



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# BALMAGHIE DEER PARK

GARDENERS COTTAGE & FORESTERS COTTAGE

Castle Douglas, Dumfries & Galloway, DG7 2PB

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# BALMAGHIE DEER PARK

## GARDENERS COTTAGE & FORESTERS COTTAGE

Castle Douglas, Dumfries & Galloway, DG7 2PB

### FORMER DEER PARK INCLUDING A PAIR OF TRADITIONAL GALLOWAY COTTAGES ON THE OUTSKIRTS OF CASTLE DOUGLAS IN DUMFRIES & GALLOWAY

- TWO TRADITIONAL THREE BEDROOM COTTAGES
- TRADITIONAL STEADING IN A CLASSIC COURTYARD SHAPE
- FORMER WALLED GARDEN
- EPC RATINGS – F (32)
- IN ALL ABOUT 229.62 ACRES (92.93 HECTARES)

**OFFER FOR SALE AS A WHOLE OR IN 3 LOTS**



**VENDORS SOLICITORS**

Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502 764  
Email: karen@hallbaird.co.uk  
Web: www.hallbaird.co.uk



**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



**JOINT SELLING AGENTS**

Galbraith Group  
93 King Street  
Castle Douglas  
DG7 1AE  
Tel: 01556 505 346  
Email: castledouglas@galbraithgroup.com  
Web: www.galbraithgroup.com



## INTRODUCTION

The former deer park is located on the outskirts of Castle Douglas in an area of outstanding natural beauty. The property comprises of a former deer park containing grazing land and amenity woodland. The deer park benefits from a pair of traditionally built Galloway cottages, set within the grounds of a former estate on the edge of Castle Douglas. The properties have mirror image accommodation and are set with a classic courtyard.

Gardeners & Foresters Cottages would benefit from a degree of modernisation; however they would make fantastic family homes or holiday homes in an idyllic setting. The traditional courtyard buildings have been neglected over the last few years with general maintenance lacking, but any potential purchaser may see the opportunity for development potential. Given the diversity of these vernacular buildings, there may exist the opportunity for development for any other tourist based enterprise or further residential accommodation, subject to the normal planning regulations.

Local services are conveniently located in the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Both Primary and Secondary schools available at Castle Douglas.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

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 region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.



## DIRECTIONS

Just east of the A711 Kirkcudbright junction (approximately 300 metres) on the main A75 turn north following the sign for Crossmichael. Follow this road for 2.4 miles and the entrance to Balmaghie is found on the left. Turn up the drive and then bear left following the sign for HGV's, as indicated on the Location Plan, which forms part of these particulars.

## METHOD OF SALE

The properties are offered for sale privately as a whole or in 3 lots.

## GUIDE PRICES

### LOT 1

Gardeners Cottage, Foresters Cottage, traditional steading & amenity land, in all about 27.86 acres, offers in excess of: £300,000

### LOT 2

Grazing land & amenity woodland extending to about 171.88 acres, offers in excess of: £250,000

### LOT 3

Grazing & amenity woodland 29.88 acres, offers in excess of: £50,000

## VIEWING

By appointment with the joint 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)

