

CHALLOCH FARM

Leswalt, Stranraer, DG9 0LQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

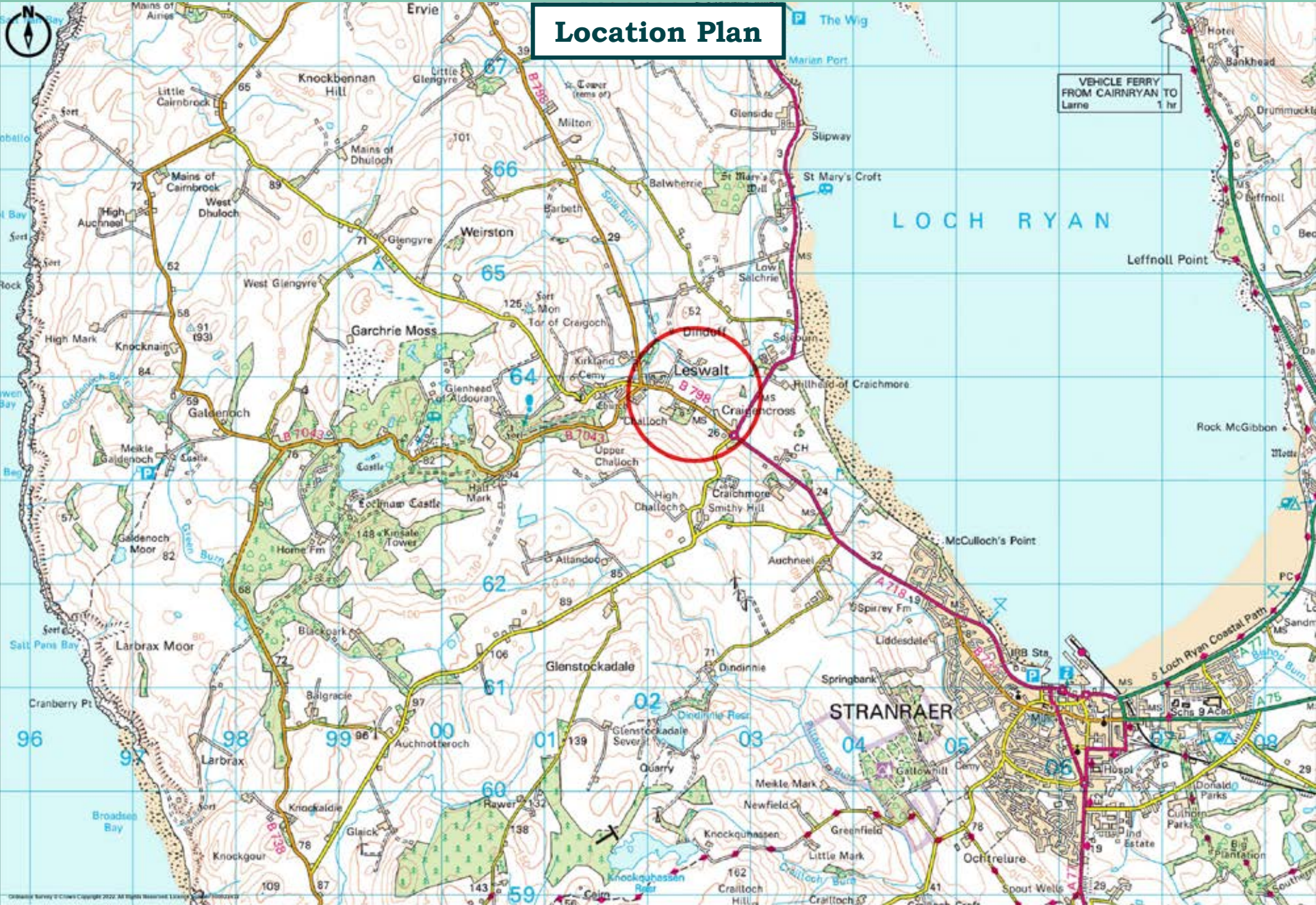
Location Plan

VEHICLE FERRY FROM CAIRNRYAN TO LARNE 1 hr

LOCH RYAN

STRANRAER

Leswalt



CHALLOCH FARM

Leswalt, Stranraer, DG9 0LQ

Stranraer 3.3 Miles, Ayr 53 Miles, Dumfries 75 Miles, Belfast NI 74 Miles (By Ferry at Cairnryan Port, Stranraer)

