



CASTLE CLANYARD

Drummore, Stranraer, Wigtownshire, DG9 9HF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

CASTLE CLANYARD

Drummore, Stranraer, Wigtownshire, DG9 9HF

Stranraer 17 miles, Cairnryan Ferry Port (22 miles) to Belfast 2 hours, Dumfries 82 miles

A PRODUCTIVE STOCKREARING & ARABLE FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITH STUNNING SEA VIEWS OVER CLANYARD BAY & LUCE BAY IN DUMFRIES & GALLOWAY

- TRADITIONAL DUMFRIESSHIRE FARMHOUSE
- FARM COTTAGE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- EXISTING BUILDING PLOT & FURTHER POTENTIAL DEVELOPMENT
- BASIC PAYMENT (REGION 1 – 114.99 UNITS, REGION 2 – 24.34 UNITS)
- FARMHOUSE EPC RATING - E (48)
- COTTAGE EPC RATING - E (51)

IN ALL ABOUT 371.81ACRES (150.47HECTARES)

VENDORS SOLICITORS

Mr David Hall
Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764
Email: david@hallbaird.co.uk
Web: www.hallbaird.co.uk



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Castle Clanyard is situated within Drummore in the Wingtownshire area of Dumfries & Galloway. The property occupies an elevated site and benefits from stunning sea views over Clanyard Bay & Luce Bay.

Castle Clanyard is a former dairy farm, which at present is a highly productive stockrearing & arable farm. The property benefits from a traditional farmhouse, farm cottage, modern and traditional farm buildings and about 364 acres of agricultural land. The agricultural land is down to grass for grazing and conservation (silage or hay), however the land is capable of growing a wide range of cereal and other forage crops.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at Portpatrick, Drummore and Sandhead Villages. The regional centre of Stranraer is located about 17 miles from Castle Clanyard and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre, a modern medical centre with secondary schooling available at Stranraer Academy.

This area of Southwest Scotland is noted for its spectacular coastline, which are within a short drive of the property, providing a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, cycling and plenty of opportunities for the equestrian enthusiasts. Within a 3 mile radius of the property there exists beautiful beaches and sandy coves, with the area boasting numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer with the international airports of Prestwick and Glasgow just over an hours drive from the property.

DIRECTIONS

From Stranraer take the A716 signed Sandhead & Drummore. After Ardwell turn left at Kilstay Bay and follow this road for $\frac{3}{4}$ of a mile proceeding straight at the crossroads and Castle Clanyard is located on the right hand side, as indicated on the Location Plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Castle Clanyard are sought in excess of £1,250,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

CASTLE CLANYARD FARMHOUSE

A traditional Dumfriesshire farmhouse under a slated roof occupying an elevated site within its own garden grounds. The farmhouse benefits from stunning views over Clanyard Bay & Luce Bay and provides comfortable family accommodation over two floors as follows:



GROUND FLOOR

- **Backdoor Entrance**
Leading into back kitchen.
- **Utility Room**
Range of fitted floor and wall units, plumbed for automatic washing, sink & drainer, partially tiled, window to the rear.
- **Kitchen / Diner**
With window to the rear, large built-in cupboard housing hot water tank, LPG fired Rayburn Range, floor & wall units



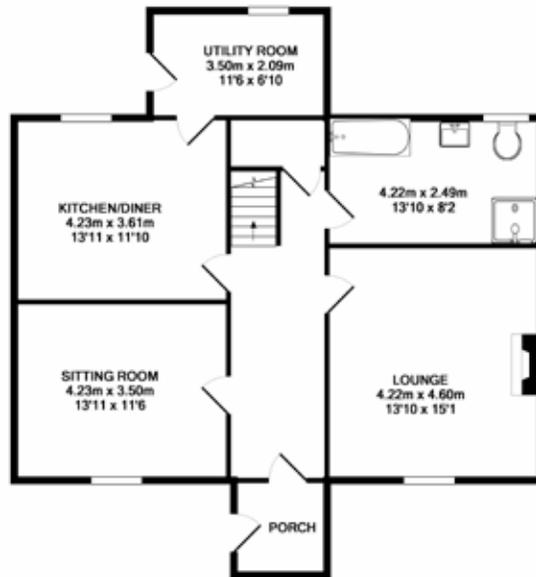
- **Central Hallway**
With stairs off to first floor.
- **Front Door Porch**
Tiled floor.



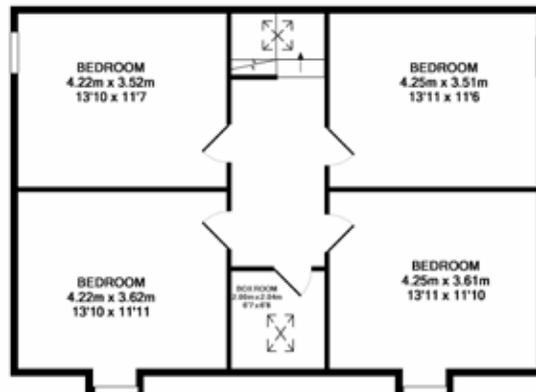
- **Lounge Room**
With double aspect windows (views over Clanyard Bay), feature fireplace.



