



**THREAVE RURAL**

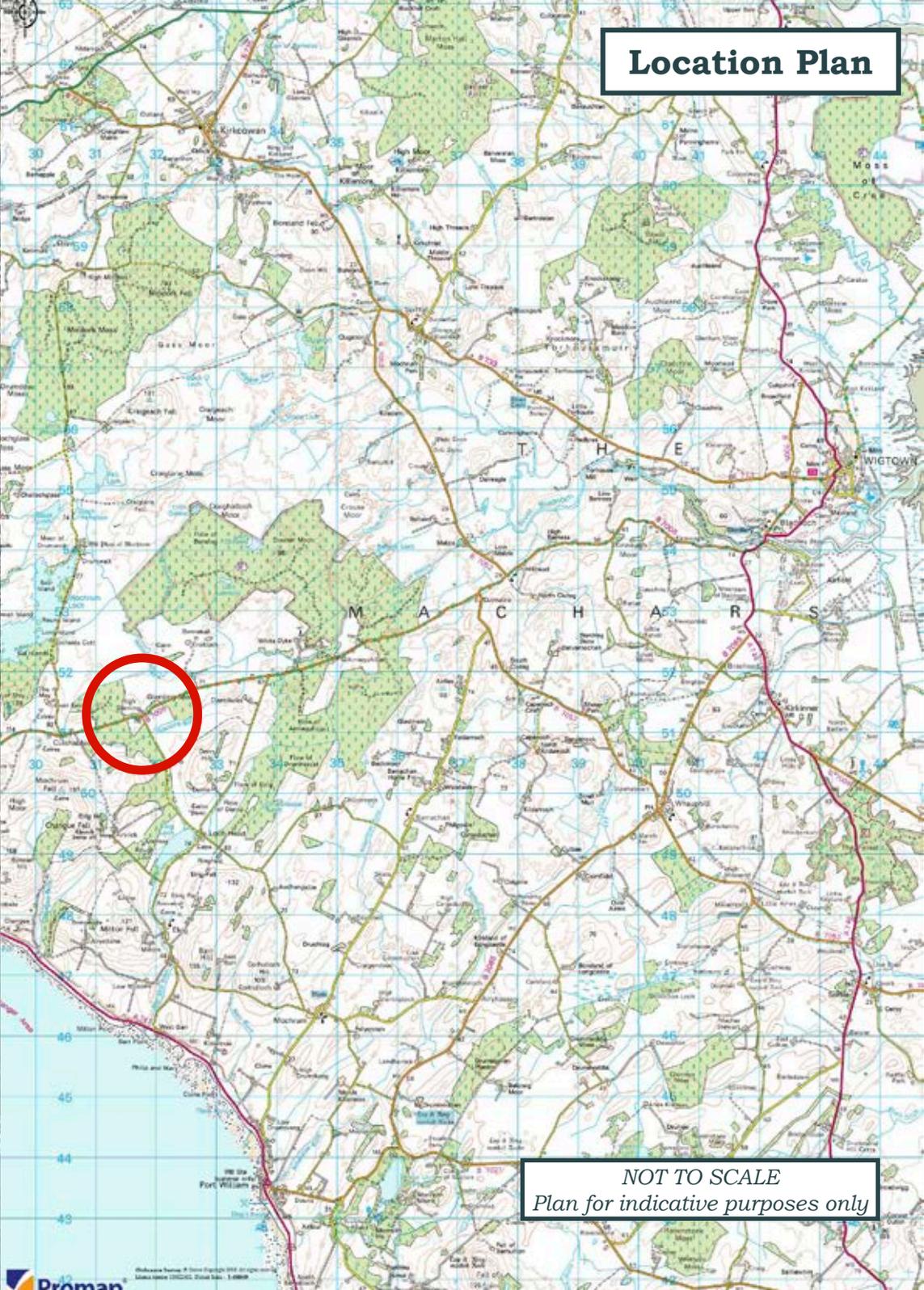
**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**



# **HIGH GLENLING FARM**

**Port William, Wigtown, Newton Stewart, DG8 9RN**

**In total about 127.23 acres (51.5 ha)**



# Location Plan

NOT TO SCALE  
Plan for indicative purposes only



# HIGH GLENLING FARM

**Port William, Wigtown, Newton Stewart, DG8 9RN**

**Newton Stewart 13.5 miles, Stranraer 20.5 miles, Port William 6.5 miles, Wigtown 7 miles**

## AN ATTRACTIVE RESIDENTIAL MARGINAL STOCK REARING FARM

- TRADITIONAL WIGTOWNSHIRE 1½ STOREY FARMHOUSE (3 BEDROOMS)
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- AMENITY WOODLAND AND SMALL LOCHAN
- POTENTIAL TO DEVELOP INTO A SMALL SPORTING ESTATE
- EPC RATING – F (27)

IN TOTAL ABOUT 127.23 ACRES (51.5 HA)

**FOR SALE PRIVATELY AS A WHOLE**



### VENDORS SOLICITORS

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### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

High Glenling Farm is situated in a secluded yet accessible rural location about 13.5 miles southwest of Newton Stewart and about 20.5 miles east of Stranraer. This region of Scotland is noted for its spectacular coastline, hills and magnificent forests. This area lies within the climatically favoured Southwest corner of Scotland, which is noted for its mild climate and long growing season, benefitting from the proximity of the Gulf Stream and is known as one of the most productive grass growing regions of the United Kingdom.

