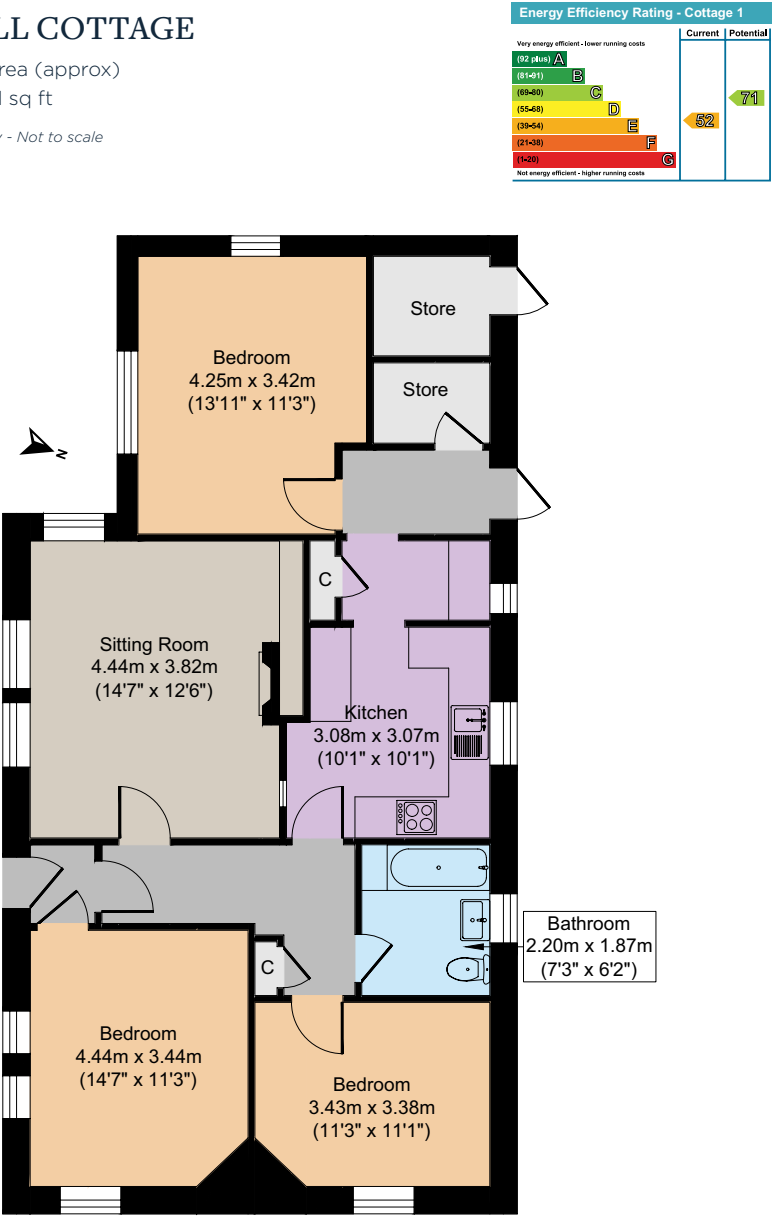
3 Kirkhill Cottage is of rendered brick and slate construction with UPVC double glazing and oil fired central heating. Internally there are three bedrooms and one reception room. Externally there is a garage (with dog run) and small garden. It benefits from mains electricity, private water supply and septic tank drainage. A Home Report is available on request.

Further details are available from the selling agents.

