

CLAUCHAN FARM

Gatehouse of Fleet, Castle Douglas, DG7 2DW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CLAUCHAN FARM

Gatehouse of Fleet, Castle Douglas, DG7 2DW

Gatehouse of Fleet 3 miles, Kirkcudbright 5 miles, Castle Douglas 11 miles, Dumfries 29 miles, Carlisle 66 miles, Glasgow 95 miles

A PRODUCTIVE STOCK REARING FARM LOCATED ON THE OUTSKIRTS OF GATEHOUSE OF FLEET

- USEFUL RANGE OF MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (66.09 REGION 1)

IN ALL ABOUT 201.44 ACRES (81.52HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey St.
Edinburgh
EH3 9EE
Tel: 0131 228 8111



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

Clauchan Farm is situated not far from the pretty village of Gatehouse of Fleet. Clauchan Farm is a fertile stock rearing farm benefiting from a modern farm steading and land lying within a ring fence. For the avoidance of doubt, Clauchan is farmed in conjunction with two other properties which are both being offered for sale at this time by Threave Rural and particulars are available (Barharrow Farm & Land at Plunton), both which lie contiguous to Clauchan. There is no dwellinghouse at the farm, however, given the size and productivity of the unit, there may exist the opportunity to construct a house, subject to the necessary planning permissions being granted.

The steading is of mainly modern construction and is currently utilised for the overwintering of both dairy young stock and a beef herd. The farm could be self-sufficient in home-grown forage, if it were run separately.

A range of local services are conveniently located within the historical village of Gatehouse, where there are a range of shops and a grocery store and with a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Primary schooling is available in Gatehouse of Fleet and secondary schooling available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one-and-a-half-hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being at Gatehouse.

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 Clauchan Farm are sought **in excess of: £1,600,000**

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

CLAUCHAN FARM STEADING

The farm steading at Clauchan is mainly of modern construction, utilised for the overwintering of dairy young stock and a beef herd. The steading briefly comprises of four linked portal structures containing 220 cubicles with feed barriers, automatic scrapers and slatted tank. There is also an area for cattle handling and some of the feed barriers have self-locking yokes for ease of handling.



There is a further large modern farm building which houses feed and general storage, a large workshop and machinery store, along with bedded cattle courts. Adjacent to the steading is a slurry ring, two Collinson feed bins and a silage clamp.

THE LAND

Clauchan Farm extends in total to about 201.44 acres (81.52 ha), including the areas occupied by the steading, yards, access roads, etc.

The holding features 14 specific field enclosures, which are currently all down to grass for grazing and conservation (silage) or other 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 farm would be self-sufficient in home-grown forage and capable of any type of livestock production or cropping if run as a single unit.

An access track from Clauchan leads to Barharrow which was installed as the farms were farmed as a single unit.

Field 14 on the sale plan belonged to another family member and has not been registered with the AFRC-RPID, however, at completion the land maintenance form will reflect this as a first registration.





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

Clauchan Farm benefits from 66.09 units of region 1 entitlements with illustrative unit values of €165.63 (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 2023 Basic Payment and 2023 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 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, **Mr Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. The farm is subject to the usual wayleaves etc., by utility companies.
2. The BGE gas pipeline transverses a part of the farm.
3. Access to Clauchan is by way of a servitude right of access over a roadway, marked blue on the sale plan, past a number of residential properties. There further exists a servitude right of access to Bar Hill plantation, also marked blue on the sale plan.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, 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.

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 June 2023

No.	LPID	Area (Ha)	BPS	CLAIMED 2023
1	NX/60084/53682	3.73	R1	3.58
2	NX/60250/53614	4.52	R1	4.52
3	NX/60542/53800	5.1	R1	5.1
4	NX/60706/53921	4.16	R1	4.16
5	NX/60764/53754	3.06	R1	3.06
6	NX/60843/53328	4.07	R1	3.86
7	NX/60865/53943	2.88	R1	2.88
8	NX/60892/53637	4.22	R1	3.8
9	NX/60989/53839	3.78	R1	3.76
10	NX/60995/53468	4.58	R1	4.44
11	NX/61078/53183	7.99	R1	7.66
12	NX/61135/53809	4.36	R1	4.27
13	NX/61252/53513	15.25	R1	15
14	NX/60292/53375 TO REGISTER	12.01	UNKNOWN	
A	Steading,Roads etc	1.81		
Totals:		81.52 Ha		201.44 acres

