



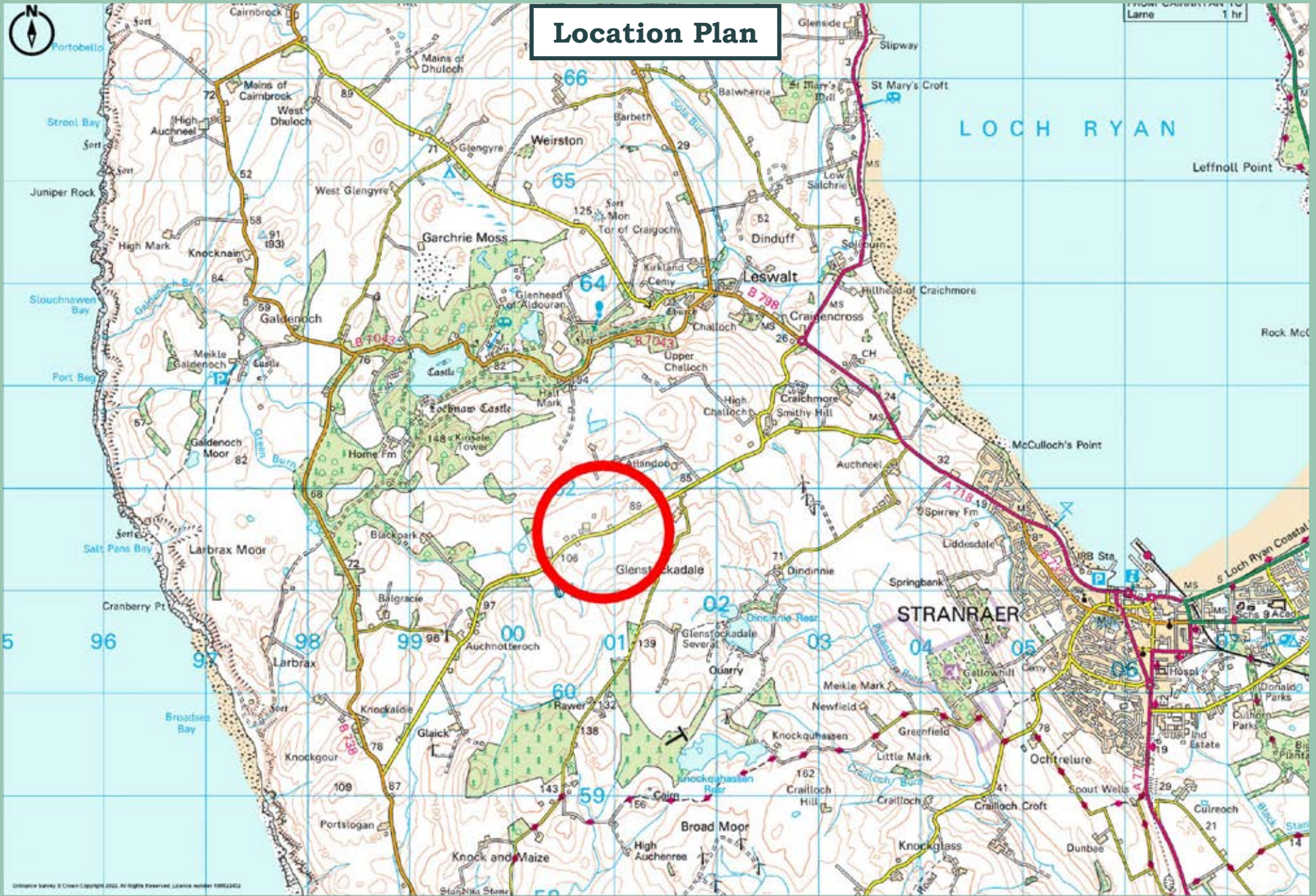
EAST GLENSTOCKADALE FARM

Leswalt, Stranraer, DG9 OLU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

NOT TO SCALE
 Plan for indicative purposes only

EAST GLENSTOCKADALE FARM

Leswalt, Stranraer, DG9 0LU

Stranraer 4.3 Miles, Ayr 54 Miles, Dumfries 76 Miles, Belfast NI 75 Miles (By Ferry at Cairnryan Port, Stranraer)

A PRODUCTIVE STOCK REARING FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN THE RHINS OF GALLOWAY

- WELL-PRESENTED THREE BEDROOM FARMHOUSE
- RANGE OF USEFUL FARM BUILDINGS
- ABOUT 191 ACRES OF AGRICULTURAL LAND
- 65.55 UNITS OF REGION ONE BASIC PAYMENT ENTITLEMENTS (165.29 EUROS)
- FARMHOUSE EPC RATING – E (46)
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS AND FERRY PORT

IN ALL ABOUT 194.22 ACRES (78.60 HECTARES)

AVAILABLE AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Ferguson & Company
87 Hanover Street
Strandraer
DG9 7RS
Tel: 01776 702581



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

East Glenstockadale Farm is situated just over 4 miles distant from bustling town of Stranraer. The farm 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 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.