1 KIRKHILL COTTAGE

Gross internal area (approx)  
84.62 sq m / 911 sq ft

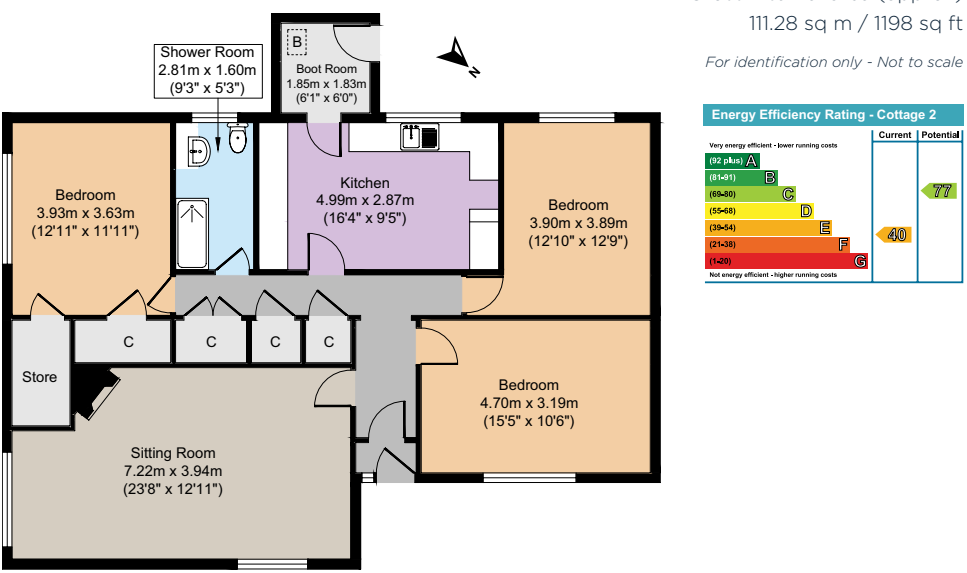
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2 KIRKHILL COTTAGE

Gross internal area (approx)  
111.28 sq m / 1198 sq ft

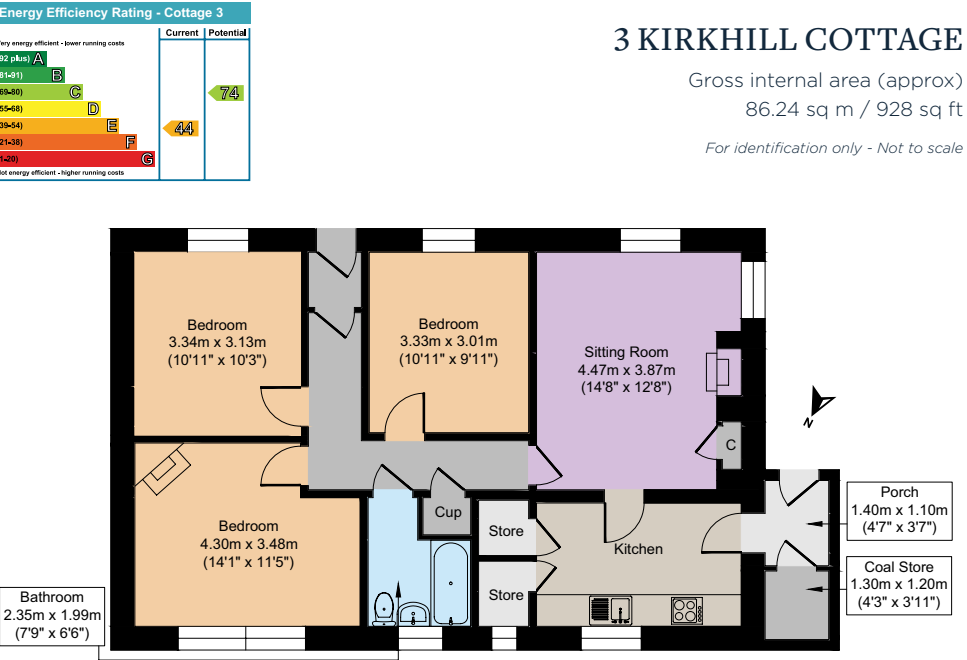
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3 KIRKHILL COTTAGE

