



BACK OF THE WALL

Glenluce, Newton Stewart, Wigtownshire, DG8 0AF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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BACK OF THE WALL

Glenluce, Newton Stewart, Wigtownshire, DG8 0AF

Stranraer 10 Miles, Newton Stewart 23 Miles, Castle Douglas 46 Miles, Carlisle 98 Miles, Glasgow 90 Miles

A HIGHLY PRODUCTIVE FORMER DAIRY FARM SITUATED ON THE PERIPHERY OF THE VILLAGE OF GLENLUCE

- EXTREMELY WELL-PRESENTED & MODERNISED TRADITIONAL FARMHOUSE
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- MILKING PARLOUR & DAIRY STILL IN SITU
- RING FENCED FARM WITH RIVER SOLUM AND AMENITY WOODLAND
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS (REGION 1: 74.3 UNITS)
- BIOMASS BOILER ON FEED IN TARIFF
- CHARMING TWO BEDROOM COTTAGE (OPTIONAL PURCHASE)
- FARMHOUSE EPC RATING: F (29)
- COTTAGE EPC RATING: D (55)

IN ALL ABOUT 201.48 ACRES (81.54 HECTARES)

VENDORS SOLICITORS

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



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

Back of the Wall Farm is set in an idyllic rural setting and from the higher ground on a clear day, benefits from distant sea views across to the Isle of Man, Luce Bay, and the Mull of Galloway. Also, situated on the periphery of the farm is the historic Glenluce Abbey.

Back of the Wall Farm (former dairy farm) is an exceptional stock rearing and arable farm, benefitting from beautifully presented and modernised farmhouse, modern and traditional farm buildings and about 190 acres of agricultural land. The agricultural land is highly productive and is capable of growing a range of cereal and other forage crops. In addition, there is river solum of the Water of Luce and an area of Amenity woodland. **The farm is available as a whole, however, there is an optional farm cottage which is available by separate negotiation.**

The farmhouse has been a wonderful family home for many years, which has been sympathetically modernised and maintained to a really high standard. The house benefits from wonderful views across the surrounding countryside offering spacious, beautifully presented family accommodation over two floors.

A small range of local services by way of primary schooling, village shops, doctors' surgery, etc. are available at Glenluce. The regional centre of Stranraer is located about 10 miles from Back of the Wall 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 Back of the Wall are sought **in excess of: £1,400,000**

As mentioned earlier the farm cottage is available **separately at offers in excess of: £180,000**

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

BACK OF THE WALL FARMHOUSE

A traditional, modernised Wigtownshire farmhouse offering bright, spacious living accommodation briefly comprising:



GROUND FLOOR

- **Utility Room**

With a range of floor and wall units, built in storage cupboard, plumbed for white goods, cloakroom off, part glazed UPVC doors to the front and rear, door to attic room.

- **Kitchen / Diner**

A lovely bright & spacious living space offering a fully equipped kitchen with ample space for family dining. From the kitchen a window overlooks the courtyard steading and the lounge area benefits from a wood burning stove and a picture window to the front.

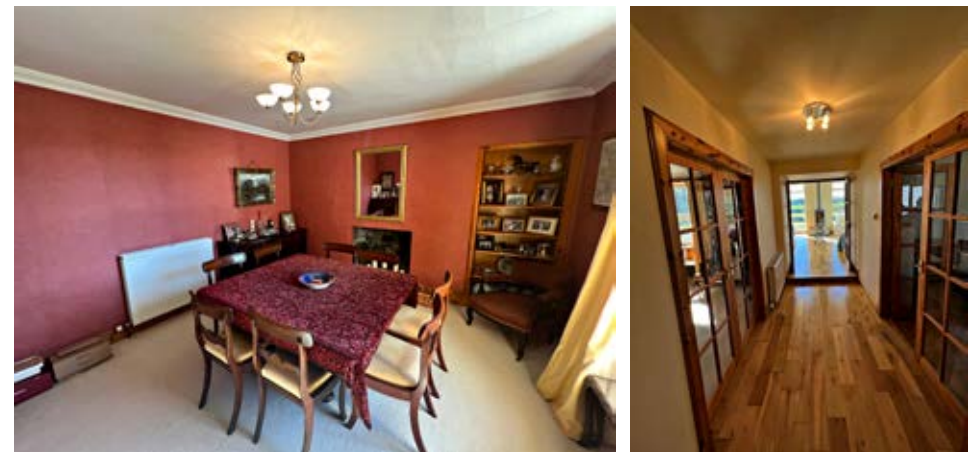


- **Central Hallway**

With engineered oak flooring and stairs off to the first floor.

