



WEST LOGAN FARM

Castle Douglas, DG7 1NX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

NOT TO SCALE
Plan for indicative purposes only

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WEST LOGAN FARM

Castle Douglas, DG7 1NX

Dumfries 18 miles, Carlisle 56 miles, Glasgow 94 miles

AN OUTSTANDING STOCK REARING FARM CONVENIENTLY LOCATED ON THE OUTSKIRTS OF CASTLE DOUGLAS IN AN AREA OF OUTSTANDING NATURAL BEAUTY

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- EXCEPTIONAL MODERN FARM STEADING
- 87.24 BASIC PAYMENT ENTITLEMENTS (REGION 1)
- SELF SUFFICIENT IN HOME GROWN FORAGE
- FARMHOUSE EPC – C (74)

IN ALL ABOUT 246.45 ACRES (99.74 HECTARES)

VENDORS SOLICITORS

Mr D. Hall
Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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

West Logan Farm is conveniently located within the stunning Stewartry area of Dumfries and Galloway. The Farm lies approximately 3 miles east of Castle Douglas in an attractive rural location offering privacy and seclusion, yet well within easy reach of major commuting links. West Logan farm occupies an elevated site with far reaching views over open countryside.

West Logan is a highly productive residential stock rearing farm benefitting from a traditional dwelling house and an exceptional modern farm steading. The dwelling house provides comfortable four bedroomed accommodation with garden grounds & feature pond to the front and hardstanding parking for several vehicles to the rear. The steading benefits from a range of modern farm buildings, which are described later on within these sales particulars.

The land lies within a ring fence in 24 specific field enclosures, which include 5 areas of shelter belt woodland. A hardcore farm track along with direct road frontage, gives easy access to the farmland. Up until recently the farm was utilised for pedigree livestock and in the last 3 years the grass has been let on a seasonal basis due to a change in farming policy.

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 and where the area has been relatively unscathed by modern industry.

A full range of local services are available at Castle Douglas (The Food Town), which forms the heart of the Stewartry area and offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

From Castle Douglas take the A745 signed Dalbeattie and follow this road for approximately 2 miles and turn left off a sweeping corner on to a minor road. Follow this road for about 1 mile and bear right. West Logan is located on the right hand side, 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 West Logan 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

WEST LOGAN FARMHOUSE

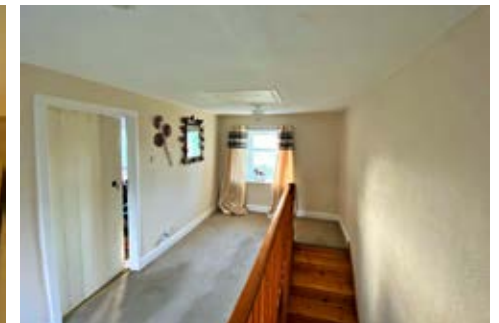
West Logan farmhouse is of traditional construction and occupies an elevated site with stunning open countryside views. The property benefits from spacious family accommodation and in more detail briefly comprises:

GROUND FLOOR

- **Rear Entrance Hallway**
Door off to inner hallway.
- **Inner Hallway**
With door off to the side of the property.



- **Kitchen**
With a range of fitted floor and wall units, sink & drainer, plumbed for automatic washing machine, tiled floor, windows to both sides and window to the rear.
- **Dining Room**
With window to the front providing lovely views over the garden grounds and pond, oil fired range, tiled floor.
- **Living Room**
With window to the front, wood burning stove set on tiled hearth within a feature fireplace.
- **Central Hallway**
With wooden flooring, part glazed UPVC door to the front, stairs off to first floor.
- **Sitting Room**
With window to the front, wooden flooring.



- **Bathroom**
With standalone shower cubicle, bath, WC, WHB, window to the side.

FIRST FLOOR

- **Upper Landing**
With windows to the front and rear.
- **Double Bedroom 1**
With window to the front.

- **Upper Hallway**
With window to the rear.