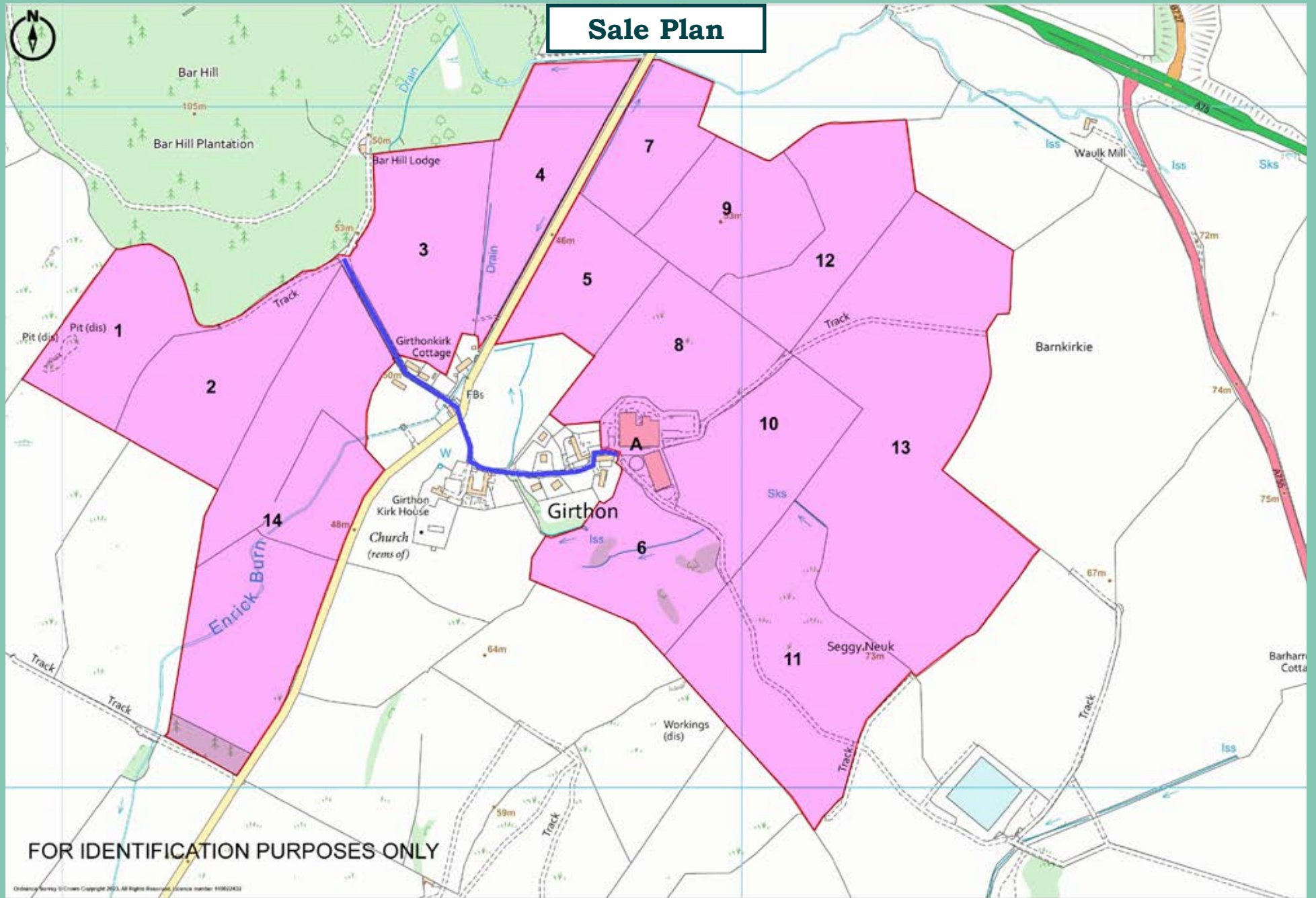
Disclaimer

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 **81.52 Ha (201.44 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 2023

Region 1 – 66.09 units (Indicative Value 2023 **€165.63** (Euros))

Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

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