AN EXCEPTIONAL HIGHLY PRODUCTIVE DAIRY FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN THE RHINS OF GALLOWAY

- TRADITIONAL FIVE BEDROOM FARMHOUSE
- THREE BEDROOM DAIRY COTTAGE(WITH ANNEX)
- MODERN DAIRY COMPLEX
- ABOUT 350 ACRES OF AGRICULTURAL LAND
- 138.49 UNITS OF REGION ONE BASIC PAYMENT ENTITLEMENTS (164.52 EUROS)
- FARMHOUSE EPC RATING – (E42)
- DAIRY COTTAGE EPC RATING - (E44)
- 80KW BIOMASS BOILER

IN ALL ABOUT 362.55 ACRES (146.72 HECTARES)

VENDORS SOLICITORS

Margo McGill
Lockharts Law
12 Beresford Terrace
Ayr
KA7 2EG
Tel: 01292 270112



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

Challoch Farm is situated just over 3 miles distant from bustling town of Stranraer. Challoch lies in a scenic and fertile farming region known as the Rhins of Galloway 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. The farm enjoys panoramic views over the open countryside towards Loch Ryan and is within close proximity to the many tranquil beaches and coastal walks around the Rhins of Galloway.

Challoch farm benefits from a traditional well-maintained five-bedroom farmhouse nestled within its own attractive private grounds along with, a dairy cottage, an extensive modern steading (cubicles for 340), traditional steading and about 350 acres of prime agricultural land. Challoch Farm currently operates as a highly productive dairy farm with a modern dairy complex and the capacity to house 350 dairy cattle plus young stock . The farm extends in total to about 362.55 acres to include the area occupied by the dwellinghouses,cottage, farm steading, access tracks, amenity woodland, etc.

Local services can be found within the village of Leswalt where there is a primary school, with the busy harbour town of Stranraer just over 3 miles distant, 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.

