



CRAILLOCH FARM

Port William, Newton Stewart, DG8 9RN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

CRAILLOCH FARM

Port William, Newton Stewart, DG8 9RN

Port William 6.5 miles, Wigtown 6.5 miles, Newton Stewart 13.5 miles, Stranraer 20.5 miles, Dumfries 60 miles, Carlisle 95 miles

AN EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING AND FEEDING FARM LOCATED WITHIN A SCENIC AREA OF DUMFRIES & GALLOWAY

- WELL-PRESENTED THREE BEDROOM FARMHOUSE WITH OPEN COUNTRYSIDE VIEWS
- EXTENSIVE RANGE OF MODERN FARM BUILDINGS
- PRODUCTIVE GRAZING & MOWING LAND
- AREAS OF NEW TREE PLANTING AND POTENTIAL FOR MORE BIODIVERSITY
- SPORTING RIGHTS IN-HAND
- BASIC PAYMENT (86.20 REGION 1 & 44.07 REGION 2)
- MAINS WATER SUPPLY

IN ALL ABOUT 348.56 ACRES (141.06 HECTARES)

FOR SALE PRIVATELY AS A WHOLE



VENDORS SOLICITORS

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



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Crailloch Farm is situated in a secluded yet accessible rural location about 13.5 miles southwest of Newton Stewart and about 20.5 miles east of Stranraer. Crailloch Farm is an exceptional stock rearing and feeding farm benefitting from a three-bedroom farmhouse, modern farm steading and about 345 acres of agricultural land. The property is accessed by way of an impressive, tarred driveway crossing the Water of Malzie which forms part of the farms boundary. The farmhouse at Crailloch has been a wonderful family home for many years which has been sympathetically modernised and maintained to a really high standard, benefitting from an elevated site with far reaching views across the open countryside.

Crailloch is a highly productive stock rearing unit with the land classified as mainly yield classes 4 & 5 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The land is fertile, well drained and fenced with access tracks and shelter belts, which give an excellent degree of sporting potential.

This region of Scotland is noted for its spectacular coastline, hills and magnificent forests. This area lies within the climatically favoured Southwest corner of Scotland, which is noted for its mild climate and long growing season, benefitting from the proximity of the Gulf Stream and is known as one of the most productive grass growing regions of the United Kingdom. The well-known tourist destinations of Wigtown (Scotland's National Book Town) and Port William are both located approximately 6.5 miles from the property where a range of local services can be found including Primary schooling, village shops, doctors' surgery, post offices, pubs and cafes. The market town of Newton Stewart lies 13.5 miles distant and provides a more extensive range of services including Secondary schooling, leisure and sporting facilities and the full range of professional services you would expect to find in a major market town. Communications to the area are much improved with the A75 trunk road.

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.

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 Crailloch Farm are sought **in excess of: £1,500,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

CRAILLOCH HOUSE

This traditional farmhouse occupies an elevated site with enclosed garden grounds. The property is approached by its own sweeping farm road and enjoys beautiful views across the open countryside. Craillloch farmhouse is set over two floors offering well-presented family accommodation, briefly comprising:

GROUND FLOOR

- **Rear Porch / Boot Room**
- **Rear Hallway**
With a built-in cupboard.
- **Family Bathroom**
With modern sanitary ware, large bath, corner shower cubicle.



- **Kitchen**
With a range of floor and wall units, plumbed for white goods, electric oven & induction hob with extractor hood.