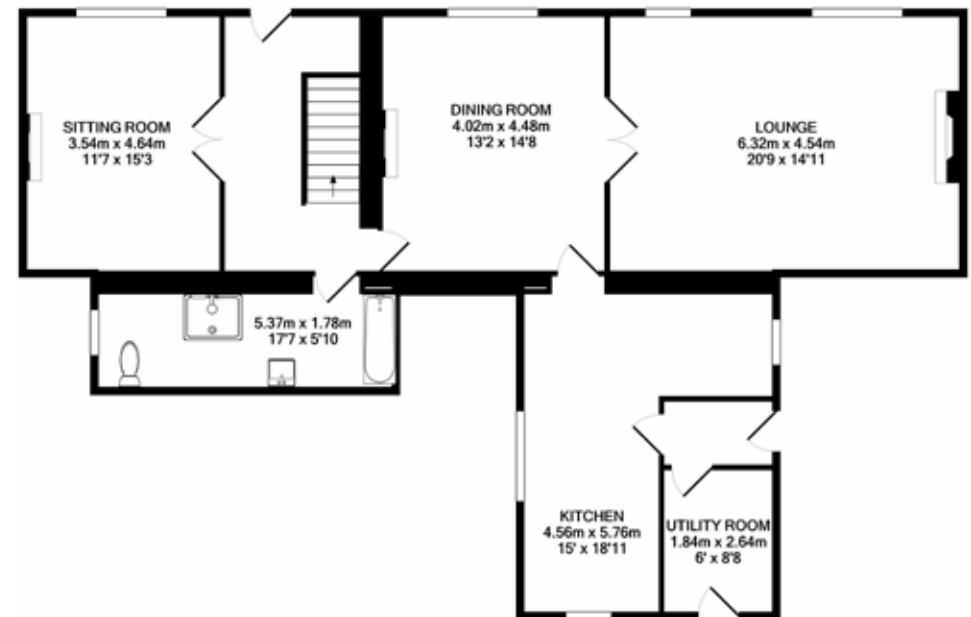


- **Double Bedroom 2**
With window to the front.
- **Double Bedroom 3**
With window to the front.
- **Master Bedroom 4**
With windows to the front and rear.

OUTSIDE

Garden grounds to the front of the dwelling house which are mainly laid to lawns, mature trees, shrubs and a feature pond. To the rear there is hardstanding parking for several vehicles.

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 for 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 & private water
- Mains electricity
- Private drainage
- The telephone is installed subject to the normal BT regulations

COUNCIL TAX

Band E

THE FARM STEADING

West Logan benefits from an exceptional modern farm steading. The new buildings were erected in the last 12 years and are of a type and construction more usually seen on largescale arable farms. The buildings are utilised for the overwintering and fattening of beef cattle, along with the covered storage for forage and feedstuffs. We have included a numbered aerial photograph of the steading, which should be cross referenced with the details below.

