



# ALTON FARM

Drummore, Stranraer, Wigtownshire, DG9 9RB



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# **ALTON FARM**

**Drummore, Stranraer, Wigtownshire, DG9 9RB**

Stranraer 18 miles, Cairnryan Ferry Port 23 miles (to Belfast 2 hours), Ayr 67 miles, Dumfries 83 miles

**A HIGHLY PRODUCTIVE STOCK REARING FARM SITUATED ON A STUNNING ELEVATED SITE WITH FAR REACHING VIEWS ACROSS LUCE BAY & THE SURROUNDING COUNTRYSIDE**

- EXTREMELY WELL-PRESENTED TRADITIONAL FARMHOUSE
- CHARMING TWO BEDROOM COTTAGE
- RANGE OF MAINLY TRADITIONAL FARM BUILDINGS
- FORMER MILKING PARLOUR & DAIRY
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS (REGION 1 – 51.64 UNITS)
- FARMHOUSE EPC RATING – B (83)
- COTTAGE EPC RATING – D (57)

**IN ALL ABOUT 142.01 ACRES (57.47 HECTARES)**



#### **VENDORS SOLICITORS**

Fergusson & Co'  
Clydesdale Bank Building  
91 Hanover Street  
Stranraer, DG9 7RS  
Tel: 01776 702336

#### **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

Alton Farm is situated just west of the village of Drummore in the Wigtownshire area of Dumfries & Galloway. Alton is a highly productive stock rearing farm in an area noted for its mild climate and long grass growing seasons. This has contributed to the Rhins Peninsula being recognised as one of the most productive farming regions in Southwest Scotland.

The farm benefits from a beautifully presented traditional farmhouse, mainly traditional farm buildings, a lovely stone-built farm cottage and about 140 acres of productive agricultural land. The agricultural land is at present down to grass for grazing and conservation (silage), however the land is capable of growing a wide range of cereal and other forage crops.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at Drummore and Sandhead Villages. The regional centre of Stranraer is located about 18 miles from Alton Farm and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at the recently refurbished Stranraer Academy.

This area of Southwest Scotland is noted for its spectacular coastline and provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, cycling and plenty of opportunities for the equestrian enthusiasts.

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 near Stranraer with the closest international airports of Prestwick and Glasgow being easily accessible.

## 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.

## GUIDE PRICE

Offers for Alton are sought in excess of: £1,200,000

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**The Rockcliffe Suite**

**The Old Exchange**

**Castle Douglas, DG7 1TJ**

**Tel: 01556 502701**

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

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



## PARTICULARS OF SALE

### ALTON FARMHOUSE

A traditional Wigtownshire farmhouse under a slated roof occupying an elevated site with stunning views across Luce Bay and the open countryside. Alton farmhouse provides bright, spacious living accommodation and is in walk-in condition, which briefly comprises:



### GROUND FLOOR

- **Kitchen**

With a range of floor and wall units, built in storage and utility cupboards, plumbed for white goods.



- **Central Hallway**

With stairs off to first floor and understair storage cupboard.

- **Front Entrance Hallway**

- **Sitting Room**

With double aspect windows and electric fire set in a feature fireplace.



- **Lounge**

With double aspect windows and gas fire set in feature fireplace.

## FIRST FLOOR

- **Double Bedroom 1**

With window to the rear and built-in storage cupboards.

- **Double Bedroom 2**

With window to the rear and built-in storage cupboards.

- **Double Bedroom 3**

With double aspect windows.

- **Bathroom**

With modern sanitary ware, heated towel rail and corner shower cubicle.