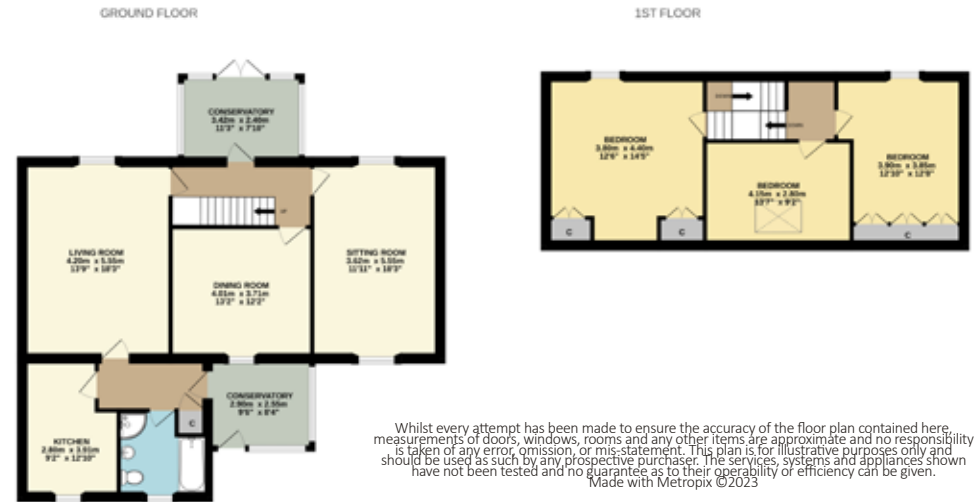
- **Sitting Room**
With a gas fire (bottled gas) in a feature fireplace, built-in cupboards and window to the front affording open views.
- **Central Hallway**
With stairs off to the first floor, understair cupboard.
- **Conservatory**
Glazed to three sides with double doors off to the garden grounds.
- **Lounge**
With a wall mounted electric fire and double aspect windows.
- **Dining Room**
With built-in cupboards.



FIRST FLOOR

- **Double Bedroom 1**
With built-in cupboards, dormer window to the front.
- **Single Bedroom 2**
With velux type window to the rear.

- **Double Bedroom 3**
With built-in cupboards, dormer window to the front.



OUTSIDE

Well-kept garden grounds to the front of Crailloch farmhouse which are mainly down to lawns with well-kept perennial borders.



Attached and adjacent to the farmhouse are useful outbuildings with the attached building providing hot water for outside usage.

A floor plan is contained within these particulars showing the layout and dimensions of the living accommodation.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	C	F21



FARM STEADING

The steading comprises of a range of modern farm buildings of mainly steel portal construction. The buildings are linked on both sides of an extensive concrete yard and have been configured for usage either for cattle or sheep.

This bespoke farm steading has been designed for ease of use and safety of the handler and allows one person to carry out all livestock tasks. A handling race for cattle is also under cover with the sheep system adjacent to the yard. The steading is extremely well-maintained and incorporates a workshop and other storage facilities. The large enclosed concrete yard is utilised for fodder storage and the entire steading benefits from mains water and electricity.

An aerial photograph is included as part of these particulars and gives a true reflection on the size and scope of the accommodation.





THE AGRICULTURAL LAND

Craillloch Farm extends in total to about 348.56 acres (141.06 hectares) to include the areas occupied by the farmhouse, steading, access roads, woodlands, etc.

The agricultural land lies within a ring fence and a feature of the farm is the ability to outwinter cattle on the 100 acres immediately behind the steading, thus creating an economical alternative to housing. The land lies within 27 specific, good sized field enclosures. The land is fertile, well-fenced and watered and the farm is self-sufficient in home grown forage.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1 & 2. 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).

Craillloch Farm benefits from 86.20 units of region 1 entitlements with illustrative unit values of €165.63 (Euros) & 44.07 units of region 2 with an illustrative value of €36.16 (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, 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, **Mr Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. There are two areas which are protected under the Ancient Monuments and Archaeological Areas Act, namely Crailloch Mote & Chapel.
2. A felling licence for five areas was issued in 2018 with a proposed restocking plan. A copy of this felling licence can be obtained from Threave Rural.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

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.

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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 July 2023

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 **141.06 Ha (348.56 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