- **Sunroom**

A fabulous modern extension to the original farmhouse with floor to ceiling glazing offering wonderful views across the surrounding countryside. Patio doors give access to the patio area at the front of the property.



- **Dining Room**

With a feature fireplace window facing over the garden and double doors opening on to hallway.

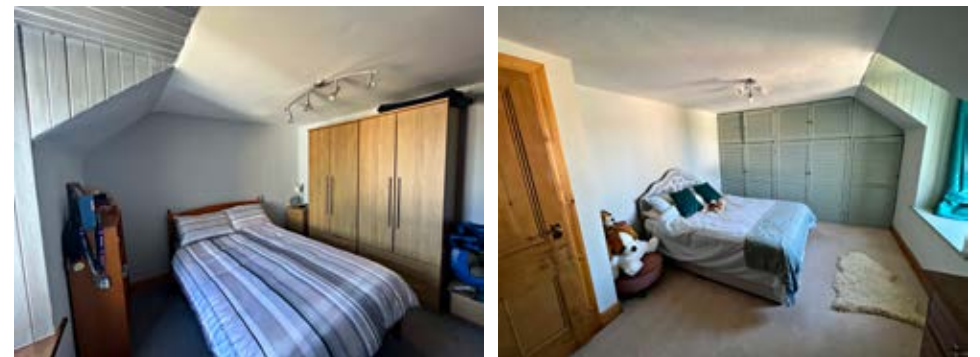
- **Study**
Window to the rear
- **Office**
Window to the rear and door to the courtyard

FIRST FLOOR

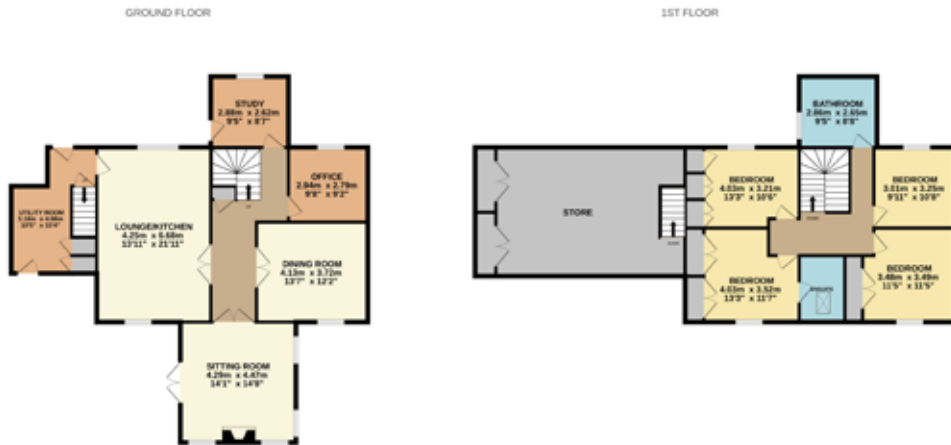
- **Double Bedroom 1**
With window to the front and built-in storage cupboards.



- **Double Bedroom 2 (En-Suite)**
With built in cupboards, window to the front.
- **En-Suite**
With large walk-in shower enclosure, modern sanitary ware.
- **Double Bedroom 3**
With window overlooking the courtyard and built-in wardrobes.



- **Double Bedroom 4**
Window overlooking courtyard.
- **Bathroom**
With modern sanitary ware, bath, heated towel rail and corner shower cubicle.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler (2022)



Attic Room

Currently utilised for storage but could lend itself to further living accommodation.

SERVICES

- Mains water & electricity
- Private drainage.
- Biomass commercial pellet fed boiler.
- The telephone is installed subject to the normal BT regulations.

