



CULCAIGRIE FARM

Twynholm, Castle Douglas, DG6 4PS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION GROUP

NOT TO SCALE
Plan for indicative purposes only

CULCAIGRIE FARM

Twynholm, Castle Douglas, DG6 4PS

Castle Douglas 8 miles, Kirkcudbright 6 miles, Stranraer 44 miles, Dumfries 23 miles, Carlisle 57 miles

A HIGHLY PRODUCTIVE STOCK REARING & FEEDING FARM (FORMER DAIRY FARM) LOCATED IN A STUNNING AREA OF OUTSTANDING NATURAL BEAUTY JUST OFF THE MAIN A75 EURO ROUTE

- FOUR BEDROOM GEORGIAN TYPE FARMHOUSE
- TRADITIONAL AND MODERN FARM STEADING
- 106.11 BASIC PAYMENT ENTITLEMENTS (69.52 REGION 1 & 35.20 REGION 2)
- SELF SUFFICIENT IN HOME GROWN FORAGE
- AMENITY WOODLAND, PONDS AND ACCESS TO CULCAIGRIE LOCH
- FARMHOUSE EPC – E (46)

IN ALL ABOUT 316.35 ACRES (128.02 HECTARES)

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Email: david@hallbaird.co.uk



THREAVE RURAL
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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
Web: www.threaverural.co.uk



INTRODUCTION

Culcaigrie Farm is nestled within the beautiful Stewartry region of Dumfries and Galloway, only about 2½ miles north of Twynholm Village just off the main A75 trunk road. Culcaigrie lies approximately 8 miles west of Castle Douglas and about 6 miles North of Kirkcudbright in an attractive rural location offering privacy and seclusion, yet well within easy reach of major commuting links.

Culcaigrie is a much improved highly productive residential stock rearing farm with the dwelling house situated on an elevated site with stunning panoramic views over open countryside towards the sea (on a clear day the Isle of Man and The Cumbrian Fells are easily visible). Culcaigrie Farmhouse is very well-presented, benefitting from bright and airy living accommodation. The property retains many of the original features and has been extremely well-maintained.

Culcaigrie Farm benefits from both a traditional and modern farm steading with some of the traditional buildings having development potential. The agricultural land lies within a ring fence and the present owner / occupier has a mixed beef and sheep farming enterprise, with Culcaigrie being self-sufficient in home grown forage. We are informed that the property has carried 100+ suckler cows with their progeny, along with a flock of 250+ ewes.

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 and where the area has been relatively unscathed by modern industry.

Local services including hotels, primary schooling and a village shop can be accessed at the nearby village of Twynholm. All essential services are found in the busy harbour town of Kirkcudbright or Castle Douglas (The Food Town).

Kirkcudbright is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded and Culcaigrie falls within the catchment area.

Castle Douglas (The Food Town), forms the heart of the Stewartry area and 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.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

From Castle Douglas take the A75 towards Twynholm. About a quarter of a mile to the west of Twynholm village is a road signposted to Glengap. Follow this road for about 1.5 miles and Culcaigrie is 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 Culcaigrie Farm are sought in **excess of £1,100,000**

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

CULCAIGRIE FARMHOUSE

Culcaigrie farmhouse is a charming Georgian type farmhouse originally built in the 1700's. The property has been extremely well-maintained by the current owners, is in walk-in condition and offers stunning views across the open countryside. The property is of stone built construction under a slated roof occupying a southeast facing aspect. This charming dwelling caters for modern family living whilst retaining the finishing's of the period.

The accommodation is spread across two floors and briefly comprises:



GROUND FLOOR

- **Rear Entrance Hallway**
With built-in storage cupboard, doors off to central hallway and utility room.
- **Utility Room**
With window to the rear, plumbed for automatic washing machine and dish washer, sink & drainer, houses central heating boiler (new in 2018).
- **Kitchen**
Large oil fired AGA set in feature inglenook fireplace, range of fitted floor and wall units, sink and drainer, double aspect windows.



- **Dining Room / Sitting Room**
Currently utilised as a sitting room with double aspect windows.





- **Front Door Porch**
With tiled floor and window to the front.
- **Front Entrance Hallway**
A lovely bright wide central hallway with front door porch off and stairs to first floor.
- **Sitting Room**
With window to the front and open fire set in a feature fireplace.
- **Family Room / Office**
With window to the front.
- **Shower Room**
With corner shower, WC, WHB, heated towel rail, tiled floor.



