



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# **LAND AT HIGH CHAPELTON**

**BORGUE KICKCUDBRIGHT DG6 4TY**

**In all about 275.66 acres (111.56 ha)**

## LAND AT HIGH CHAPELTON

### INTRODUCTION

The land at High Chapelton Farm is situated just under a mile west of the village of Borgue. The land benefits from good roadside access.

This area of South West Scotland is a distinctly rural area, which has been unspoilt by modern industry and where agriculture and tourism form the backbone of the local economy. The area is noted for its fertile and productive grassland. The land lies in the climatically favoured southwest corner of Scotland which is known for its mild climate and long growing season. This has contributed to the area being one of the most productive livestock and dairying areas in the United Kingdom.

The land is within easy reach of both Castle Douglas and Kirkcudbright, which provide all essential services with the regional centre of Dumfries, some 32 miles distant from the farm.

### METHOD OF SALE

The property is offered for sale by private treaty as a whole but the vendors have indicated that they would be prepared to consider offers for part or parts of the land.

### GUIDE PRICE

Offers for the land are sought in excess of £860,000.

### VIEWING

By appointment with either of the sole selling agents:



**Threave Rural**  
**The Rockcliffe Suite**  
**The Old Exchange**  
**Castle Douglas, DG7 1TJ**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**[www.threaverural.co.uk](http://www.threaverural.co.uk)**

### DIRECTIONS

From Dumfries take the A75 towards Stranraer and 2 miles after passing the village of Twynholm take the left hand turning signposted Kirkcudbright and Borgue. Follow the signs to Borgue and in the village turn right signed Carrick. Take the second turn on the left after about ½ a mile signposted High Chapelton.



### DESCRIPTION

The land at High Chapelton Farm extends in total to about 275.66 acres (111.56 ha) to include about 9 acres (3.64 ha) of amenity woodland. The land is classified within Yield Classes 3<sup>2</sup> to 5<sup>1</sup> of Macaulay Institute land capability scale.

The current owner / occupier farms the land at High Chapelton in conjunction with other holdings and we confirm that an IACS / SAF submission was completed prior to 15th May 2015. At present the land is all down to grass for grazing and or conservation (mowing), is classified as LFASS eligible and the agricultural land falls within payment region 1.

Given the acreage and the viability of the unit, there may exist the possibility to develop a dwelling house and steading within the subjects of sale (subject to the necessary planning consents being obtained)

### BASIC PAYMENT ENTITLEMENTS

High Chapelton benefits from a Basic Payment Entitlement and the vendors would be willing to transfer (with land) the equivalent number of entitlements for the eligible agricultural land. The Basic Payment for illustrative purposes only on the holding equates to €127.05 (Euros), per eligible hectare. High Chapelton has also benefitted from a greening payment in 2015.

### **LESS FAVOURED AREA SUPPORT SCHEME (LFASS)**

High Chapelton lies within a Less Favoured Area and any payment by Agricultural Food & Rural Communities – Rural Payments & Inspections Division under the above scheme in relation to the current farming year will be retained by the vendors.

### **SINGLE APPLICATION FORM (IACS/SAF)**

A copy of the vendors' 2015 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

### **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: **Mr James B Russell, James Patrick & Muir, 44 New Street, Dalry, Ayrshire, KA24 5AE** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

1. Wayleaves in favour of Scottish Power exist over the farmland and it is noted that the wayleaves have been capitalised.
2. General servitude rights exist in favour of neighbouring properties for the supply of mains water through a private pipe.

### **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

### **ENTRY & VACANT POSSESSION**

Immediately upon completion.

### **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

### **DEPOSIT**

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

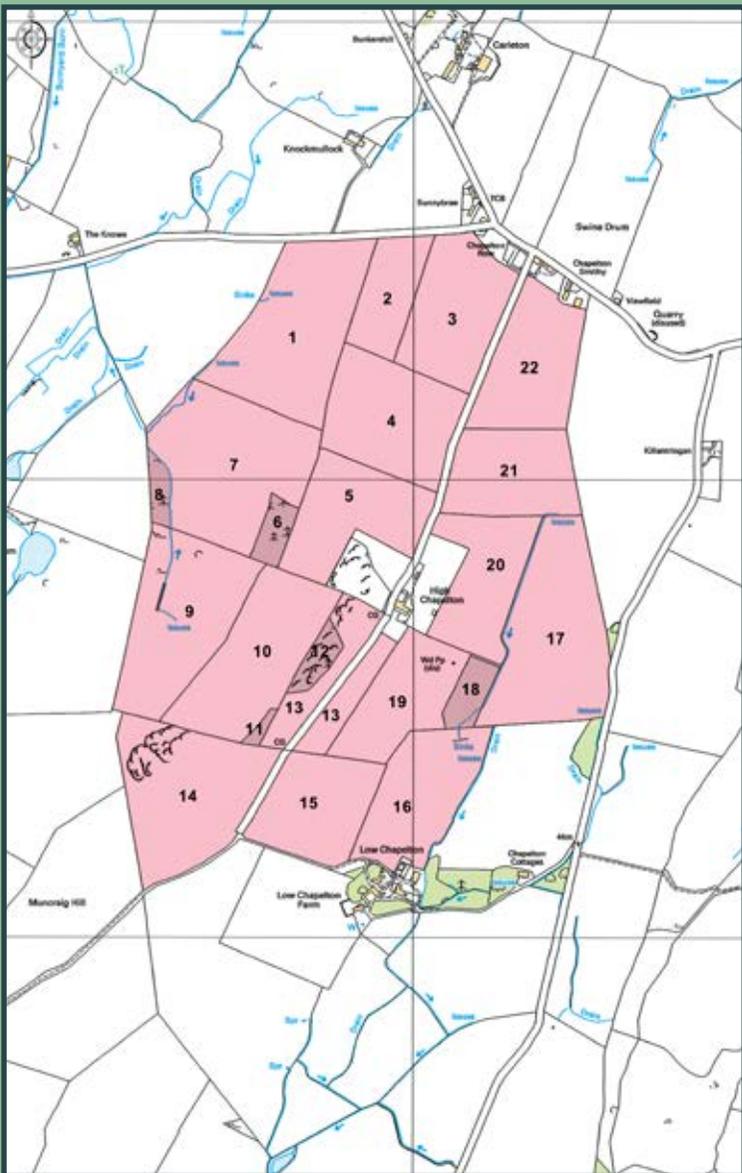
### **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

### **IMPORTANT NOTICE**

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.



**Sale Plan**

FIELD NUMBER	HA
1	8.92
2	3.15
3	6.10
4	6.58
5	5.56
6	0.92
7	9.24
8	0.63
9	7.92
10	7.12
11	0.23
12	0.79
13	4.21
14	8.48
15	5.11
16	5.75
17	9.00
18	1.18
19	4.65
20	5.02
21	5.20
22	5.80
<b>TOTALS</b>	<b>111.56HA (275.66ACRES)</b>

While the Agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about 111.56Ha ( 275.66Acres) is precise, and the purchaser or his Agents will be deemed to have satisfied themselves regarding the extent of the property by inspection of the farm and examination of the titles and plans. Please note that the sale plan is made for indicative purposes only and is not to scale.



**Location Plan**