

LAND & STEADING AT STRONORD

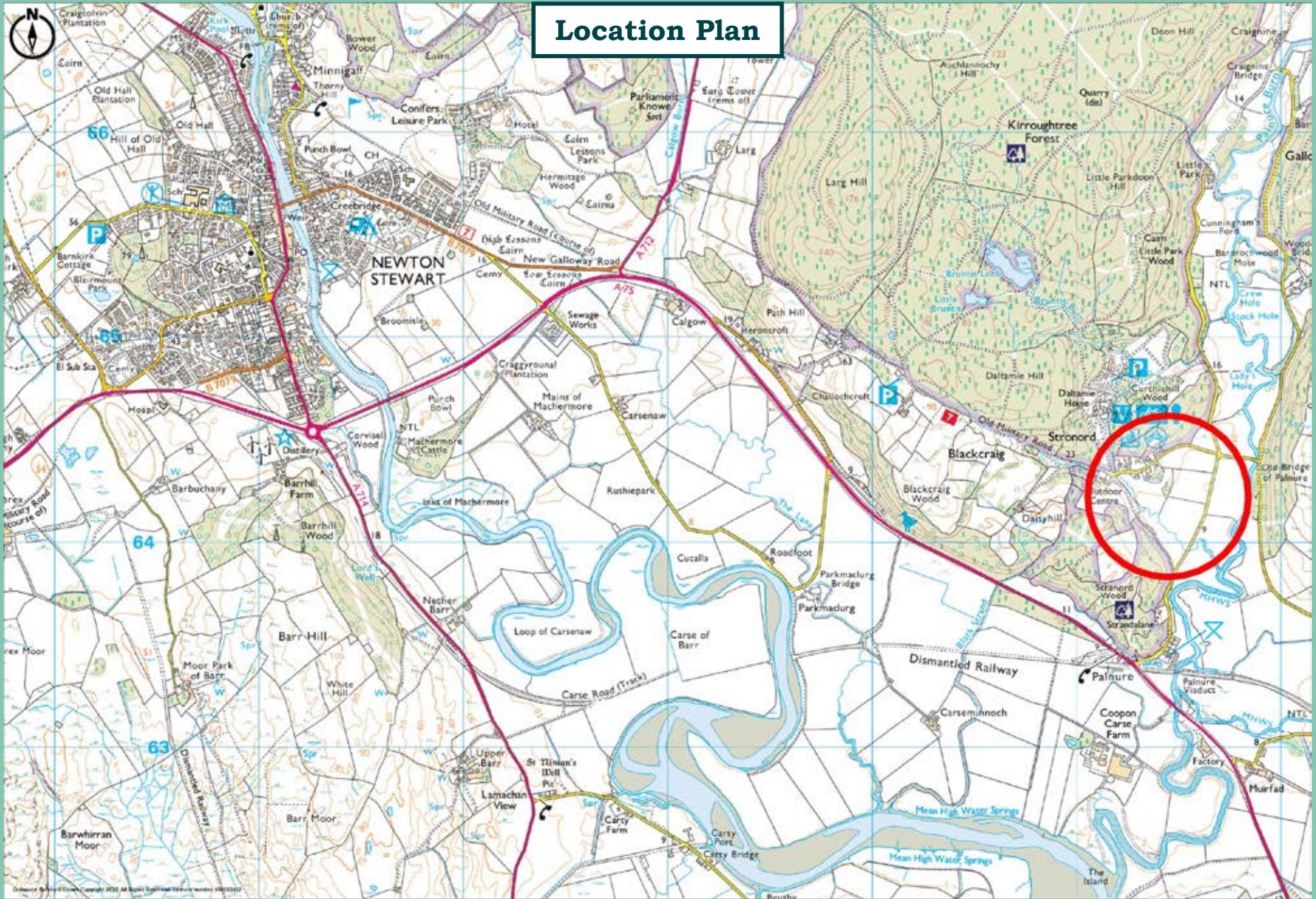
Newton Stewart, DG8 7BH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAND & STEADING AT STRONORD

Newton Stewart, DG8 7BH

Newton Stewart 4.5 miles, Stranraer 28 miles, Castle Douglas 29 miles, Dumfries 47 miles, Carlisle 81 miles

A BLOCK OF AGRICULTURAL LAND AND FARM STEADING LOCATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- AGRICULTURAL LAND CONTAINED WITHIN FIVE FIELD ENCLOSURES
- AMENITY WOODLAND
- GOOD ROADSIDE ACCESS
- FARM STEADING OF MAINLY MODERN CONSTRUCTION
- TRADITIONAL BARN
- REGION 1 ENTITLEMENT
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

IN TOTAL ABOUT 37.28 ACRES (15.09 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Peter Matthews
A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG
Tel:01671 404100



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

The Land & Steading at Stronord is located in a quiet yet accessible area of Dumfries & Galloway, only a short drive from the market town of Newton Stewart.

The agricultural land is made up of five good sized field enclosures with good roadside access. The land extends in total to about 37.28 acres (15.09 hectares) and includes areas of amenity woodland and the steading. The land is currently utilised for the grazing of farm livestock.

The steading is a mixture of more modern farm buildings which include portal structures with box profile cladding, which are utilised for the overwintering of beef cattle. The sheds are further utilised for storage of agricultural machinery. To the side of the steading is a large hardcore yard, which provides adequate storage for baled silage. On the approach to the steading is a former agricultural barn with adjacent sheep pens. The barn is of traditional stone-built construction and may have some development potential.