Gross internal area (approx)  
86.24 sq m / 928 sq ft

For identification only - Not to scale



2 Kirkhill Cottage



3 Kirkhill Cottage

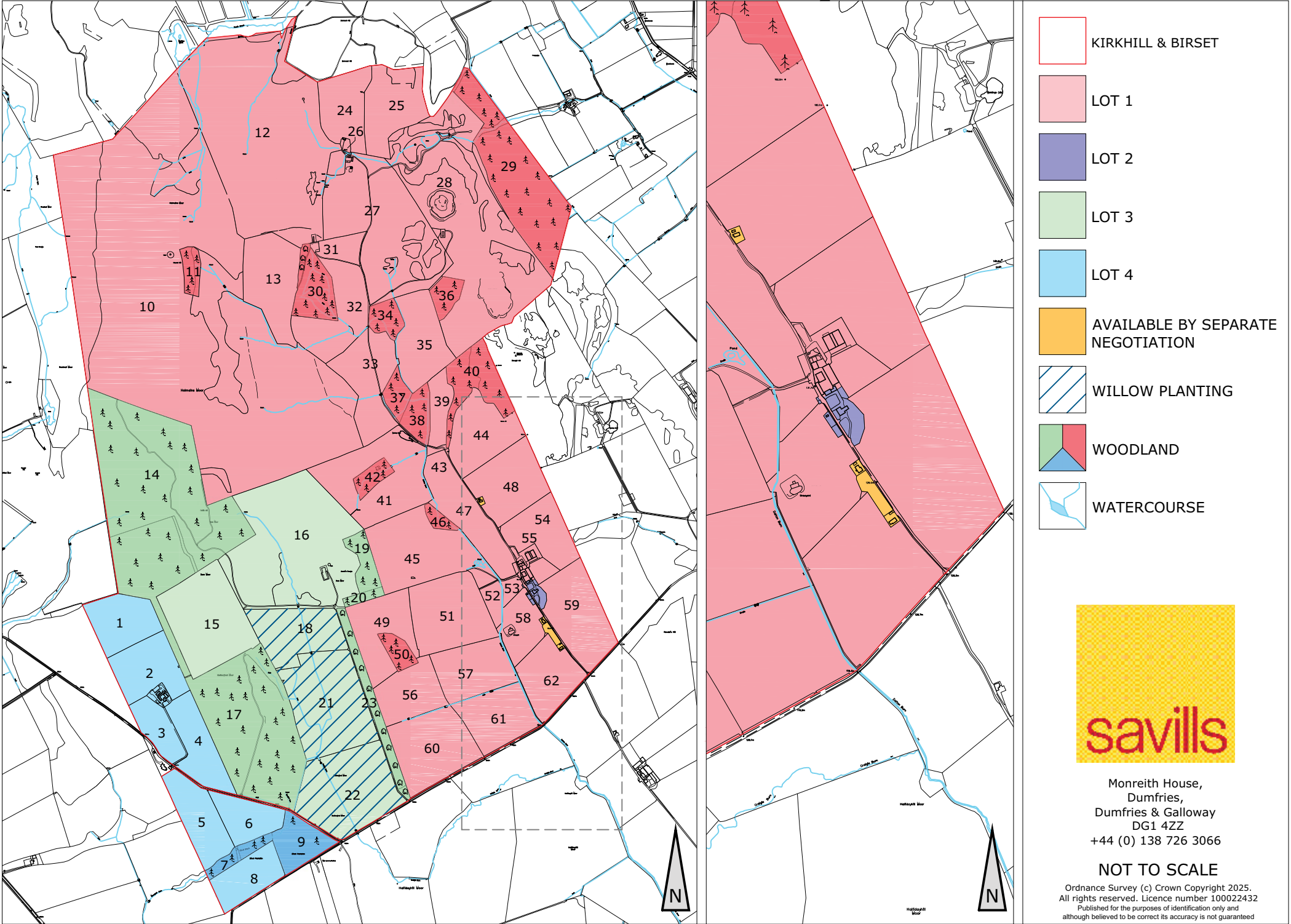








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Sale Plan Field No.	Ploughable Pasture		Temporary Grass / Forage Crops		Primary Permanent Pasture		Secondary Permanent Pasture		Rough Grazing		Woodland		Other (incl. Willow)		Total	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
LOT 1 - KIRKHILL FARM																
10									102.32	252.83					102.32	252.83
11											1.23	3.04			1.23	3.04
12									35.46	87.62					35.46	87.62
13					7.36	18.19									7.36	18.19
24			5.15	12.73											5.15	12.73
25			6.6	16.31											6.60	16.31
26			0.17	0.42											0.17	0.42
27							18.32	45.27	0.30	0.74					18.62	46.01
28									29.57	73.07					29.57	73.07
29											13.94	34.45			13.94	34.45
30											3.58	8.85			3.58	8.85
31									0.14	0.35					0.14	0.35
32							8.38	20.71	0.17	0.42					8.55	21.13
33					7.09	17.52			0.12	0.30					7.21	17.82
34											1.58	3.90			1.58	3.90
35							6.26	15.47							6.26	15.47
36											1.43	3.53			1.43	3.53
37											1.36	3.36			1.36	3.36
38											1.90	4.69			1.90	4.69
39							2.25	5.56							2.25	5.56
40											4.58	11.32			4.58	11.32
41					10.45	25.82									10.45	25.82
42											1.21	2.99			1.21	2.99
43											0.14	0.35			0.14	0.35
44					6.18	15.27									6.18	15.27
45							10.47	25.87	0.04	0.10					10.51	25.97
46											0.71	1.75			0.71	1.75
47					6.34	15.67			0.25	0.62					6.59	16.28
48					6.74	16.65									6.74	16.65
49			6.1	15.07											6.10	15.07
50											1.25	3.09			1.25	3.09
51					8.42	20.81									8.42	20.81
52	1.11	2.74													1.11	2.74
