



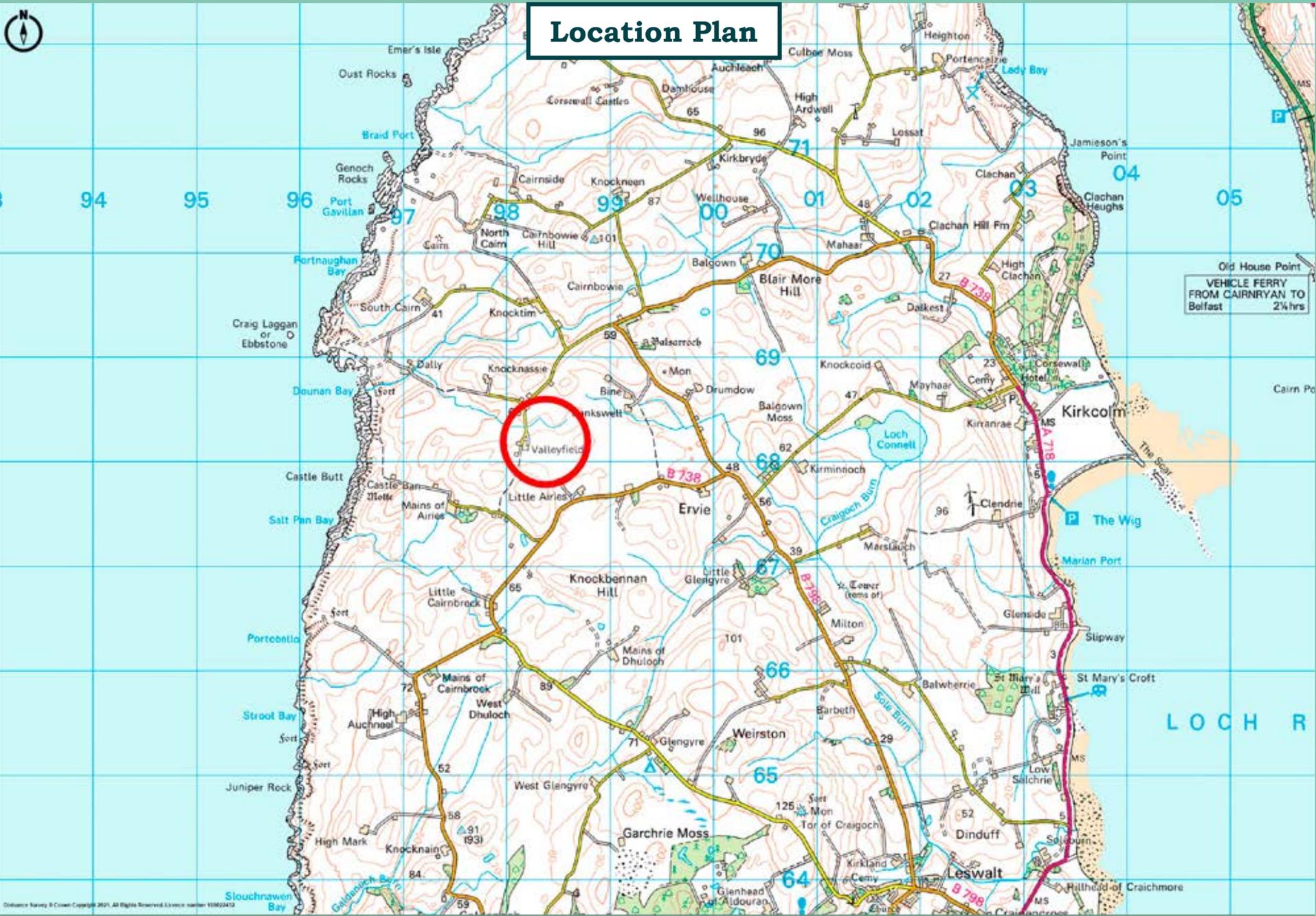
VALLEYFIELD FARM

Kirkcolm, Stranraer, DG9 0QB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



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VALLEYFIELD FARM

Kirkcolm, Stranraer, DG9 0QB

Kirkcolm 4 Miles, Stranraer 8 Miles, Ayr 58 Miles, Dumfries 80 Miles, Belfast NI 74 Miles (By Ferry at Cairnryan Port)

A PRODUCTIVE STOCK REARING & FEEDING FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- EXTENSIVE FARM STEADING
- 2 DERELICT COTTAGES
- ABOUT 184 ACRES OF AGRICULTURAL LAND
- REGION ONE BASIC PAYMENT ENTITLEMENTS (160.66 EUROS)
- RING FENCED FARM
- EPC – F (30)

IN ALL ABOUT 191.23 ACRES (77.39 HECTARES)

VENDORS SOLICITORS

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

Valleyfield Farm is situated about 4 miles northwest of Kirkcolm and about 8 miles north of the bustling town of Stranraer. Valleyfield lies in a scenic and fertile farming region known as the North Rhins Peninsular. This area of Southwest Scotland is renowned for the production of its quality livestock and early grass growing potential. The peninsular is favoured with a mild climate, given the proximity of the gulf stream to the coastline.