GUIDE PRICE

Offers for Challoch Farm **as a whole** are sought in excess of: **£3,200,000**

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

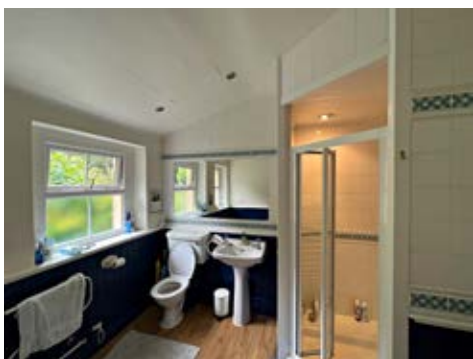
CHALLOCH FARMHOUSE



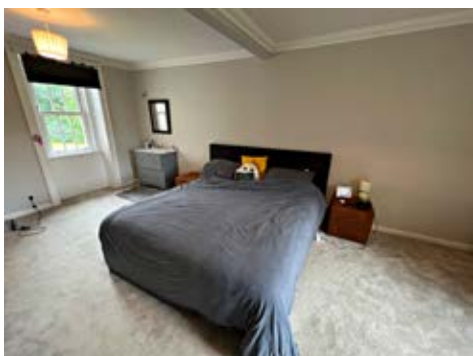
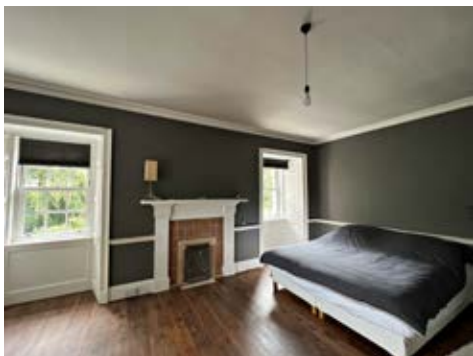
Challoch Farmhouse stands within about 4.8 acres of mature garden grounds made up of lawns, amenity woodland and mature shrubs. A feature of the grounds at Challoch Farmhouse is the fabulous walled garden to the rear, predominantly laid to lawns with planted borders and mature shrubs. The property is accessed via its own tree lined driveway leading to ample parking to the front and sides of the dwelling. The original dwelling dates back to the 1500's with a later rear extension being added in the 19th century. The property offers spacious five bedroom accommodation over three floors as depicted in the floor plan contained within these particulars.

From the **Ground floor** the property is accessed by the main entrance vestibule leading to a grand central hallway with a sweeping staircase off to the upper floors. There are two reception rooms to the front which still retain the original shutters, with the rest of the ground floor accommodation made up of a farmhouse kitchen, sitting room and bathroom with the rear hallway providing access to the farm office.





The **First floor** offers five good sized bedrooms and a family bathroom with a staircase leading from the upper hallway to two **attic rooms**, which could be improved to provide further living accommodation.



DAIRY COTTAGE & ANNEX

The dairy cottage is a detached property set within the modern dairy yard complex to the west of the farmhouse. The property has been greatly improved within the current ownership and provides accommodation over two floors with a kitchen, sitting room, dining room, three bedrooms and a bathroom. In addition, the linked annex provides a kitchen / diner / sitting room, bedroom and bathroom. The cottage & annex provides comfortable accommodation and is ideal for any onsite farmworkers.



SERVICES

- Mains water
- Mains electricity
- Private drainage
- Biomass boiler – The 80kW biomass boiler provides hot water and central heating to both the farmhouse, dairy cottage and hot water to the calf shed, benefitting from an income of around £10,000 - £12,000 per year from a Renewable Heat Incentive scheme ending in 2034.
- The telephone is installed subject to the normal BT regulations.

Floor Plan

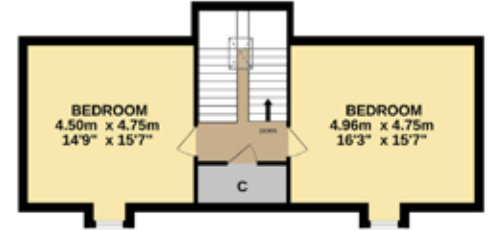
GROUND FLOOR



1ST FLOOR



2ND FLOOR

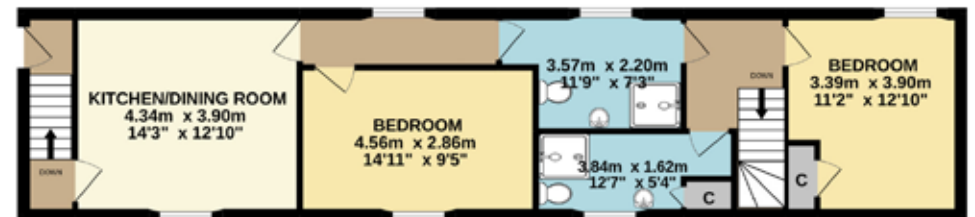


Challoch Farmhouse

GROUND FLOOR



1ST FLOOR



Dairy Cottage & Annex

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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THE FARM STEADING

A feature of Challoch is the extensive farm steading of mainly modern construction. The steading is utilised for the daily dairy operations carried out on the farm. The working farm is accessed from a separate driveway, and we have included within these particulars a numbered plan, which depicts and shows the location of each of the farm buildings. The steading briefly comprises:

- **Dairy Complex (1)**

Of steel portal construction under a fibre cement roof with solid concrete and part slatted floors fitted with automatic scrapers, feed barriers, ventilated cladding containing cubicles and outside feed barrier and troughs, cubicles for 220 cows, modern cattle handling facilities, Fullwood 24:48 parlour, office with adjoining WC, Tank house containing recently installed modern 14,000 litre bulk tank and ancillaries



- **Cubicle Shed (2)**

Of steel portal construction with fibre cement roof, concrete and part slatted flooring with automatic scrapers, ventilated cladding, feed barriers, cubicles for 120.