Farmhouse Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Sitting Room**
- **Family Bathroom**
WC, WHB, standalone corner shower cubicle, partially tiled, window to the side.

FIRST FLOOR

- **Upper Landing**
- **Double Bedroom 1**
- **Box Room**
- **Double Bedroom 2**
- **Double Bedroom 3**
- **Double Bedroom 4**

OUTSIDE

Well-kept garden grounds to the front of the property with stunning views over Clanyard Bay and the Irish Sea. The garden grounds are laid to lawned areas mature shrubs. The driveway leading to the property is hard standing and there is parking for several vehicles.

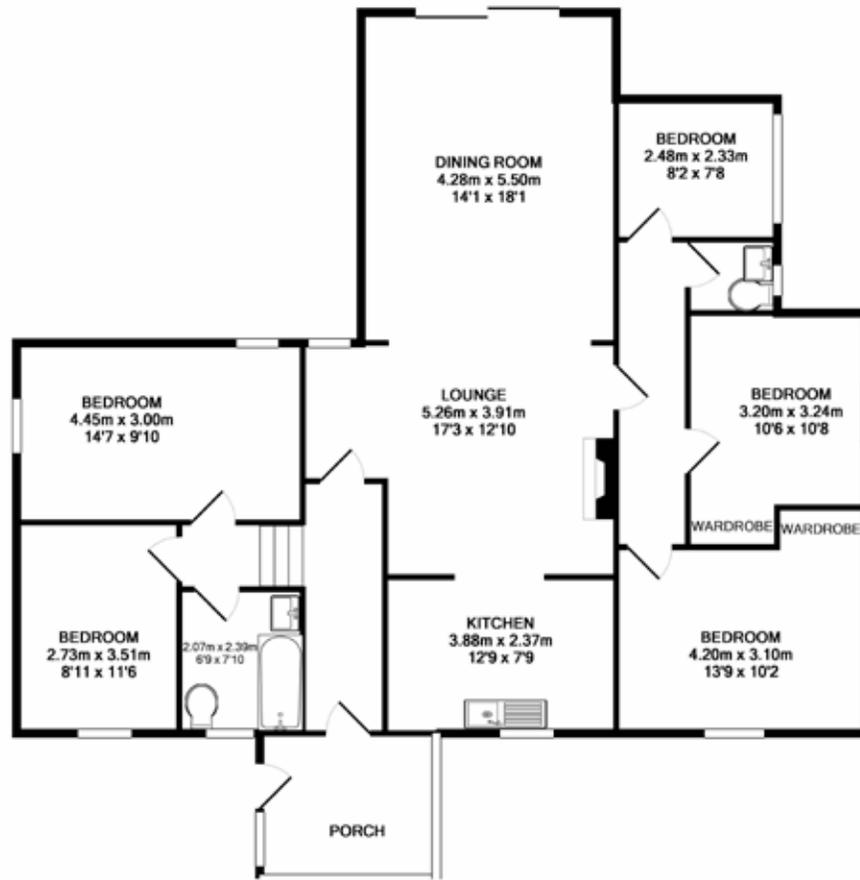
SERVICES

- Mains water with optional private supply
- Mains electricity
- Private drainage
- Oil fired central heating
- The telephone is installed subject to the normal BT regulations.

FARM COTTAGE (COREHOLM)

A traditional built cottage in need of remedial works and complete renovation. The property is fit for habitation, but with a program of modernisation and given the stunning location, this could form the basis of a bespoke dwelling.

Cottage Floor Plan



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THE FARM STEADING

The steading buildings are a mixture of modern and traditional construction and are mainly utilised for livestock housing and general storage. These buildings would benefit from a degree of maintenance and modernisation.

We are of the view that the traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. We are informed and are in possession of plans, which were drawn up some time ago, for a conversion scheme. Prospective purchasers are advised to make their own enquiries in this respect.

There are contained within the curtilage of the property, two specific areas with either permission or lapsed permission for residential dwellings. One of the plots already has foundations laid in. Should any prospective purchaser wish to explore this option, we would advise them to contact the planning department at Dumfries and Galloway Council.







THE LAND

Castle Clanyard extends in total to about 371.81 acres (150.47 Ha), including the areas occupied by the dwelling houses, steading, yards, access roads, coastline, etc.

The holding features 29 specific field enclosures which are currently all down to grass for grazing and conservation (silage), however we are aware that many of the enclosures are capable of growing cereal or other forage crops. The land is classified as predominantly yield classes 4 & 5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm is self-sufficient in home grown forage and capable of any type of livestock production or cropping.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions 1 & 2 and is classified as LFASS. We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2018 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Castle Clanyard benefits from 114.99 units of region 1 entitlements with an illustrative unit values of €151.38 (Euros) and 24.34 units of region two with an illustrative unit value of €46.49 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2018 Basic Payment, 2018 greening payment & LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross compliance documentation 2018, this obligation expires on 31st December 2018.







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 **David Hall, Hall Baird** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

1. A servitude right of access exists over the subjects in favour of a new build between points 'X' & 'Y' on the sale plan.