Valleyfield farm benefits from a traditional four-bedroom farmhouse, extensive steading, traditional steading and about 184 acres of agricultural land. The property is situated on an elevated site, about 160ft above sea level, with far reaching views. Valleyfield Farm currently operates as a highly productive beef rearing farm.

Local services can be found within the village of Kirkcolm, which include a general store / post office, primary school, public house and a church. The main town of Stranraer is 8 miles to the south of Cairnbowie, which offers a wide range of professional services and retail outlets. The town boasts two major supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is also located on the outskirts of Stranraer with the school having recently been refurbished. Primary school education is available within the village of Kirkcolm.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within a short distance of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Prestwick and Glasgow are within a 1¼ hours drive from the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole. However, as marked on the sale plan an additional derelict cottage in about 4 acres may be acquired by separate negotiation.

GUIDE PRICE

Offers for Valleyfield farm are sought in excess of £1,000,000

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

VALLEYFIELD FARMHOUSE



A traditionally constructed 1½ storey farmhouse, which would benefit from a degree of internal cosmetic upgrading. The property occupies an elevated site within its own garden grounds within close proximity to the coast. The property provides family accommodation over two floors as follows:

GROUND FLOOR

- Entrance Hallway
- Utility Room



- Kitchen / Diner
- Central Hallway
- Front Door Porch

- Lounge





- Dining Room
- Family Bathroom
- Office
- Cloakroom



FIRST FLOOR

- Double Bedroom 1

- Double Bedroom 2
- Double Bedroom 3



- Double Bedroom 4
- Box Room
- Family Bathroom

OUTSIDE

Easily maintained garden grounds to the front and private driveway.

SERVICES

- Mains water
- Mains electricity
- Private drainage
- The telephone is installed subject to the normal BT regulations.
- Council tax band: E



THE FARM STEADING

Valleyfield has an extensive farm steading of mainly modern construction. There is a range of derelict vernacular buildings to the rear of the farmhouse with the more modern steading utilised for the overwintering of a beef herd. We have included within these particulars a numbered plan, which depicts and shows the location of each of the buildings. The steading briefly comprises:

- **Cattle Shed (1)**
Of steel portal construction, concrete block walls, Yorkshire board cladding with central feed passage and feed barriers, slatted tank, approximately 1,325m².
- **Cattle Shed (2)**
Of steel portal construction under a big six roof with concrete apron to the rear, slatted tank, approximately 1,200m².
- **Slurry Ring (3)**
- **Hardcore Yard (4)**

- **Derelict Former Farm Cottage (5)**
Of stone and slate construction with lapsed planning permission, approximately 130m²
- **Derelict Former Farm Cottage No' 2**
Of stone construction located on the approach to Valleyfield



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 Dumfries & Galloway Councils present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect. We are further informed that in the past there was permission to create a second dwelling from the derelict farm cottage (now lapsed).



THE LAND

The lands of Valleyfield extend in total to about 191.23 acres to include the areas occupied by the farmhouse, steading, water courses, farm tracks, redundant cottages, etc. The fields are contained within a ring fence in 6 good sized field enclosures. The land has all been allocated a region 1 status and at present is all down to grass for either grazing or mowing. The land is contained within yield classes 3 & 4 of the Land Capability Scale as produced by the James Hutton Institute. The farm is well capable of growing a wide range of arable crops. The farm is self-sufficient in home-grown forage. Valleyfield is registered with the Agricultural Food & Rural Communities, Rural Payments & Inspections Division, with a main location code. For the avoidance of doubt, the farm is farmed in conjunction with another holding within the same ownership.

In the ownership of the present occupiers, a program of reseeding and improvement has taken place. The entire farm, with the exception of one field, has been reseeded





BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region 1. 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 2021 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Valleyfield Farm benefits from 71.00 units of region 1 entitlements with an illustrative unit values of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2021 Basic Payment and 2021 greening payment.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross-compliance documentation 2021, this obligation expires on 31st December 2021.



SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2021 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 David Hall**, 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.

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 July 2021



Sale Plan

Field Number	Area Ha (Acres)
1	33.43 (82.67)
2	1.33 (3.29)
3	6.13 (15.14)
4	10.83 (26.75)
5	11.32 (27.95)
6	11.39 (28.13)
A	2.96 (7.31)
Total: 77.39 Ha (191.23 Acres)	