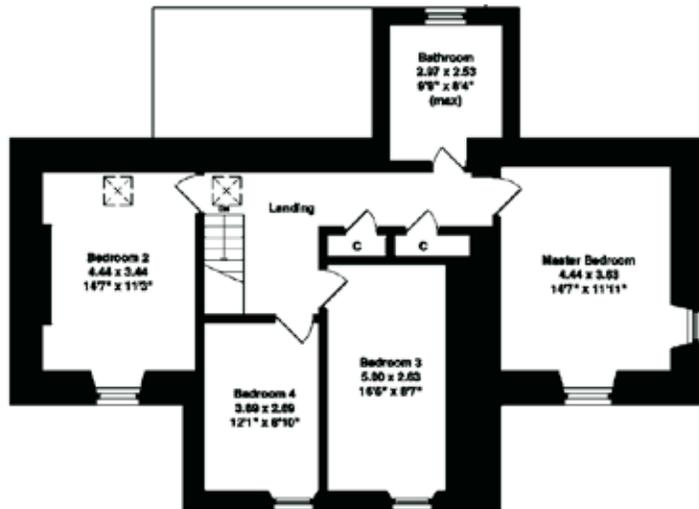
FIRST FLOOR

- **Upper Landing & Hallway**
A bright spacious upper landing and hallway with a large velux window, light tunnel and two built-in storage cupboards.
- **Master Bedroom 1**
With window to the front and large velux window.
- **Double Bedroom 2**
With window to the front.
- **Double Bedroom 3**
With window to the front.

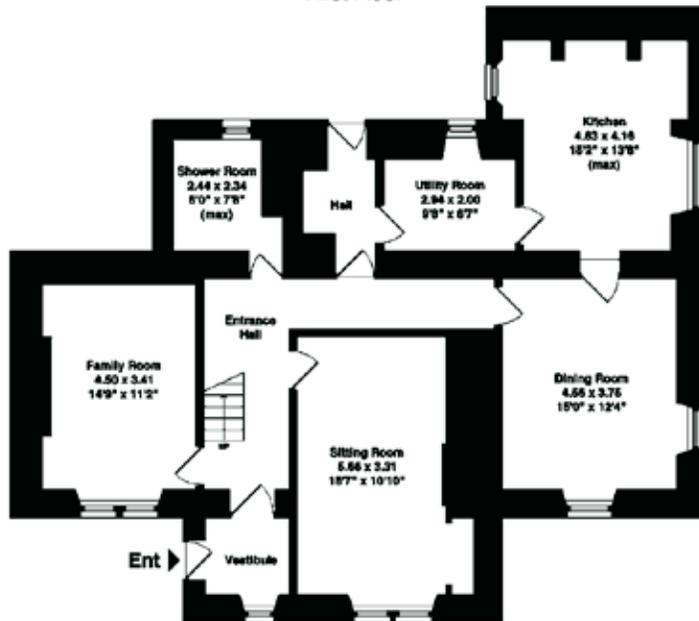


- **Family Bathroom**
With WC, WHB and bath.
- **Double Bedroom 4**
With double aspect windows.

Sale Plan



First Floor



Ground Floor

OUTSIDE

Garden grounds to the front of the farmhouse, which are mainly laid down to lawns.

SERVICES

- Private water
- Mains electricity
- Private drainage
- Oil fired central heating system (new boiler 2018)
- Backup solid fuel boiler located in one of the traditional buildings but serving the dwellinghouse.
- The telephone is installed subject to the normal BT regulations.

COUNCIL TAX

Culcaigrie Farmhouse: Band E





THE FARM STEADING

The steading at Culcaigrie is of modern and traditional construction, with the traditional barns and byres to the north of the main farmhouse with the more modern steading has been renovated and improved and provides cattle housing feed storage and workshop facilities.

We are of the view that some of 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 the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

THE LAND

The lands of Culcaigrie have been much improved by the present owner, to include drainage and fencing works, regular applications of manures and lime, with around 10 acres per year being sown out with spring wheat, under sown with a good quality grass mixture. The wheat has been harvested as whole crop and the entire harvestable area of Culcaigrie has been on a crop rotation, whilst under the management of the current owner/occupiers.

The land extends in total to about 316.35 acres (128.02 hectares) to include the areas occupied by the farmhouse, steading, roads, woodland loch etc. The fields are contained within a ring fence in good sized field enclosures. The agricultural land is classified as being mainly within yield classes 4 & 5 of the Macaulay Scale, as produced by the James Hutton Institute. The land has all been allocated both region 1 & region 2 status and at present is all down to grass for either grazing or mowing. The farm is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of: 517/0035







BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions '1 & 2'. 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).

Culcaigrie benefits from 69.52 region '1' & 35.20 region '2' entitlements with an illustrative unit values of €176.52 (Euros) & €79.30 (Euros) respectively (2018 values). The sellers will use their best endeavours to complete the necessary documentation to transfer these established Basic Payment Entitlements for the avoidance of doubt any such payments already applied for (2018 scheme year), will be retained by the sellers.

LFASS (Less Favoured Area Support Scheme)

The whole of the subjects lie within the LFASS area and for the avoidance of doubt any payment due under this scheme for the current season will be retained by the seller's.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2019 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 for a definitive list of burdens subject to which the property is sold.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.



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 and Culcaigrie would make an ideal rough shoot. The areas of woodland provide the basis for a small shoot and the wetland and loch are ideal habitats for duck and other wild fowl. The on-farm sporting, although in hand, has not been fully utilised by the current occupiers, there is an abundance of wildlife such as, roe and fallow deer, pheasants, partridge & snipe as well as pike being caught in the nearby loch.