The well-known tourist destination of Port William is located 6.5 miles South of the property and local services can be found both here and at Wigtown (The Book Town), by way of Primary schooling, banks, hotels, village shops and a doctor's surgery. The market town of Newton Stewart lies 13.5 miles distant and provides a more extensive range of services including Secondary schooling, leisure and sporting facilities, cottage hospital and the full range of professional services you would expect to find in a major market town.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland Stenna and P & O Ferries. Prestwick Airport is about 60 miles away, with Glasgow International Airport some 90 miles distant.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The area is well-known for the quality and quantity of its outdoor and sporting pursuits with boundless opportunities for leisure activities such as, salmon and sea fishing, walked up and driven shooting, equestrian activities. Given the diverse landscape and proximity to the coastline the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

## DIRECTIONS

From the A75 at Newton Stewart take the A746 signed Wigtown. Follow this road through Bladnoch Village and after crossing the river Bladnoch, take first right signed B7005 Port William. Follow this road for approximately 7 miles with High Glenling being located on the right hand side, as indicated on the location plan that forms part of these particulars.

## METHOD OF SALE

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

## GUIDE PRICE

Offers for High Glenling are sought in excess of £475,000

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**The Rockcliffe Suite**

**The Old Exchange**

**Castle Douglas, DG7 1TJ**

**Tel: 01556 502701**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### HIGH GLENLING FARMHOUSE



The farmhouse occupies an elevated site and offers picturesque open views over the surrounding countryside. The dwelling is traditionally stone built over one and a half storeys under a slate roof, which is typical of this area. The property is in reasonable condition, though somewhat dated and therefore would benefit from cosmetic modernisation. The property offers comfortable family accommodation over two floors, as follows:

#### GROUND FLOOR

- **Sun Porch** (4.01 x 2.44)  
Tiled floor, double glazed with UPVC roof.
- **Living Room** (3.7m x 4.66m)  
With feature inglenook fireplace housing log burner, exposed beams.



- **Kitchen** (4.21m x 2.6m)  
Fully fitted floor and wall units incorporating a Range Master stove (calor gas).

- **Utility Room** (2.36m x 1.94m)  
With fitted units, plumbed for automatic washing machine, double sink and drainer.
- **Shower Room** (1.56m x 2.24m)  
With WC, WHB, free standing shower unit.
- **Boiler Room** (3.75m x 2.31m)  
Housing Worcester Green Star boiler.
- **Integral Workshop** (6.09m x 4.79m)  
Could be incorporated easily into the house.
- **Sitting Room** (6.18m x 3.73m)  
Inglenook sandstone feature fireplace, exposed beams, partial wood panelling.



- **Inner Hallway**  
With understair cupboard and stairs off.



- **Double Bedroom 1** (3.98m x 3.61m)
- **Study / Reading Room**  
With access to orangery.



- **Orangery** (8.6m x 2.96m)  
With tiled floor.

#### FIRST FLOOR

- **Landing**  
With light well and large storage cupboard.
- **Double Bedroom 2** (3.7m x 4.65m)  
Coombed ceiling and dormer window.
- **Double Bedroom 3** (3.97m x 4.50m)  
Coombed ceiling and dormer window.
- **Family Bathroom** (3.01m x 1.9m)  
With three-piece suite, shower over bath.



### OUTSIDE

Large former landscaped garden grounds with feature pond, sun house, well and poly tunnel.

### SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating system
- Partial double glazing
- The telephone line is installed subject to the normal BT regulations.



### THE FARM STEADING

Located to the rear of the farmhouse is a mixture of traditional and modern farm buildings, which briefly comprise:

- **Traditional Vernacular Buildings**  
Arranged in a classic 'L' shape, of stone construction under a mixture of roof claddings utilised as general storage.
- **Former Cattle Shed**  
Of pole barn construction with corrugated iron cladding, utilised as wood and general storage.
- **Sheep Shed (21m x 17m)**  
Steel portal construction with full-length lean-to off.
- **Former Hay Shed**



### THE LAND

High Glenling Farm extends in total to about 127.23 acres (51.5 Ha), including the areas occupied by the farmhouse, steading, woodlands, roads, etc.



The holding features 19 specific field enclosures which are currently all down to grass for grazing and conservation. The land lies within a Less Favoured Area and is classified as predominantly yield class 5 of the Macaulay Institute for Soil Research (Land Capability Study).

The holding has been sympathetically farmed with biodiversity in mind. The property features shelter belt planting, which was planted around 20 years ago with the intention of supporting pheasants, deer, etc. for sporting purposes. The small fishing lochan was stocked at one time and was advertised locally as day fishing. With these details in mind and given the its location, the property has excellent potential for development to a small sporting estate.

The grazing land has been let on a seasonal grazing license to a local farmer, which will terminate at the end of the 2016 growing season.



### **BASIC PAYMENT ENTITLEMENTS – IACS / SAF**

The whole of the agricultural land has been registered with the AFRC-RPID as an agricultural holding but for the avoidance of doubt, no Basic Payment Entitlements have been allocated to this holding and therefore none are available to be included in the sale. Should any potential purchasers wish to purchase Entitlement on the open market, the Sole Selling Agents will be pleased to provide any advice or assistance in the respect and can be contacted during normal office hours.

High Glenling Farm lies within a Less Favoured Area.

### **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 Gavin Scott, Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

### **COUNCIL TAX**

Band C.

### **APPORTIONMENT**

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

### **INGOING**

There are no ingoing claims affecting the property.

### **WARRANTY CLAUSE**

Whilst the central 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 have satisfied themselves in that regard.

### **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**

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 May 2016**



# Sale Plan