This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

The nearest local services can be found at the busy market town of Newton Stewart offering a wide variety of shops, supermarkets, banks, hotels, etc. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and a swimming pool/sports centre. There are numerous golf courses in the local area, with the closest being within the town boundaries of Newton Stewart. Newton Stewart is also host to weekly livestock sales.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stenna and P & O Ferries. Prestwick Airport and Glasgow International Airport are within an hour and a half's drive of 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 The Land & Steading at Stronord are sought **in excess of: £300,000**

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

THE AGRICULTURAL LAND

As mentioned earlier, the land is contained within five good sized field enclosures with good roadside access and is currently utilised for the grazing of livestock. The fields are adequately fenced and watered. The land is registered with the AFRC-RPID with a sub-location code and benefits from areas of amenity woodland.



THE AGRICULTURAL STEADING

As described earlier, the steading is a mixture of more modern farm buildings which include portal structures with box profile cladding, which are utilised for the overwintering of beef cattle. The sheds are further utilised for storage of agricultural machinery. To the side of the steading is a large hardcore yard, which provides adequate storage for baled silage. On the approach to the steading is a former agricultural barn with adjacent sheep pens. The barn is of traditional stone-built construction and may have some development potential.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

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).

The property benefits from 13 units of region 1 entitlements with illustrative unit values of €164.52 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer the 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.

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). 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 Peter Matthews, A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

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 legal 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

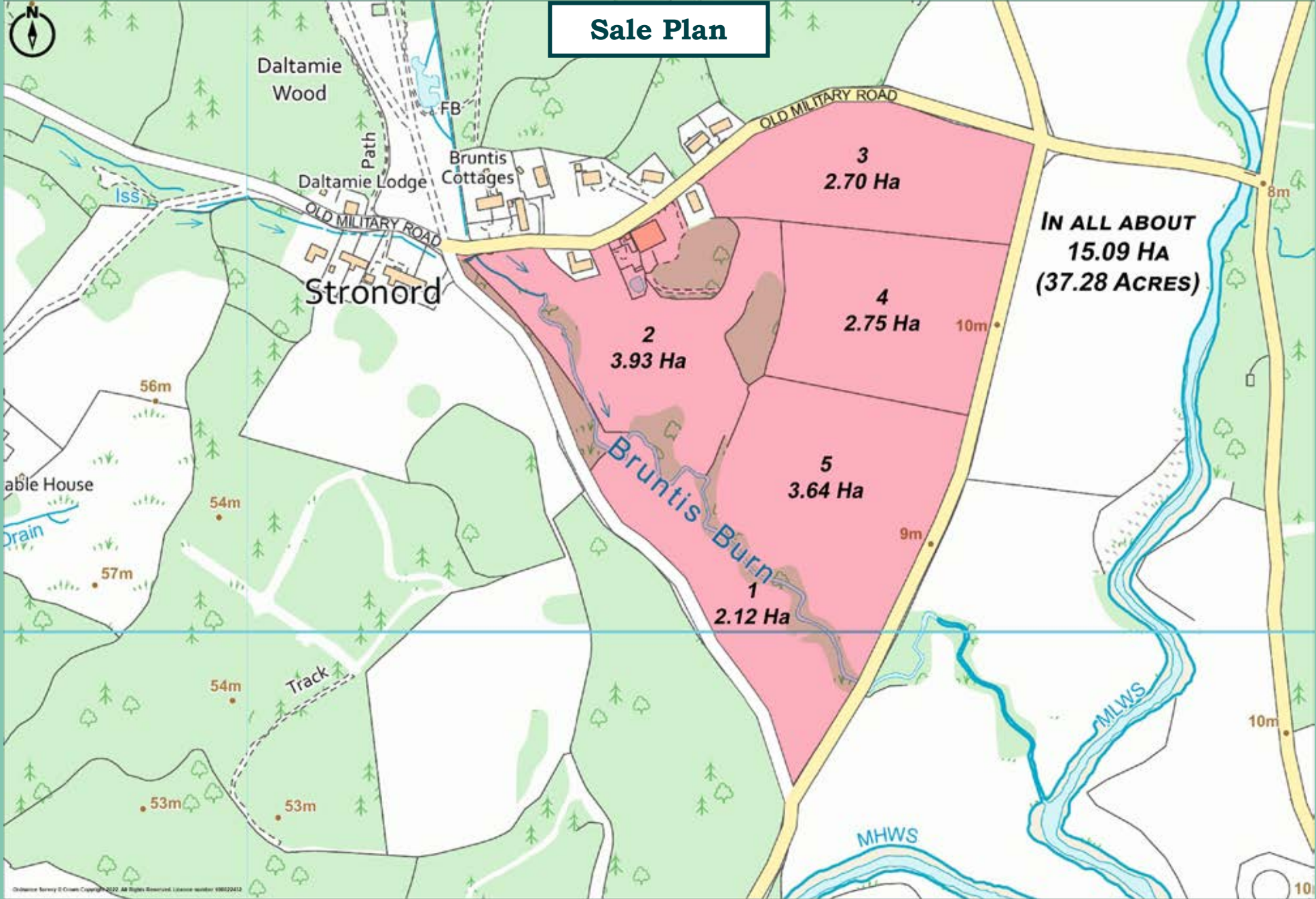
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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 November 2022



Sale Plan



NOT TO SCALE
Plan for indicative purposes only