- **Calf Shed (3)**

Of steel portal construction with fibre cement roof.

- **Calf Shed (4)**

Of steel portal construction, fibre cement roof.

- **Feed Store (5)**

Of steel portal construction, fibre cement roof subdivided into separate feed clamps.

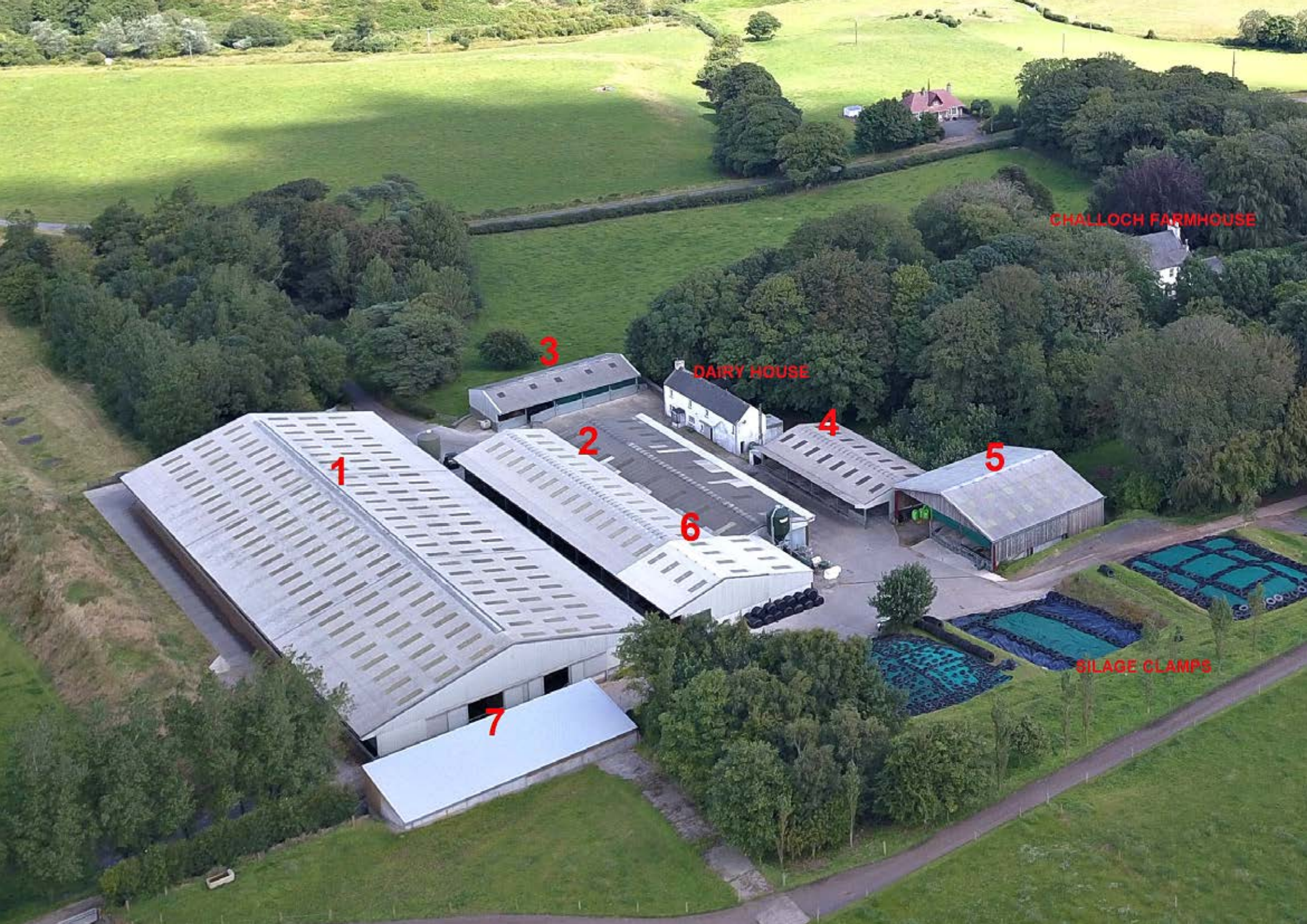
- **Machinery Store (6)**

Of steel portal construction, fibre cement roof recently erected.

- **Cattle Shed (7)**

Of steel portal construction, box profile roof recently erected.





CHALLOCH FARMHOUSE

DAIRY HOUSE

SILAGE CLAMPS

1

3

2

6

4

5

7



THE LAND

The lands of Challoch extend in total to about 362.55 acres to include the areas occupied by the farmhouse, dairy cottage & annex, steading, water courses, farm tracks, etc. The fields are contained within two ring fenced blocks in 30 good sized field enclosures with good access via internal tracks and public roads.

The agricultural land is classified as LFA. The land has all been allocated a region 1 status and at present is all down to grass for either grazing or mowing and benefits from water troughs from either mains or private water supply. The land is contained within yield classes 3 & 4 of the Land Capability Scale as produced by the James Hutton Institute and with the majority falling within yield class 3, the farm is well capable of growing a wide range of arable crops and is self-sufficient in home-grown forage. Challoch is registered with the Agricultural Food & Rural Communities, Rural Payments & Inspections Division, with a main location code of **98/861/0013**.



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 2022 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Challoch Farm benefits from 138.49 units of region 1 entitlements with an illustrative unit values of €164.52 (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 2022 Basic Payment and 2022 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 2022, this obligation expires on 31st December 2022.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