53			0.63	1.56											0.63	1.56
54			5.74	14.18											5.74	14.18
55											0.13	0.32			0.13	0.32
56	4.97	12.28													4.97	12.28
57	6	14.83							0.04	0.10					6.04	14.92
58	3.43	8.48							0.01	0.02					3.44	8.50
59	7.72	19.08													7.72	19.08
60	8.33	20.58													8.33	20.58
61	5.84	14.43							0.05	0.12					5.89	14.55
62	5.33	13.17													5.33	13.17
Other													2.62	6.47	2.62	6.47
LOT 1 TOTAL	42.73	105.59	24.39	60.27	52.58	129.93	45.68	112.88	168.47	416.29	33.04	81.64	2.62	6.47	369.51	913.06
LOT 2 - KIRKHILL FARMHOUSE																
LOT 2 TOTAL													0.58	1.44	0.58	1.44
LOT 3 - KIRKHILL FORESTRY, HILL AND WILLOW																
14											32.27	79.74			32.27	79.74
15			10.84	26.79											10.84	26.79
16					22.19	54.83			0.48	1.19					22.67	56.02
17											18.81	46.48			18.81	46.48
18													6.80	16.80	6.80	16.80
19											1.83	4.52			1.83	4.52
20											0.58	1.43			0.58	1.43
21													11.67	28.84	11.67	28.84
22													11.15	27.55	11.15	27.55
23											2.73	6.75			2.73	6.75
Other													0.32	0.79	0.32	0.79
LOT 2 TOTAL			10.84	26.79	22.19	54.83			0.48	1.19	56.22	138.92	29.94	73.98	119.67	295.70
LOT 4 - BIRSET																
1			5.08	12.55											5.08	12.55
2			5.54	13.69											5.54	13.69
3	2.93	7.24													2.93	7.24
4	5.11	12.63													5.11	12.63
5	5.29	13.07													5.29	13.07
6			3.78	9.34											3.78	9.34
7											0.71	1.75			0.71	1.75
8	4.3	10.63													4.30	10.63
9											4.02	9.93			4.02	9.93
Other													0.70	1.73	0.70	1.73
LOT 3 TOTAL	17.63	43.56	14.40	35.58							4.73	11.69	0.70	1.73	37.46	92.56
OVERALL TOTAL	60.36	149.15	49.63	122.64	74.77	184.76	45.68	112.88	168.95	417.48	93.99	232.25	33.84	83.63	527.22	1302.77