

# BLACKMARK ESTATE

St John's Town of Dalry, Castle Douglas, DG7 3UG



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# BLACKMARK ESTATE

## St John's Town of Dalry, Castle Douglas, DG7 3UG

Dumfries 25 Miles, Ayr 36 miles, Glasgow 77 Miles, Carlisle 61 Miles

### A BLOCK OF UPLAND GRAZING AND WOODLAND LOCATED IN AN ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- RING FENCED PROPERTY
- GOOD ROADSIDE ACCESS
- TWO AREAS OF ESTABLISHED WOODLAND
- SPORTING RIGHTS
- TELEPHONE REPEATER MAST
- FORESTRY POTENTIAL

IN ALL ABOUT 610.82 ACRES (247.21 HECTARES)

#### VENDORS SOLICITORS

Mr David Hall  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764



#### 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**

The property is situated in a popular tourist area and lends itself and indeed has great potential for any forestry or agricultural usage. Blackmark Estate is situated about 4 miles from Carsphairn and about 8 miles west of Moniaive in an unspoilt part of Southwest Scotland. This area is noted for its mild climate, stunning landscape and a diversity of sporting and recreational pursuits. Given the location of the property, there exists the opportunity to take both shooting and fishing locally with area offering unique walks and is within a mile of the Southern Upland Way. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain and a renowned established hunt.

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.

The nearest local services are found nearby in either Carsphairn, Moniaive or St John's Town of Dalry. Moniaive (known as the 'Festival Village') is a vibrant community, which boasts two hotels, a licensed grocer, post office, petrol station,

doctor's surgery and a wealth of craft outlets. The village is home to a number of talented artists, musicians, writers and photographers and regular festivals are held publicly. St John's Town of Dalry is also a busy hub of local life, with two hotels, a village shop, post office, bank, garage and petrol station, primary and secondary schooling.

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 Dumfries.

## **DIRECTIONS**

From Castle Douglas take the A713 signed Ayr and St John's Town of Dalry. At Dalry proceed up the main street turning left onto the B7000 signed, Carsphairn. At High Bridge of Ken turn right onto the B729 and Blackmark Estate is some 2½ miles along this road, as indicated on the location plan, which form part of these particulars.





## METHOD OF SALE

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

## GUIDE PRICE

Offers for Blackmark Estate are sought in excess of: **£950,000**

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

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



## PARTICULARS OF SALE

### DESCRIPTION OF THE PROPERTY

The lands of Blackmark Estate lie within a ring fence, split only by a minor public road.

The lands have been utilised for the grazing of livestock and for small scale amenity woodland. The property is registered with the AFRC-RPID with a main location code of: 82/510/0065. The property extends in total to about 610.82 acres (247.21 hectares), to include the areas occupied by the access road, lochans, woods, etc. Of the total, about 422.02 acres has been utilised as upland livestock grazing and has been designated mainly region 2. The remainder comprises of semi-mature woodland compartments, amenity woodlands, watercourses and scrubland.

The woodlands of about 113 acres (46 hectares), have been established since 2000 and we can confirm that there are no outstanding forestry grant schemes or other commitments on the holding.

The agricultural land has been seasonally let for livestock grazing and the grazings on compartments 7 & 8 of the sale plan will be vacated by the grazing tenant, prior to the 31st December 2019.

The estate benefits from a telephone repeater station, which is on a commercial basis with a rent being received and this will pass to the purchaser upon completion. Further enquiries can be made with the seller's solicitor during normal office hours. The estate has sporting potential, given that the rights are in-hand and no sporting leases have been granted. There are two small lochans on the property, with the one to the east being shared with a neighbouring proprietor.

### BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions 2 & 3. 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 2019 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

**However, it is noted that no Basic Payment Entitlements are owned by the seller and therefore there are no entitlements available to transfer.**



## **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, Hall Baird Solicitors**, for a definitive list of burdens subject to which the property is sold. It is however noted that:

1. Access to Carroch Hill is between points A, B & C on the sale plan maintenance is shared with the neighbouring proprietor
2. At point D on the sale plan, a lease exists in favour of a windfarm developer (on a peppercorn rent) should the road require widening.
3. An EE mast (repeater station), is located on Carroch Hill.
4. The lochan at the eastern edge is shared and was established prior to the sellers occupation.