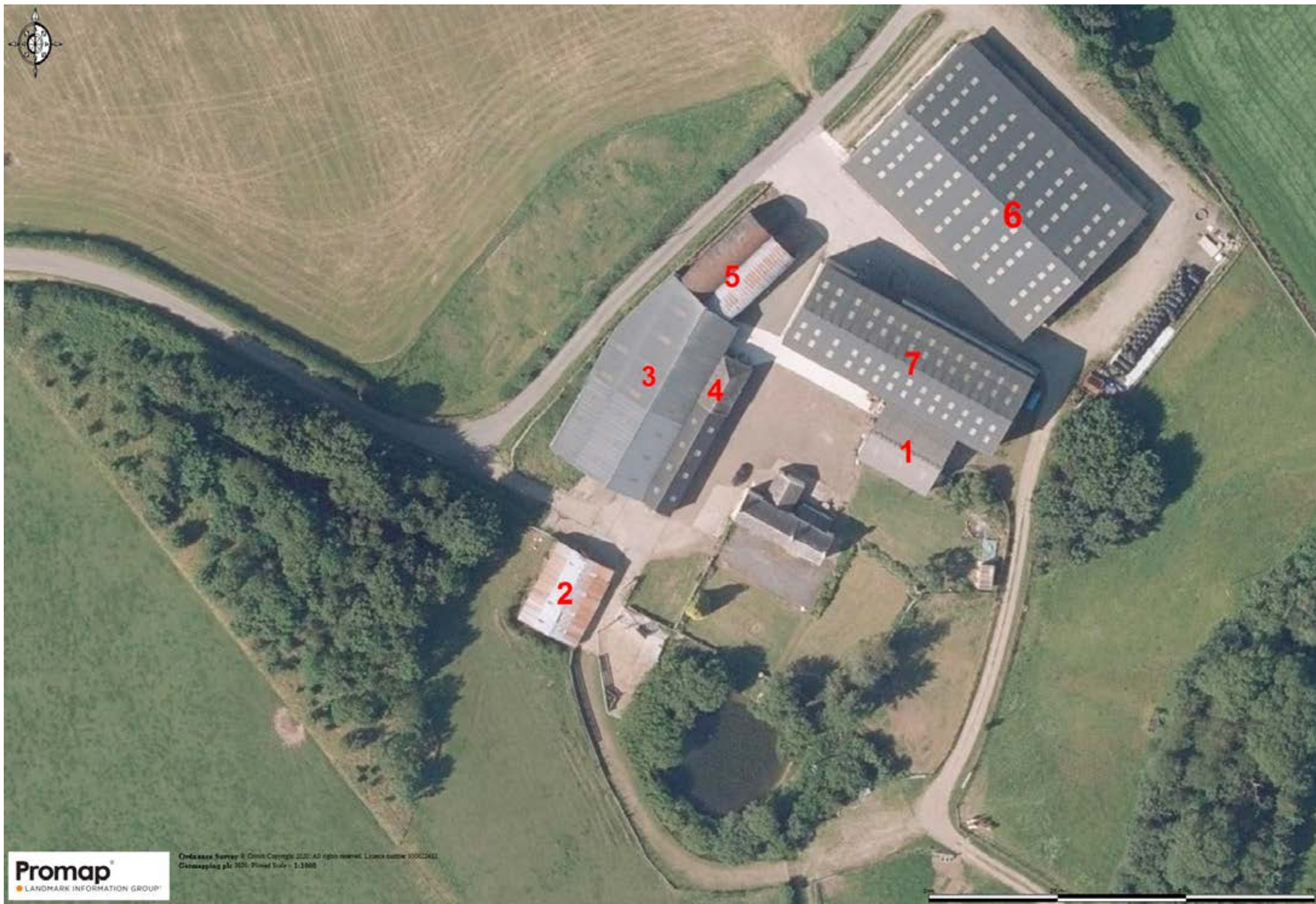


- **General Purpose Shed (1)**
Of modern portal construction, has been utilised for equestrian purposes.

- **Cattle Shed (2)**
Of portal construction under a corrugated iron roof, with adjoining cattle handling yard.
- **Cattle Shed (3)**
Of portal construction with central feed passage, sub-divided into bedded courts.
- **Range of Traditional Barns (4)**
- **Two Adjoining Dutch Barns (5)**
Utilised for feed storage.
- **Modern Cattle Shed (6)**
Of steel portal construction under a fibre cement roof with overhang, feed passages, cubicles, etc. The entire shed is built over a slurry tank, with slatted passages. The shed measures 160ft x 100ft (48m x 34m).
- **Modern Covered Silage/Feed Storage Shed (7)**
Of portal construction with concrete walls, fibre cement cladding, full-height roller shutter door, personnel door, sub-divided into two clamps plus dry feed areas. The shed measures approximately 152ft x 54ft (46.5m x 16.5m) 8.4m to eaves.









THE LAND

The lands of West Logan lie in a ring fence, split only by a minor adopted road. There is good access to all field enclosures and the farm is adequately fenced and watered. The lands are in good heart, highly productive and fertile. At present all the enclosures are down to grass for grazing or mowing, although a good percentage of the land is fit and has in the past been cropped.

The land extends in total to about 246.45 acres (99.74 hectares) to include the areas occupied by the farmhouse, steading, roads, woodland, etc. The fields are contained within 24 good sized field enclosures. The agricultural land is classified as being mainly within yield classes 4 of the Macaulay Scale, as produced by the James Hutton Institute. The land has all been allocated 87.24 region 1 entitlements and is classified as LFASS. The farm is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of 498/0006.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region1 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).

West Logan benefits from 87.24 region '1' entitlements with an illustrative unit values of €165.63 (Euros) (2023 values). The sellers will use their best endeavours to complete the necessary documentation to transfer these established Basic Payment Entitlements. For the avoidance of doubt any such payments already applied for will be retained by the sellers.

LFASS (Less Favoured Area Support Scheme)

The whole of the subjects lie within the LFASS area and for the avoidance of doubt any payment due under this scheme for the current season will be retained by the seller's.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2023 IACS / SAF application will be made available for inspection on request at the office of the sole selling agents. It is noted that the selling agents did not prepare or submit the 2023 IACS / SAF and therefore take no responsibility for any errors or omissions contained within.





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

1. The recent gas pipeline through the Stewartry transverses the property and the normal wayleaves will apply.
2. The property is transversed by electricity lines and the normal wayleaves apply.

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.

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.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

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

****Some photos take at earlier date***

Disclaimer

While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about 99.74 Ha (246.45 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 – 87.24 Units (Indicative Value 2016 **€165.63**(Euros))

Field Number	Area (Ha)	Region or Description
1	1.25	1
2	8.60	1
3	6.96	1
4	0.79	WOODLAND
5	5.15	1
6	5.92	1
7	7.37	1
8	3.64	1
9	4.24	1
10	2.80	1
11	2.09	1
12	0.47	1
13	3.17	1
14	0.07	1
15	8.40	1
16	0.45	1
17	0.28	WOODLAND
18	7.74	1
19	5.69	1
20	10.36	1
21	11.75	1
22	0.35	WOODLAND
23	0.22	WOODLAND
24	0.40	WOODLAND
A	1.58	YARDS & BUILDINGS
Total: 99.74 Ha (246.45 Acres)		

Sale Plan