East Glenstockadale Farm is offered for sale as a whole or in two lots. Lot 1 comprises of the traditional farmhouse, range of farm buildings and about 61 acres of grazing land. The farmhouse is of traditional construction and sits on an elevated site with open countryside views and far-reaching views towards Luce Bay.

Lot 2 comprises of a block of agricultural land amounting to about 132.69 acres. The land at present is down to grass for grazing and or conservation. Further details of both lots can be found within the particulars of sale.

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 4 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 Leswalt.

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. or in two lots .

GUIDE PRICE

Offers for East Glenstockadale Farm **as a whole or in two lots** are sought in excess of:

LOT 1: Offers in excess of: £400,000

LOT 2: Offers in excess of: £400,000

AS A WHOLE: Offers in excess of --£800,000

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

EAST GLENSTOCKADALE FARMHOUSE

LOT 1 (coloured pink on the sale plan)
THE FARMHOUSE, STEADING & ABOUT 61.53 ACRES

East Glenstockadale Farmhouse is a one and a half storey traditional dwelling set under a tiled roof. The property has been very well maintained over the years and offers spacious and diverse three / four-bedroom accommodation over two floors as depicted in the floor plan contained within these particulars. The accommodation very briefly comprises:

GROUND FLOOR

- **Rear Entrance Hallway**
With built-in cupboard.

- **Utility Room**
With a range of floor and wall units, built-in electric oven and gas hob (bottled gas) with cooker hood, sink & drainer, double aspect windows.
- **Cloakroom**
With WC & WHB.
- **Kitchen**
With a range of floor and wall units, sink, double aspect windows.



- **Central Hallway**
With staircase off to first floor, understair cupboard.
- **Sunroom**
Glazed to three sides affording lovely countryside views with door off to the garden grounds.
- **Lounge & Dining Room**
Triple aspect windows affording lovely views, multi-fuel stove set in a feature fireplace.



FIRST FLOOR

- **Split Landing**
- **Upper Hallway**
With built-in cupboard.
- **Shower Room**
Built-in shower cubicle, WC, WHB, velux type window.
- **Double Bedroom 1**
Velux type windows to two sides affording elevated views across the surrounding countryside.
- **Double Bedroom 2**
With double aspect velux type windows.



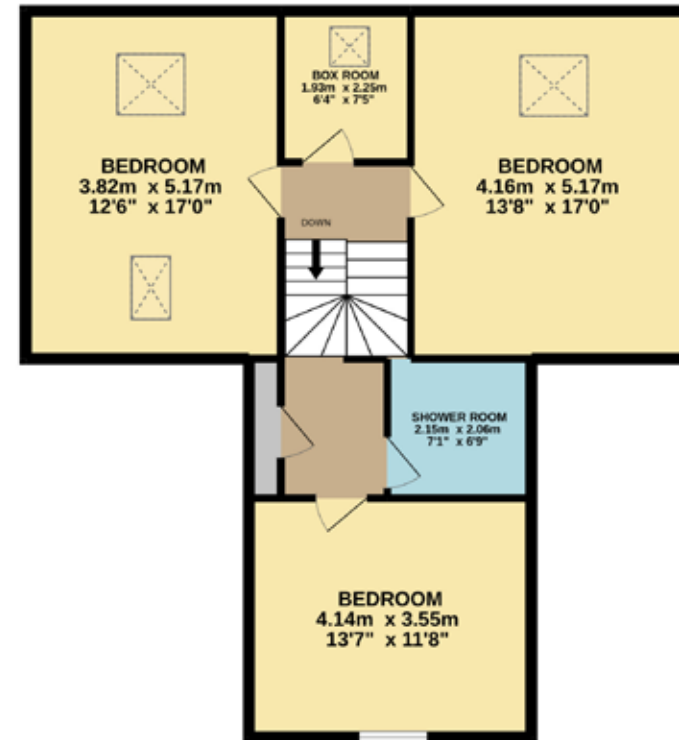
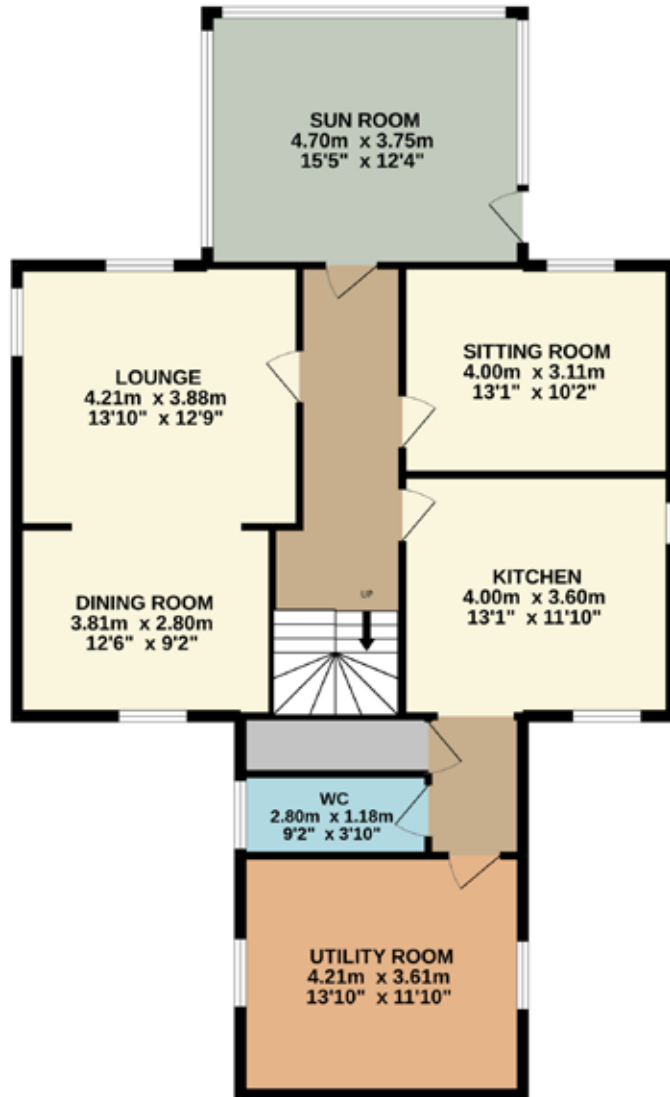
- **Box Room / Single Bedroom 3**
With velux type window.
- **Double Bedroom 4**
With large velux type window.