Challoch Farm lies within a Less Favoured Area.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2022 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

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, **Margo McGill Lockharts Law**, for a definitive list of burdens subject to which the property is sold.

However, it is noted that –

- 1- Aldouran Wetland Garden (field 1) is sold subject to a local community wetland project which runs to 2042 with no rent passing.
- 2- There is a wayleave in favour of Scottish Power for electricity poles
- 3- A Waste pipe from the Pumping Station at Leswalt transverses part of the property
- 4- Rights of access have been granted in favour of Logiebank and Mid Dinduff over the owned track (blue on the sale plan) also the owner of the buildings at Mid Dinduff has a benefit of a 5 mtr access round the farm buildings .
- 5- Upper Challoch has a right of access over the owned track adjacent to Fields 14 & 16

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.

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 July 2022

Field Number	Area (Ha)	Region or Description
1	1.02	Woodland
2	2.74	R1
3	9.22	R1
4	0.73	Woodland
5	5.27	R1
6	1.80	R1
7	0.23	Woodland
8	1.17	R1
9	3.76	HOUSE,STEADINGS ETC
10	13.78	R1
11	2.05	R1
12	18.77	R1
13	16.52	R1
14	8.53	R1
15	2.74	R1
16	0.58	R1
17	4.66	R1
18	4.73	R1
19	0.24	OTHER
20	4.60	R1
21	4.86	R1
22	5.01	R1
23	5.15	R1
24	4.47	R1
25	1.95	R1
26	0.21	OTHER
27	2.26	R1
28	2.41	R1
29	5.64	R1
30	9.94	R1
OTHER	1.68	ROADS,TRACKS ETC
Total: 146.72 Ha (362.55 Acres)		

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 **146.72 Ha (362.55 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 on Eligible Land Claimed 2022

Region 1 – 138.49 units (Indicative Value 2022 €164.52 (Euros))