THE FARM STEADING

Back of the Wall was, until May 2021, a highly productive dairy farm and as such the steading was, and still is, adapted for housing a dairy herd. The buildings are a mixture of traditional and portal structures. We have included within these particulars a numbered plan, which depicts the location of the main farm buildings which briefly comprise:



- **Biomass Shed (1)**
Housing a commercial KWB Pelletfire Biomass boiler and all ancillary equipment.
- **Dairy Complex (2)**
Containing 20/20 Gascoigne parlour with milk meters and ACR's. DeLaval bulk tank and all dairy ancillaries.
- **Cubicle Shed (3)**
Of steel portal construction under a big six roof containing 144 cubicles, automatic scrapers and feed barriers with self-locking yokes on one side.



- **Stock Shed (4)**
Of steel portal construction, cantilever type containing bedded court.
- **Slurry Store (5)**
- **Cubicle Shed 2 (6)**
Of traditional construction under a slate roof containing 37 cubicles with outside feed yard.

- **Silage Clamp 1 (7)**
1,100 tonnes
- **Silage Clamp 2 (8)**
450 tonnes
- **Earth Wall Silage Clamp (9)**
250 tonnes
- **Feed Store (10)**
- **Machinery Shed & Workshop (11)**
- **Young Stock Shed (12)**
Of steel portal construction with overhang, one side with slatted tank and feed trough, one side bedded cubicles with rubber mats.
- **Traditional Pole Barn (13)**



- **Traditional Former Byre (14)**
Utilised as calf shed.
- **Collinson Feed Bin (15)**

THE LAND

Back of the Wall extends in total to about 201.48 acres (81.54 Ha), including the areas occupied by the farmhouse, cottage, steading, yards, access roads, amenity woodland and river solum.

The holding features 14 specific field enclosures, which are currently all down to grass for grazing and conservation (silage), with the exception of field 9, which is in winter wheat. 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 lies in a ring fence, split only by a minor public road, is well-fenced and watered and is widely regarded as some of the most fertile land in the area.



OPTIONAL FARM COTTAGE (Coloured orange on the sale plan)

The farm cottage is situated, just off the minor public road (shaded orange on the sale plan). The property is a detached dwelling surrounded by its own garden grounds with off-road parking. The property has been well-maintained and modernised within the current ownership and benefits from spacious, well-laid out accommodation, briefly comprising of a fully fitted kitchen, lounge, three bedrooms and a bathroom.

As mentioned earlier, the farm cottage is only available by separate negotiation to any party interested in the farm as a whole.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing information, the seller does not accept any responsibility for any errors or omissions or for any loss or damage arising from the use of the information. The vendor, agent and exhibitors shall have no liability or obligation as to the accuracy or efficiency of the plan.



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 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Back of the Wall benefits from 74.3 units of region 1 entitlements with an illustrative unit values of €165.63 (Euros). 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 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 2023 Basic Payment and 2023 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 2023, this obligation expires on 31st December 2023.

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 **Hall Baird** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. Normal wayleaves exist in favour of Scottish Power.
2. The gas pipeline transverses the southwestern edge of the farm.
3. There exists a small area adjacent to Glenluce Abbey which is designated as an area of archaeological importance which prevents **deep** cultivation.

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 and there are riparian fishing rights on the Water of Luce

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 2023

Field Number	Field Identifier	Area (Ha)
1	NX/18263/58196	0.64
2	NX/18336/58077	7.03
3	NX/18359/58511	5.68
4	NX/18435/58304	0.37
5	NX/18439/57847	6.95
6	NX/18519/58109	6.87
7	NX/18592/58423	3.84
8	NX/18755/58767	3.96
9	NX/18781/58187	8.08
10	NX/18834/57973	4.72
11	NX/18864/57796	5.69
12	NX/18954/58398	8.35
13	NX/18978/58642	8.21
14	NX/19068/58185	5.04
A	WOODLAND, RIVER SOLUM,ROADS ,YARDS&.BUILDINGS	6.10
		Total: 81.54 Ha (201.48 Acres)

