

COWAR FARM

Dalbeattie, Dumfries & Galloway, DG5 4NH

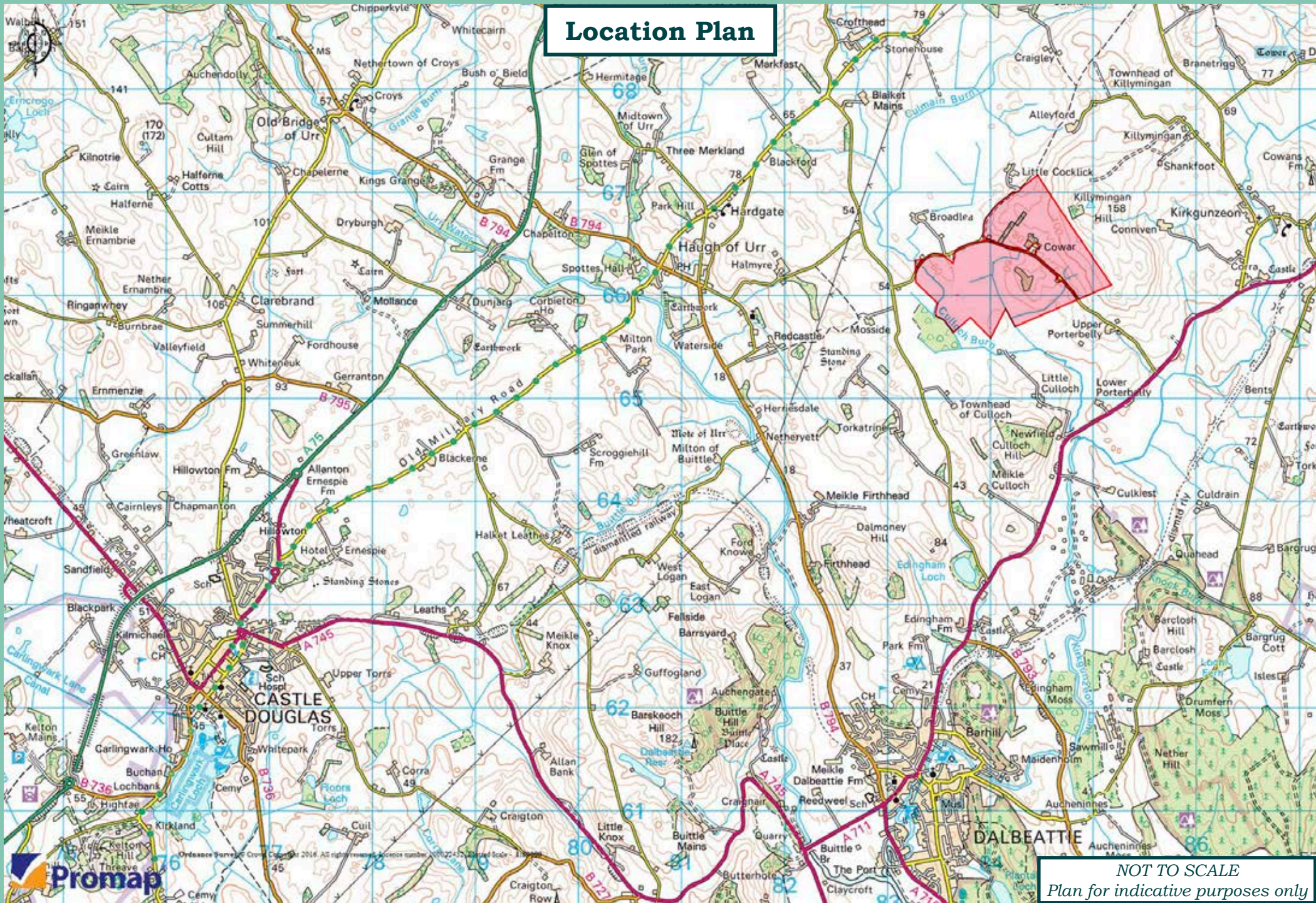
An exceptional arable and feeding farm situated in an accessible area of South West Scotland
In total about 377.10 acres (152.61 ha)



THREAVE RURAL

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

Location Plan



NOT TO SCALE
Plan for indicative purposes only

COWAR FARM

Dalbeattie, Dumfries & Galloway, DG5 4NH

Haugh of Urr 1½ mile, Dalbeattie 5 miles, Castle Douglas 5 miles, Dumfries 10 miles

AN EXCEPTIONAL ARABLE AND FEEDING FARM SITUATED IN AN ACCESSIBLE AREA OF SOUTHWEST SCOTLAND

- EXTENSIVE RANGE OF MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE & GRAZING LAND
- MATURE WOODLAND SHELTER BELTS
- 138.55 UNITS OF BASIC PAYMENT (REGION 1)

IN TOTAL ABOUT 377.10 ACRES (152.61 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Andrew Malone
Hewats Solicitors
63 King Street
Castle Douglas, DG7 1AG
Tel: 01556 502391
Email: AJMalone@hewats.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Cowar Farm is an exceptional arable and stock rearing farm, benefitting from an extensive modern agricultural steading. For the avoidance of doubt there is no farmhouse, however given the acreage and viability of the unit there may exist the opportunity to construct a farmhouse within the subjects of sale, subject to the necessary planning consents being obtained.

Cowar has sufficient indoor winter accommodation to house approximately 370 strong cattle. The farm is at present run in conjunction with another holding, but is capable of being self-sufficient in both home-grown forage and cereals.