Floor Plan

GROUND FLOOR

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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SERVICES

- Mains water
- Mains electricity
- Private drainage
- Mainly oil-fired central heating.
- The telephone is installed subject to the normal BT regulations.

THE FARM STEADING

The farm steading at East Glenstockadale is somewhat dated, however, is utilised for the storage of machinery and livestock. The steading comprises, not only of portal concrete structures, but a range of more traditional buildings. In the past the farm was a dairy farm and since the herd was dispersed, the steading has been used for general farm storage and would lend itself to upgrading for any type of modern day agricultural usage.



THE LAND

The lands of **lot 1** at East Glenstockadale extend in total to about 61.53 acres to include the areas occupied by the farmhouse, steading, water courses, farm tracks, etc. The fields are contained within a ring fence of 7 good sized field enclosures with good roadside access.

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 class 4 of the Land Capability Scale as produced by the James Hutton Institute. East Glenstockadale is registered with the Agricultural Food & Rural Communities, Rural Payments & Inspections Division, with a main location code of **98/863/0012**.

If sold in lots, lot 1 will benefit from 21.16 units of entitlement.

LOT 2 (coloured green on the sale plan)
IN ALL ABOUT 132.68 ACRES

THE LANDS OF LOT 2

The lands of **lot 2** at East Glenstockadale extend in total to about 132.69 acres to include areas occupied by water courses, farm tracks, etc. The fields are contained within a ring fence in 15 good sized field enclosures with good roadside access.

The agricultural land is classified as LFA. The land has all been allocated a region 1 status with 1 field falling within region 2. 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 class 4 of the Land Capability Scale as produced by the James Hutton Institute. East Glenstockadale is registered with the Agricultural Food & Rural Communities, Rural Payments & Inspections Division, with a main location code of **98/863/0012**.

If sold in lots, lot 2 will benefit from 44.39 units of entitlement.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region 1 the exception of one field. 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).



East Glenstockadale Farm benefits from 65.55 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)

East Glenstockadale 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, **Ferguson & Company** for a definitive list of burdens subject to which the property is sold. However, it is noted that the standard wayleave agreements exist in favour of Scottish Power and Scottish Water.

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 December 2022



LOT 1 - PLAN NO	AREA (HA)	BPS REGION / DESCRIPTION
1	0.92	R1(0.92)
2	7.91	R1(7.48)
3	0.70	R1(0.70)
4	1.27	R1(1.21)
5	2.45	R1(2.00)
6	2.79	R1(2.79)
7	8.06	R1(6.06)
A	0.80	HOUSE, GARDENS, BUILDINGS, ROADS ETC
TOTAL LOT1	24.90 HA (61.53 Acres)	21.16 units Region 1 Entitlement
LOT 2 – PLAN NO	AREA (HA)	BPS REGION / DESCRIPTION
8	0.44	R1(0.44)
9	3.56	R1(3.56)
10	2.79	R1(2.75)
11	3.48	R1(0.00)
12	5.74	R1(5.70)
13	5.58	R1(5.58)
14	7.63	R1(7.63)
15	4.91	R1(4.84)
16	3.00	R1(2.94)
17	0.71	R1(0.68)
18	5.08	R1(5.02)
19	0.54	R1(0.47)
20	4.78	R1(4.78)
21	5.14	R2(0.00)
22	0.07	R1(0.00)
B	0.25	ROADS ETC
TOTAL LOT 2	53.70 HA (132.69 ACRES)	44.39 units Region 1 Entitlement
GRAND TOTAL	78.60 HA (194.22 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 **78.60 Ha (194.22 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 –66.66 units (Indicative Value 2022 **€166.20** (Euros))

Region 2 – NIL