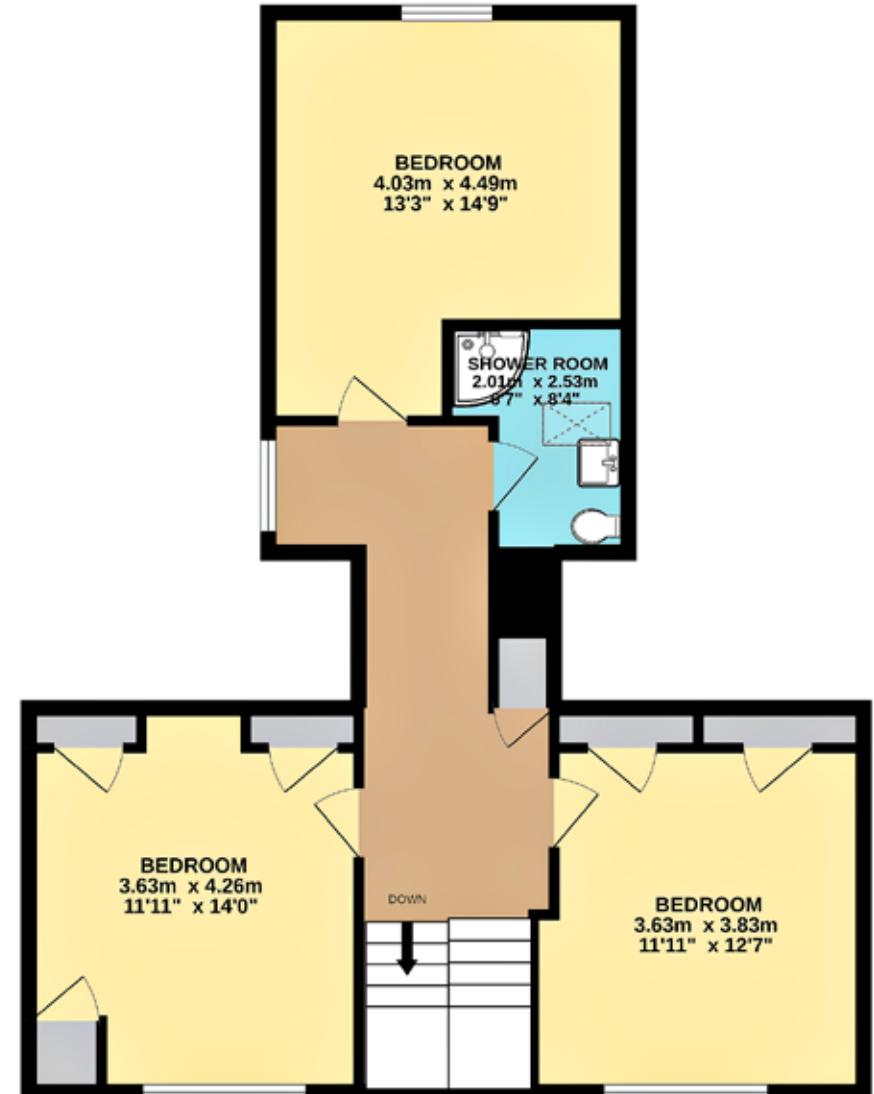
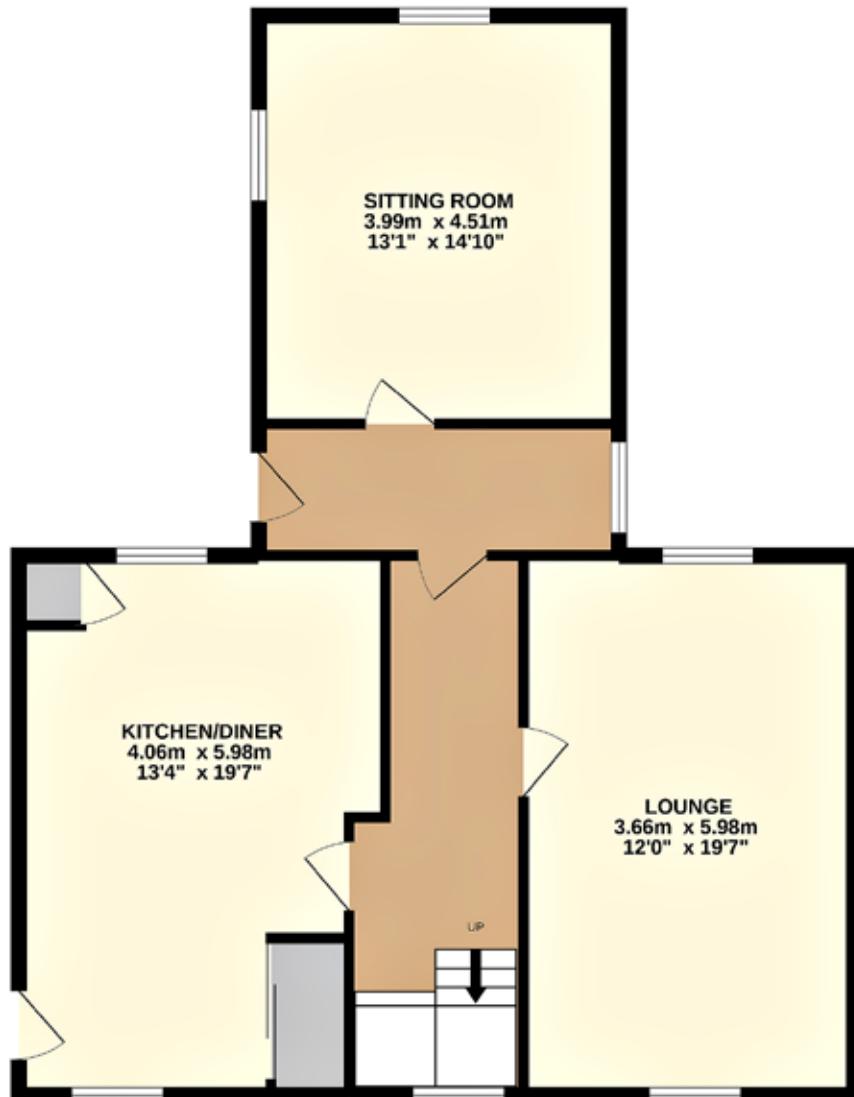
## SERVICES