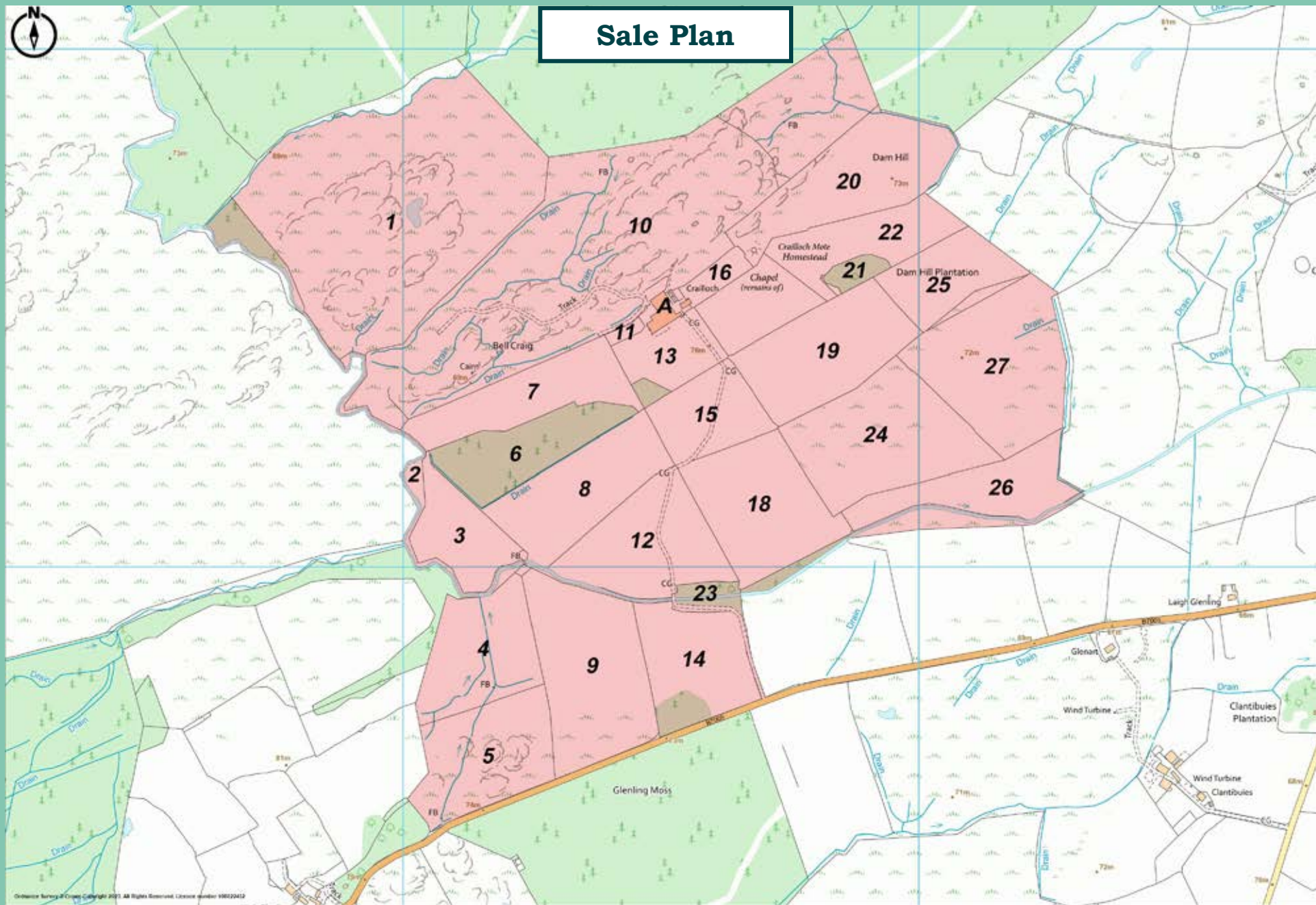
Region 1 – 86.20 units (Indicative Value 2023 **€165.63** (Euros))

Region 2 – 44.07 units (Indicative Value 2023 **€36.16** (Euros))

Field Number	Area (Ha)	Region or Description	Eligible Area
1	20.78	R2	20.67
2	0.41	WOODLAND	0.00
3	2.82	R1	2.82
4	4.53	R1	4.53
5	5	R1	4.98
6	3.58	R1	0.00
7	4.05	R1	4.05
8	4.9	R1	4.90
9	6.88	R1	6.88
10	25	R2	23.50
11	0.17	R1	0.17
12	5.11	R1	5.00
13	2.31	R1	2.06
14	4.36	R1	4.34
15	2.96	R1	2.87
16	0.72	R1	0.72
17	2.47	R1	2.47
18	5.57	R1	5.57
19	5.41	R1	5.41
20	5.92	R1	5.90
21	0.54	WOODLAND	0
22	3.24	R1	3.24
23	2.25	WOODLAND	0
24	6.74	R1	6.68
25	3.15	R1	3.15
26	3.51	R1	3.47
27	7.06	R1	7.02
A	1.62	ROADS,STEADINGS, WATERCOURSES ETC	0
Total:	141.06 Ha (348.56 Acres)		



Sale Plan



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