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 April 2019

(It should be noted that some of the photographs were taken at an earlier time)



Sale Plan

Field No.	Area (Ha)	Region or Description
1	16.45	1
2	9.18	1
3	7.93	1
4	9.49	2
5	0.78	Woodland
6	3.38	1
7	0.26	Woodland
8	0.28	Woodland
9	0.04	Woodland
10	0.83	Woodland
11	0.44	2
12	4.98	1
13	4.76	1
14	0.12	1
15	2.09	1
16	0.79	1
17	1.24	1
18	0.65	Woodland
19	18.04	2
20	7.20	1
21	5.43	2
22	8.53	2
23	10.45	1
24	7.59	1
25	4.34	Woodland
A	2.75	Steading, Road, Yards, Loch etc.

**Total: 128.02 Ha
(316.35 Acres)**

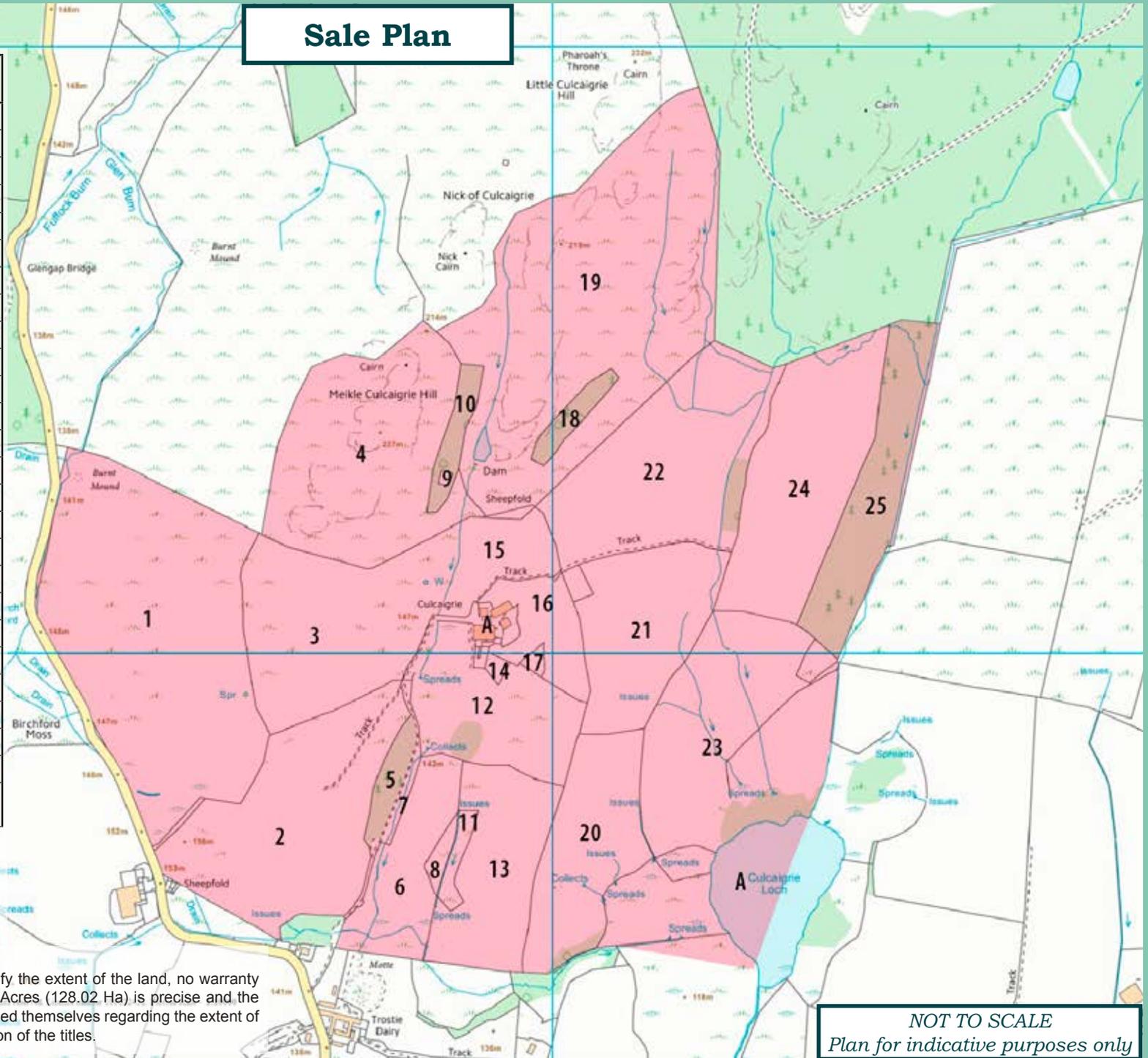
BPS Entitlement 2019

Region 1 – 74.28

Region 2 – 31.83

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 316.35Acres (128.02 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.



*NOT TO SCALE
Plan for indicative purposes only*