- Mains water & electricity
- Private drainage.
- Gas fired central heating system (Propane gas tank)
- The telephone is installed subject to the normal BT regulations.

GROUND FLOOR

## Alton Farmhouse Floor Plan

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ALTON FARM COTTAGE

The farm cottage sits away from the main farming operations and provides the same stunning views as the farmhouse. The cottage is arranged over a single floor and benefits from a conservatory, kitchen, bathroom and two good sized bedrooms along with its own well-kept garden grounds. The cottage could lend itself to extended family living or indeed superb holiday accommodation.



# Alton Farm Cottage Floor Plan

## GROUND FLOOR



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#### SERVICES

- Mains water & electricity
- Private drainage.
- Gas fired central heating system (Propane gas tank)
- The telephone is installed subject to the normal BT regulations.

#### THE FARM STEADING

The farm steading comprises of a range of mainly traditional farm buildings, which have been utilised in the past for dairy production. The traditional buildings still house cubicles with automatic scrapers, a collection area and a milking parlour (disused), along with bulk tank and other ancillary dairy utensils.

Adjacent to the dairy is a small slurry lagoon and a useful cattle handling facility. The more modern portal type sheds comprise of a machinery and straw storage shed with two linked concrete portal former silage pits, now utilised for general storage. A large concrete floored silage clamp lies to the west of the steading buildings.





## THE LAND

Alton Farm extends in total to about 142.01 acres (57.47 Ha), including the areas occupied by the farmhouse, cottage, steading, yards, access roads, etc.

The holding features 14 specific field enclosures, which are currently all down to grass for grazing and conservation (silage), however many of the enclosures are capable and have been, in the past, utilised for growing either cereal or forage crops. The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The land is currently run as a beef rearing unit and benefits from the LFASS payment.

## BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region 1, with the exception of 0.67 of a hectare, region 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 2022 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Alton benefits from 51.64 units of region 1 entitlements with an illustrative unit values of €164.65 (Euros) and 0.67 of a unit of region 3. The property also benefits from the standard Greening rates and where applicable LFASS. 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 2022 Basic Payment and 2022 greening payment and LFASS.**

**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 2022, this obligation expires on 31st December 2022.**





#### 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 **Fergusson & Co'** 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 all clamped or baled silage, straw, etc. Valuation to be carried out by Threave Rural Ltd, whose opinion as to quantity and value will be binding to both seller 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 with the exception of anything already surveyed for. 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.

#### 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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 May 2022*

Field Number	Area (Ha)	Region or Description
1	3.13	1
2	3.65	1
3	9.73	1
4	7.09	1
5	4.13	1
6	1.72	1
7	0.64	1
8	4.99	1
9	4.2	1
10	4.46	1
11	1.55	1&3
12	2.06	1
13	3.82	1
14	4.53	1
A	1.77	Roads,Yards,Buildings Etc
<b>Total: 57.47Ha (142.01 Acres)</b>		

### **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 **57.47 Ha (142.01 Acres)** 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.

### **BPS Entitlement Claimed 2022**

Region 1 – 51.64 units (Indicative Value 2022 **€164.65** (Euros))

Region 3 – 0.67 units (Indicative Value 2022 **€9.80** (Euros))