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

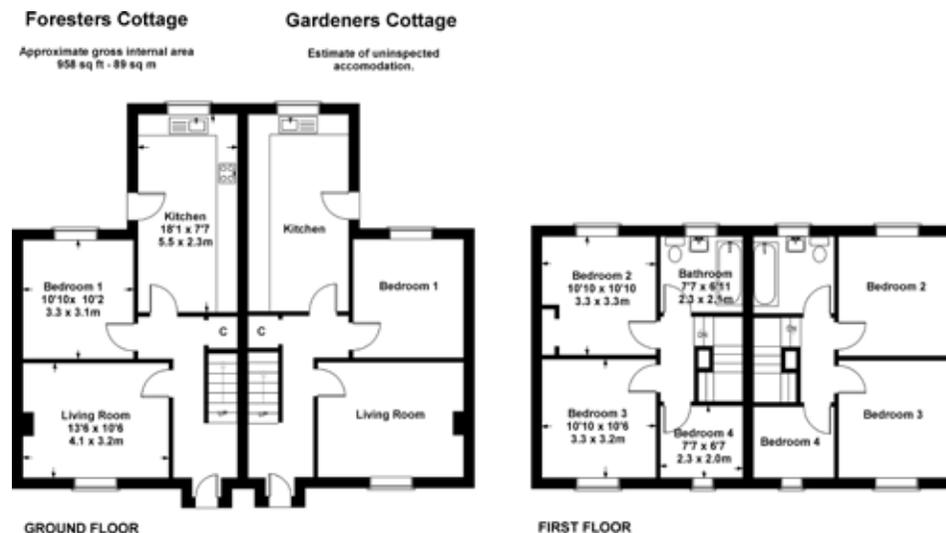


## PARTICULARS OF SALE

**LOT 1** (coloured yellow on the sale plan)

**GARDENERS COTTAGE, FORESTERS COTTAGE, TRADITIONAL STEADING & AMENITY LAND**

A pair of traditional one and a half storey semi-detached cottages. They are situated in the traditional courtyard of the former Balmaghie Estate and in the past the cottages were utilised by estate staff. The accommodation over two floors is mirror image, as shown in the floor plan, which includes in both a hall, with stair case off with storage below. Sitting room with fireplace and window to steading courtyard. At the rear of the cottages is a dining room / bedroom 4 which overlooks the garden. A kitchen / breakfast room with fitted kitchen. The first floor accommodation comprises of three bedrooms, family bathroom with WC, wash hand basin, bath with electric shower over.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2015

## SERVICES

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

## THE TRADITIONAL COURTYARD STEADING

Laid out in a classic courtyard is a range of traditional barns & out houses, mainly of sandstone construction, which have been utilised in the past for both agricultural and general storage. Behind the courtyard is a former walled garden and both the steading and walled garden would lend themselves to any agricultural or equestrian development.



We are of the view that these steading 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. Prospective purchasers are advised to make their own enquiries in this respect.

## COUNCIL TAX

Gardeners & Foresters Cottages have a council tax banding of: C

## THE LAND

The land extends in total to about 27.86 acres to include the areas occupied by the cottages, courtyard steading, grazing land and amenity woodland. Also located within the woodland, known as the pheasantry, are a number of lodges, which have electricity and water laid in. The land is classified as LFASS and is suitable for agricultural / equestrian and sporting purposes. It is noted that the agricultural land is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of 502/0087.





**LOT 2** (coloured pink on the sale plan)

**GRAZING LAND & AMENITY WOODLAND EXTENDING TO ABOUT 171.88 ACRES**

Lot 2 comprises of about 171.88 acres of grazing land and amenity woodland. The majority of this land has been utilised as a deer park. The deer park has been bounded by a suitable fence and at this time there are about 200 head of deer farmed on a semi-commercial basis. The land is classified as LFASS and has benefited from not only a basic payment, but from greening and LFASS.

The land at present is all down to either grass for grazing or open mixed woodland.

**LOT 3** (coloured purple on the sale plan)

**GRAZING LAND & AMENITY WOODLAND EXTENDING TO ABOUT 29.88 ACRES**

Lot 3 comprises of about 29.88 acres of grazing and amenity woodland. Included within this lot is about 9.78 acres of land, which has been mown for haylage in the past. The land is classified as LFASS.

#### **BASIC PAYMENT ENTITLEMENTS**

The former deer park has benefited in the past from 60.47 units of region 1 and 2.25 units of region 2 entitlement. The sellers have indicated their willingness to transfer this entitlement on a prorata basis to the successful purchasers. However, it is noted that in this event, only agriculturally active areas can attract the payment, i.e. the areas of grazing land contained within the lots, with the **exception** of the open grazed woodland in lot 2 are ineligible. The selling agents would be pleased to explain the basic payment system to any potential buyer.

Any payment due to Balmaghie Farming Company for the 2017 scheme year, will be retained by the sellers.

A copy of the 2017 IACS / SAF submission is available for inspection from the 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 David Hall** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

#### **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.

#### **INGOING**

There are no ingoing claims affecting the property, however given that Balmaghie Farming Company are still actively farming the deer farm. The potential purchasers may be afforded the opportunity to purchase the deer stock at valuation.

