

# LAND AT BARMAGACHAN FARM

Borgue, Kirkcudbright, DG6 4SW

A productive block of grazing land extending to about 103.44 acres



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







# LAND AT BARMAGACHAN

## INTRODUCTION

The land at Barmagachan Farm is situated about two miles northwest of the village of Borgue in Southwest Scotland. 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 Kirkcubright, which provide all essential services with the regional centre of Dumfries, some 33 miles distant from the farm.

## METHOD OF SALE

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

## GUIDE PRICE

Offers for the land are sought in excess of £185,000.

## VIEWING

By appointment with the sole selling agents:



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**Threave Rural**

**The Rockcliffe Suite**

**The Old Exchange**

**Castle Douglas, DG7 1TJ**

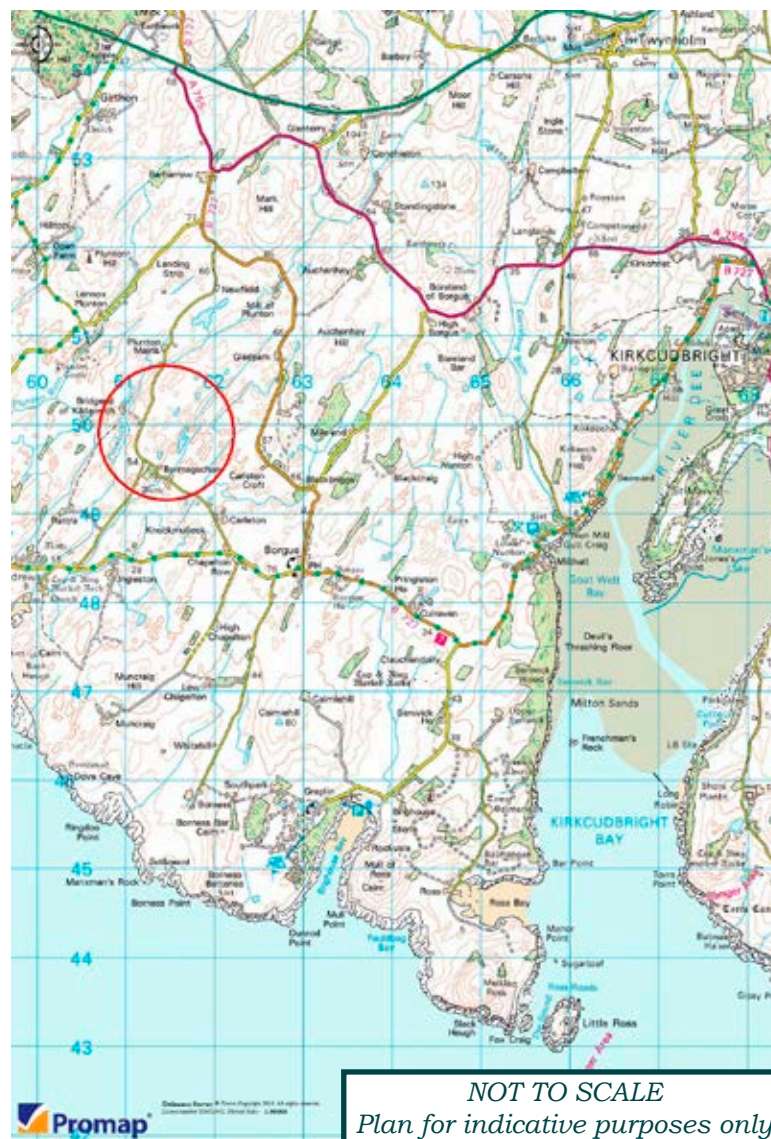
**Tel: 01556 453453**

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

**Web: [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 Kirkcubright and Borgue. Follow the signs to Borgue and in the village turn right signed Carrick. Take the first turn on the right after about ½ a mile and the land is situated on the right hand side, as indicated on the location plan which forms part of these particulars.



## DESCRIPTION

The land at Barmagachan Farm extends in total to about 103.44 acres (41.86 ha). The land is classified within Yield Classes 4 & 5 of Macaulay Institute land capability scale.

At present the land is all down to grass for grazing and or conservation (mowing), is classified as LFASS eligible with the agricultural land all falling within payment region 1.

The land is in good heart and has been farmed by the vendor. It is noted that the fields are watered by natural sources.



## BASIC PAYMENT ENTITLEMENTS

The land at Barmagachan 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 €164.97 (Euros) per eligible hectare (2016 payments year). The land at Barmagachan also benefitted from a greening payment in 2016. We can confirm that the IACS / SAF was submitted prior to 15th May 2016.

## LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

Barmagachan 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' 2016 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 P J Baxter, A B & A Matthews, Bank of Scotland Buildings, Newton Stewart, DG8 6EG** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matter:

1. Between points 'A' & 'B' on the sale plan a new fence will be erected splitting field 6.

## 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)

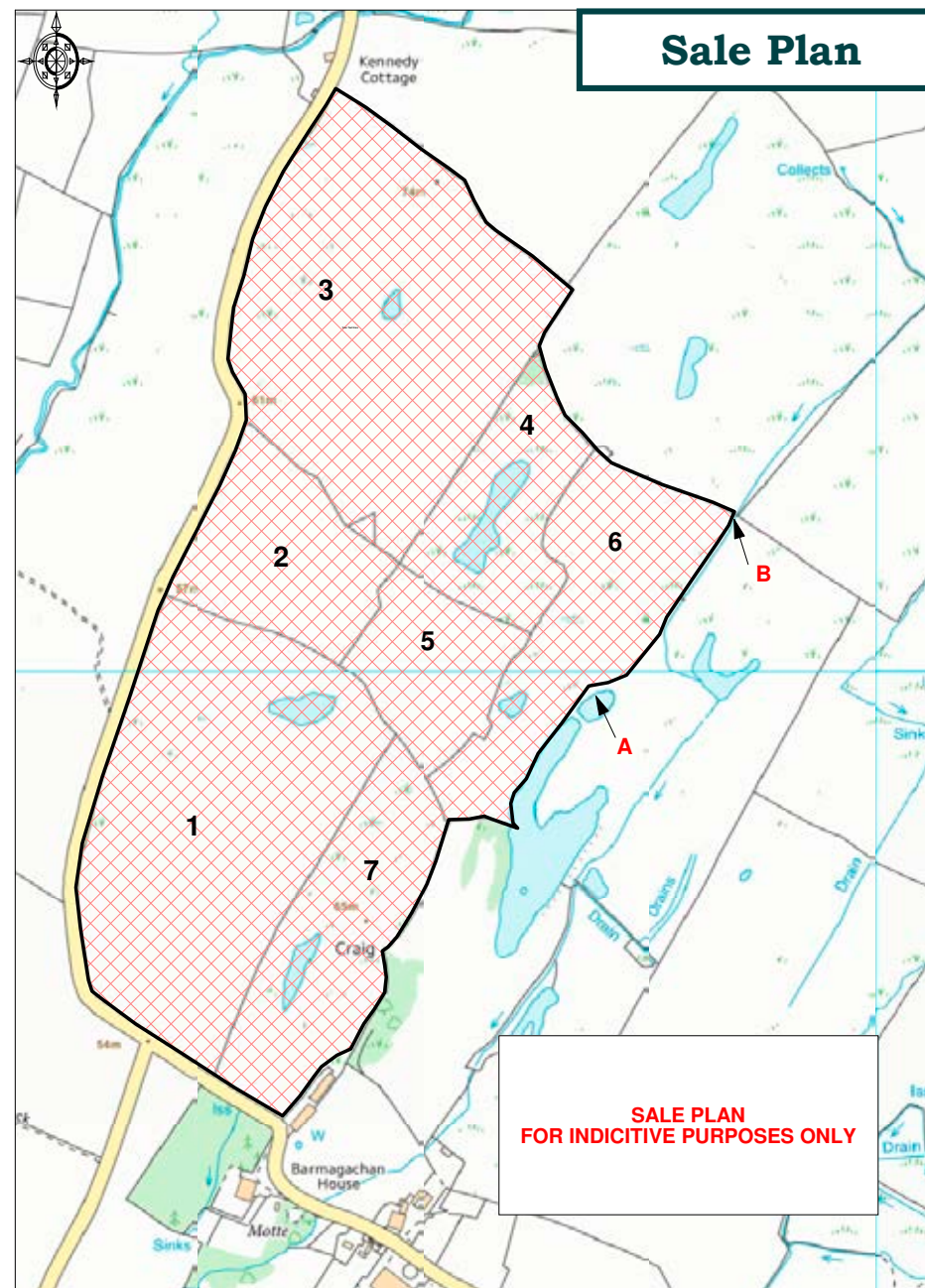
Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. 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.



FIELD NO.	FIELD IDENTIFIER	AREA (HA)	REGION
1	NX/61269/49837	11.20	1
2	NX/61342/50130	3.64	1
3	NX/61457/50376	11.47	1
4	NX/61588/50173	3.23	1
5	NX/61511/50005	2.61	1
6(part)	NX/61749/49969	4.99	1
7	NX/61407/49705	4.72	1
		<b>TOTAL: 41.86 (Ha)</b> <b>103.44 (Ac)</b>	

**While the Agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised area of about 41.86 ha ( 103.44 Acres) 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.**

#### **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 September 2016**





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