The land at Cowar Farm is situated about 1 ½ miles northeast of Haugh of Urr village in the Sterwarty area of Dumfries & Galloway. The property lies equidistant between Dalbeattie and Castle Douglas in a fertile and prosperous farming region. This is an area of outstanding natural beauty noted for the production of its quality livestock, arable crops and its long grass growing season.

This area of Southwest 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 farm is within easy reach of both Castle Douglas and Dalbeattie, which provide all essential services with the regional centre of Dumfries, some 10 miles distant from the farm.

METHOD OF SALE

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

GUIDE PRICE

Offers for Cowar Farm are sought in excess of: **£1,300,000**.

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

DIRECTIONS

From the A75 take the B794 signed Haugh of Urr and Dalbeattie. Within Haugh of Urr Village bear left and turn first left, at the 'T' junction after Halmyre Farm turn right then first left and Cowar is situated about ½ a mile along this road on the left hand side (as indicated on the location plan which forms part of these particulars). The property can also be accessed via Kirkgunzeon from the A701 Dumfries to Dalbeattie road.



GENERAL DESCRIPTION

Cowar Farm has in past years been utilised for arable production and the finishing of prime cattle. The property extends in total to about 377.10 acres (152.61 ha) to include the areas of shelter belt woodland, access tracks, steading etc. The property in more detail briefly comprises:

THE STEADING

The steading comprises of an extensive range of mainly modern buildings, which benefit from a private water supply. We have included within these particulars a numbered Aerial photograph, which depicts and shows the location of each of the buildings. The steading briefly comprises:



1. **Workshop / Store** (13.1m x 9.5m)
2. **Cattle Handling System**
Complete with Premier Headstock
3. **Slatted Shed (1)** (36.5m x 11.20m)
Steel portal construction, fibre cement roof, feed passage, feed barriers, sub-divided into six pens, scrapers for the low level slats.
4. **Covered Silage Clamp** (36.5m x 11.4m)
Steel portal construction under a big six roof with box profile cladding.
5. **Feed Store / Hayshed** (26.2m x 11.8m)
Divided in two for storage of cereals and straw.
6. **Malgar Slurry Store** (240,000 gallons)



7. **Cubicle Shed (2)** (40.5m x 11.4m)
Portal construction with big six roofing, block walls and Yorkshire board cladding.

8. **Hayshed (1)** (17.5m x 5.5m)
Steel frame with corrugated iron cladding

9. **Hayshed (2)** (18.1m x 6m)
Steel portal construction with big six roof.

10. **Cattle Court (1)** (29.9m x 13.7m)
Steel portal construction, block walls, big six roof with overhang and feed barrier.

11. **Cattle Court (2)** (30.2m x 13.8m)
Steel portal construction, block walls, big six roof with overhang and feed barrier.





THE LAND

The lands of Cowar extend in total to about 377.10 acres (152.61 hectares) to include the areas occupied by the steading, access tracks, shelter belt woodland, water courses, etc. The agricultural land, with the exception of two fields, is laid down to grass for grazing and or conservation (silage). There is one field which has been sown out in winter barley with the remaining field in stubble following a cereal crop. However, it is noted that the majority of the holding is capable of arable production.

The land lies within a ring fence split only by a minor adopted road. The clearly defined field enclosures are well-fenced and naturally watered (private water supply).

The land is classified within Yield Classes 32 to 42 of Macaulay Institute land capability scale as produced by the James Hutton Institute. The current owner / occupier farms Cowar in conjunction with another holding and we confirm that an IACS / SAF submission was completed prior to 15th May 2016.

The land is classified as LFASS eligible and all falls within payment region 1, see field schedule contained within these sales particulars for further details.



BASIC PAYMENT ENTITLEMENTS

Cowar 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 138.55 units of region 1 (184.71 Euros) per eligible hectare. For the avoidance of doubt, these indicative values have been taken from the 2016 IACS submission and will vary due to internal convergence until 2019. Cowar has also benefitted from a greening payment in 2016.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

Cowar 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 Andrew Malone, Hewats Solicitors** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

1. General servitude rights exist in favour of neighbouring properties for the supply of utilities and private water.
2. A servitude right of access over the track shaded blue on the sale plan exist in favour of Little Cocklicks Farm.
3. A wayleave exists in favour of Scottish Power.



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.



INGOING

The purchaser shall, in addition to the purchase price, be bound to take over at completion all clamped and baled silage, cereals in store, straw, etc.. The valuation will be carried out by Threave Rural Ltd whose opinion as to value and quantity shall be final and binding to both vendor and purchaser. There are no other ingoing claims.

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 October 2016

Field Number	Area (Ha)	Region or Description
1	0.14	N/A
2	0.19	N/A
3	5.28	1
4	2.98	1
5	18.05	1
6	4.00	1
7	6.35	1
8	12.04	1
9	4.94	1
10	11.05	1
11	7.62	1
12	0.28	Woodland
13	7.21	1
14	0.08	Woodland
15	0.24	Woodland
16	0.47	Woodland
17	0.11	Woodland
18	0.72	Woodland
19	4.80	1
20	0.14	Woodland
21	6.96	1
22	13.39	1
23	6.71	1
24	8.78	1
25	9.53	1
26	5.76	1
27	4.50	1
28	8.85	1
29	0.90	Steading, Road, Yards etc.
Total: 152.61 Ha (377.10 Acres)		

BPS Entitlement Claimed 2016 Region 1 – 138.55 (Indicative Value 2016 **€184.71** (Euros))

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 377.10 Acres (152.61 Ha) 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