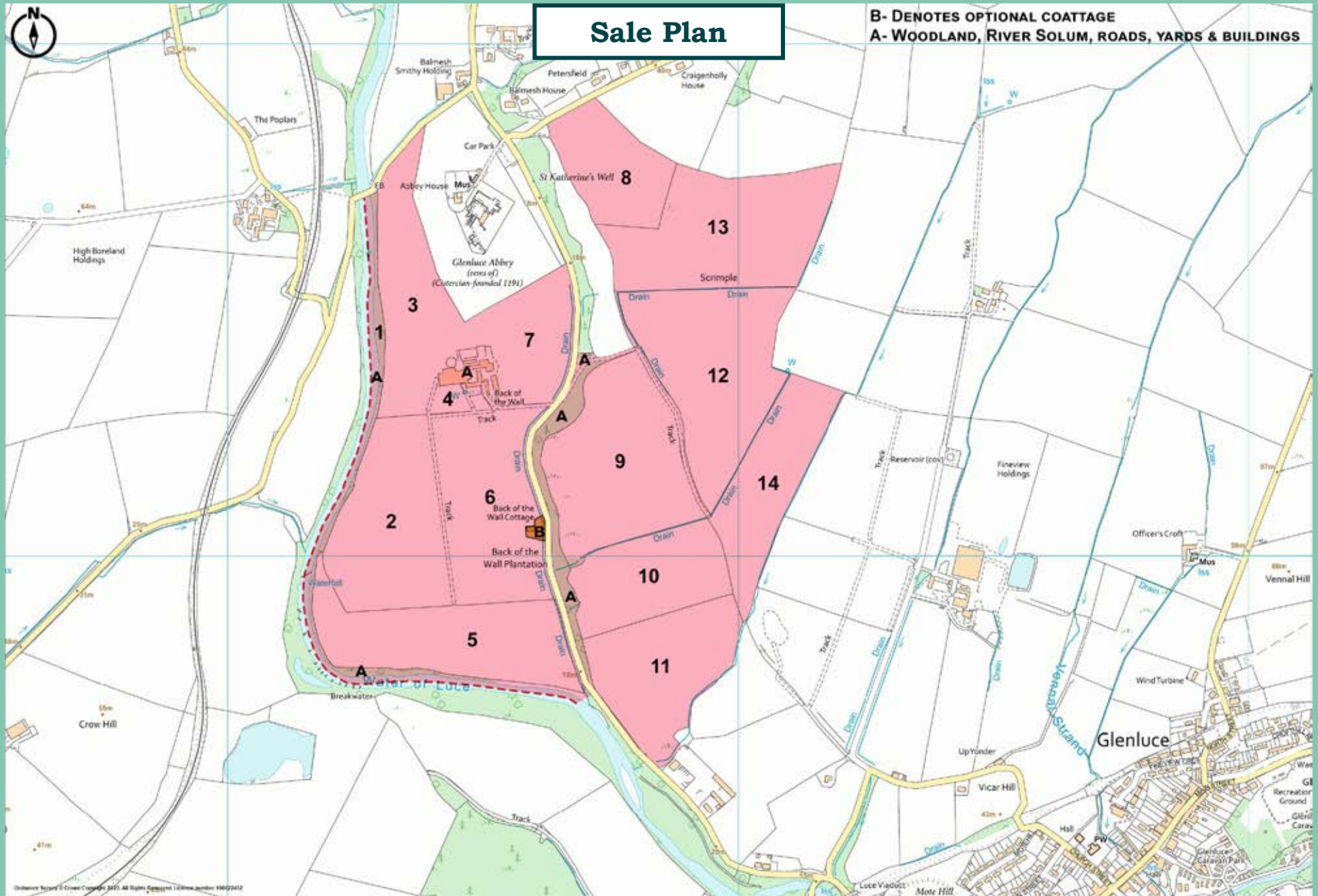
Disclaimer

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 **81.54 Ha (201.48 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.



Sale Plan

B- DENOTES OPTIONAL COOTTAGE
A- WOODLAND, RIVER SOLUM, ROADS, YARDS & BUILDINGS



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Plotted Scale - 1:10000. Paper Size - A4