## **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

## **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 October 2019*

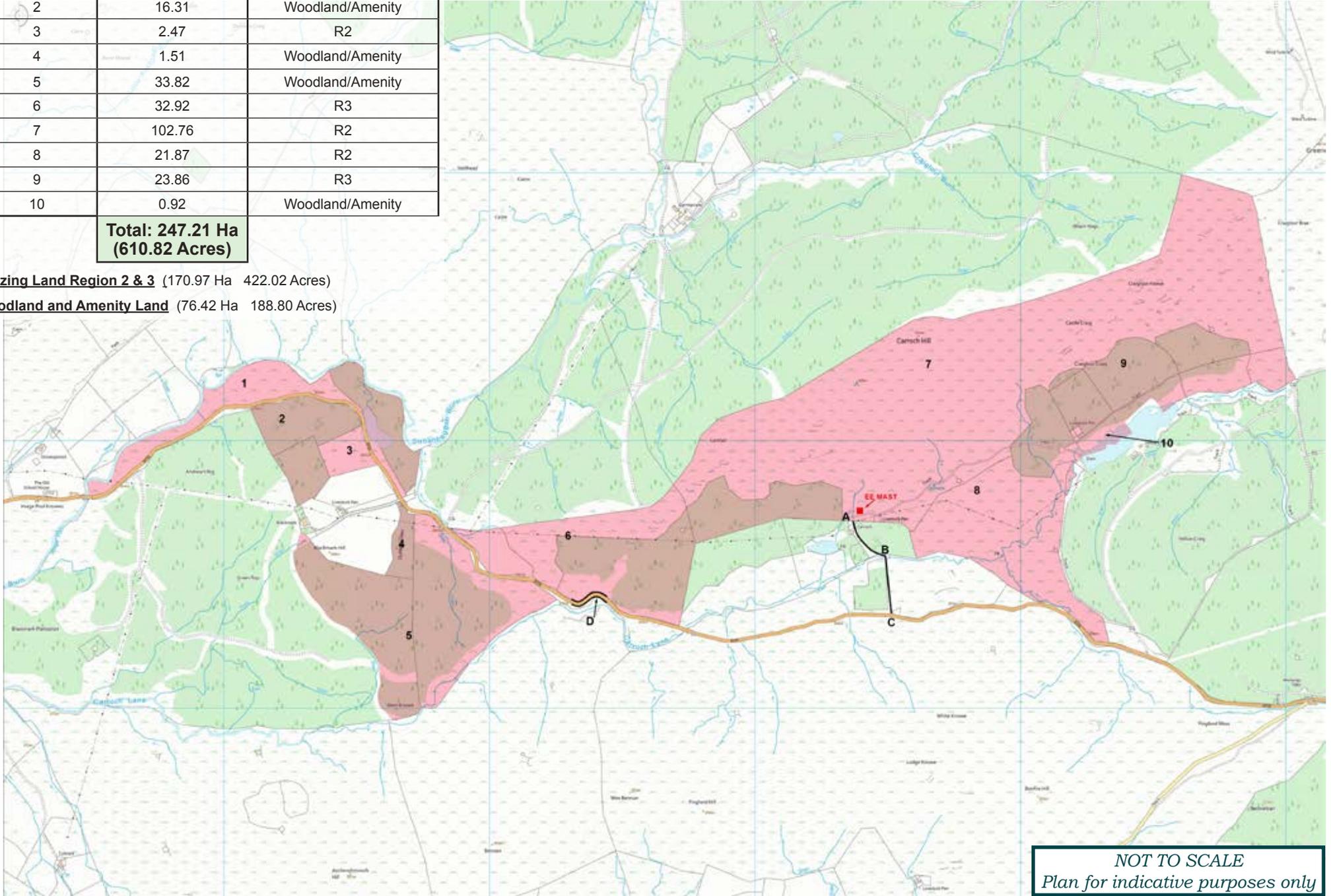
Field Number	Area (Ha)	Region or Description
1	10.77	R2
2	16.31	Woodland/Amenity
3	2.47	R2
4	1.51	Woodland/Amenity
5	33.82	Woodland/Amenity
6	32.92	R3
7	102.76	R2
8	21.87	R2
9	23.86	R3
10	0.92	Woodland/Amenity

**Total: 247.21 Ha  
(610.82 Acres)**

**Grazing Land Region 2 & 3** (170.97 Ha 422.02 Acres)

**Woodland and Amenity Land** (76.42 Ha 188.80 Acres)

# Sale Plan



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Plan for indicative purposes only*