MINERAL & SPORTING RIGHTS

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

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



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.

Particulars prepared November 2018

Field Number	Area (Ha)	Region or Description
1	5.92	2
2	20.57	2
3	5.29	1
4	15.28	1
5	6.47	1
6	0.52	1
7	13.75	1
8	0.71	N/A
9	9.37	1
10	1.57	1
11	1.32	1
12	1.78	N/A
13	1.49	1
14	0.16	2
15	10.40	1
16	4.02	1
17	3.33	1
18	4.20	1
19	3.93	1
20	0.76	2
21	2.30	1
22	5.01	1
23	0.48	1
24	4.90	1
25	0.16	N/A
27	5.13	1
28	4.41	1
29	5.90	1
30	7.74	1
26	3.60	ROADS STEADING ETC
Total: 150.47 Ha (371.81 Acres)		

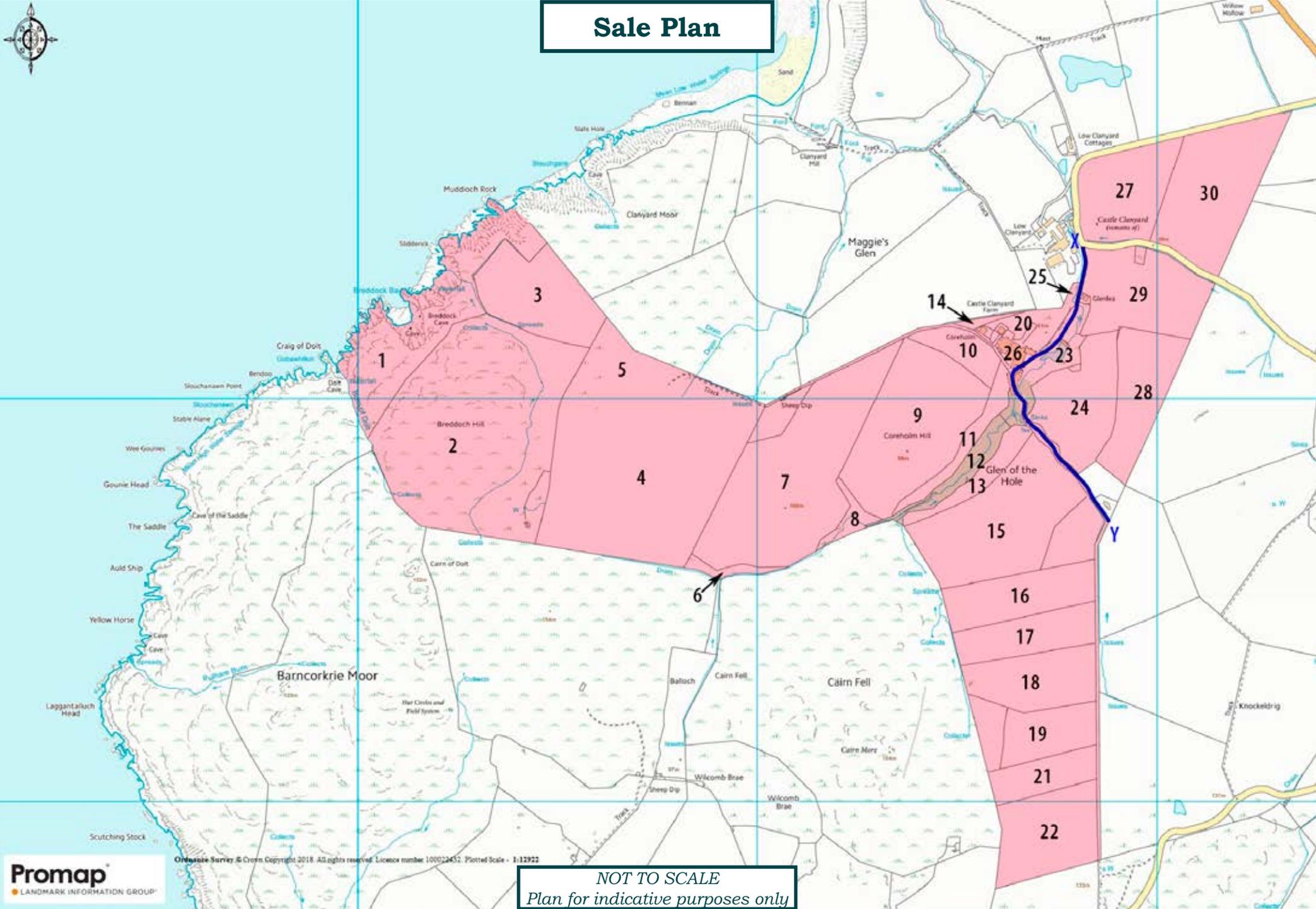
Disclaimer

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about 150.47Ha (371.81 Acres) is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by examination of the farm and examination of the titles.

BPS Entitlement Claimed 2018 Region 1 – 114.99 units (Indicative Value 2018 **€151.38** (Euros))
Region 2 – 24.34 units (Indicative Value 2018 **€46.49** (Euros))



Sale Plan



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