#### **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.



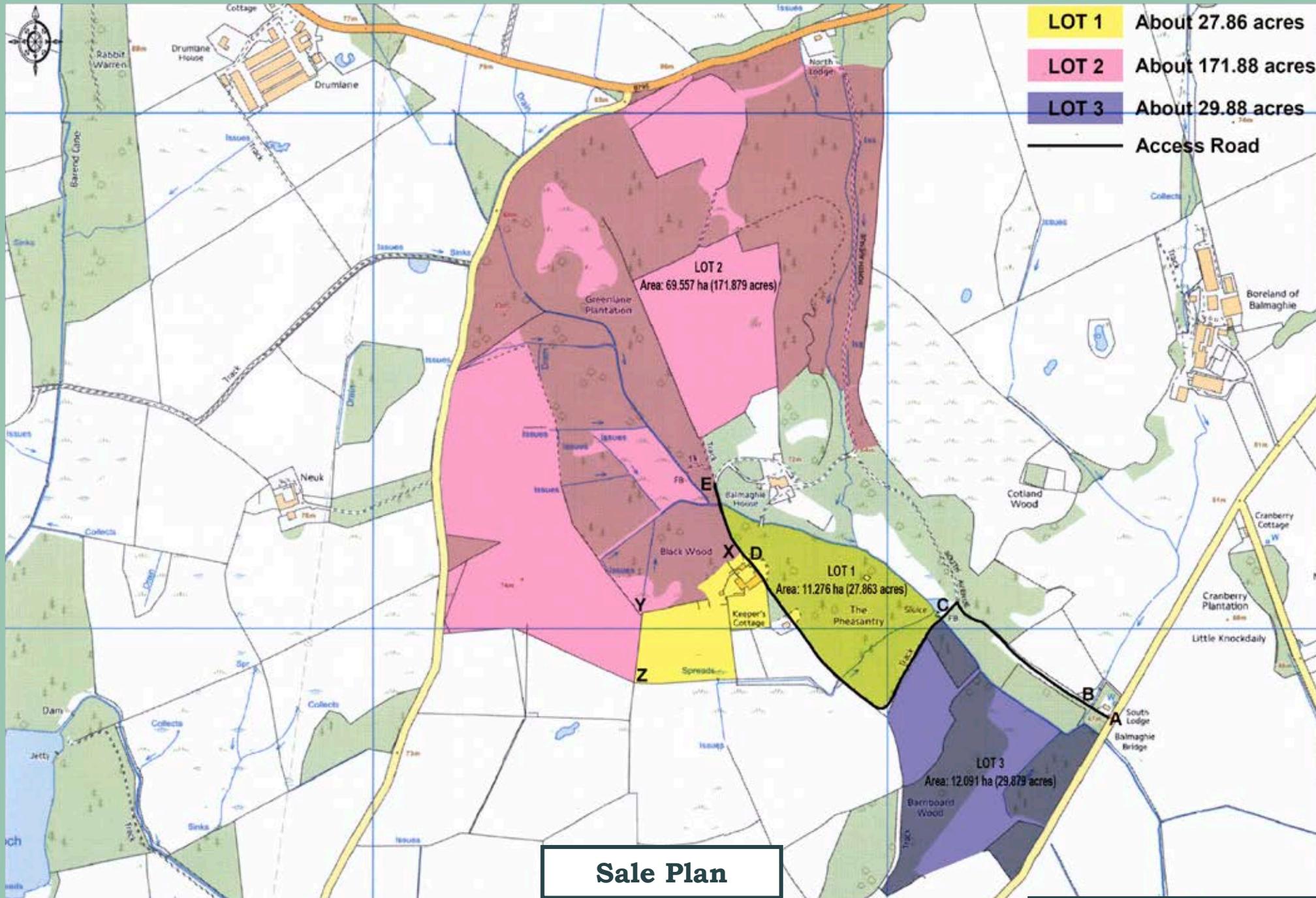
### **IMPORTANT NOTICE**

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.

***Particulars prepared August 2017  
SOME PHOTOS TAKEN SPRING 2017***





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*Plan for indicative purposes only*



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