



BORGUE HOUSE & BLACKCRAIG FARMS

Borgue, Kirkcudbright, DG6 4SQ & DG6 4SU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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NOT TO SCALE
Plan for indicative purposes only

BORGUE HOUSE & BLACKCRAIG FARMS

Borgue, Kirkcudbright, DG6 4SQ & DG6 4SU

TWO EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING FARMS LOCATED ON THE OUTSKIRTS OF THE COASTAL VILLAGE OF BORGUE WITHIN SOUTHWEST SCOTLAND

LOT 1: BORGUE HOUSE	LOT 2: BLACKCRAIG FARM
TRADITIONAL FIVE BEDROOM FARMHOUSE	TRADITIONAL FOUR BEDROOM FARMHOUSE
TWO FARM COTTAGES	RANGE OF MAINLY TRADITIONAL FARM BUILDINGS
RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS	RING FENCED FARM
RING FENCED FARM	PRODUCTIVE ARABLE AND GRASSLAND
PRODUCTIVE ARABLE AND GRASSLAND	BASIC PAYMENT (91.26 REGION 1 & 1.47 REGION 2)
BASIC PAYMENT (192.24 REGION 1)	IN ALL ABOUT 264.94 ACRES (107.22 HA)
IN ALL ABOUT 537.64 ACRES (217.58 HA)	

IN ALL ABOUT 802.58 ACRES (324.80 HA)

FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Mr Adam Turnbull
GGB Law
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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



DESCRIPTION

LOT 1: BORGUE HOUSE

Borgue House is situated on the periphery of the pretty coastal village of Borgue within Southwest Scotland.

Borgue House is an exceptional stockrearing and feeding farm (former dairy farm), benefitting from an extremely well-presented traditional farmhouse, two farm cottages, mainly modern farm buildings, and about 537.64 acres of agricultural land and amenity woodland. The agricultural land is down to grass for grazing and conservation (silage or hay); however, the land is capable of growing a range of cereal and other forage crops. For the avoidance of doubt, Borgue House is farmed in conjunction with Blackcraig Farm (Lot 2) contained within these sales particulars.

Borgue House has been in the same family ownership since 1946 with the farmhouse being a wonderful family home throughout. The farmhouse is of traditional construction and offers spacious, well-presented accommodation over two floors. The property is set away from the working farm and benefits from extensive, mature garden grounds with the original 17th century Borgue House, now ruinous, set within the grounds.

The farm further benefits from two detached farm cottages set within the steading,

LOT 2: BLACKCRAIG FARM

Blackcraig Farm is situated about 1½ miles from the Village of Borgue, benefitting from a traditional, modernised four-bedroom farmhouse, mainly traditional steading and about 264.94 acres of agricultural land and amenity woodland. The dwellinghouse benefits from its own garden grounds with open views across the surrounding farmland. Again, the agricultural land is down to grass for grazing and conservation (silage or hay); however, the land is capable of growing a range of cereal and other forage crops.

ABOUT THE AREA

The Village of Borgue is an active and friendly community with many local events taking place throughout the year. There is a hotel in the middle of the village, a church, primary school and local community hall.

The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from both properties. 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.

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 the farms are sought **in excess of:**

LOT 1: BORGUE HOUSE:	£4,400,000
LOT 2: BLACKCRAIG FARM:	£1,400,000
AS A WHOLE:	£5,800,000

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: LOT 1



BORGUE HOUSE FARMHOUSE

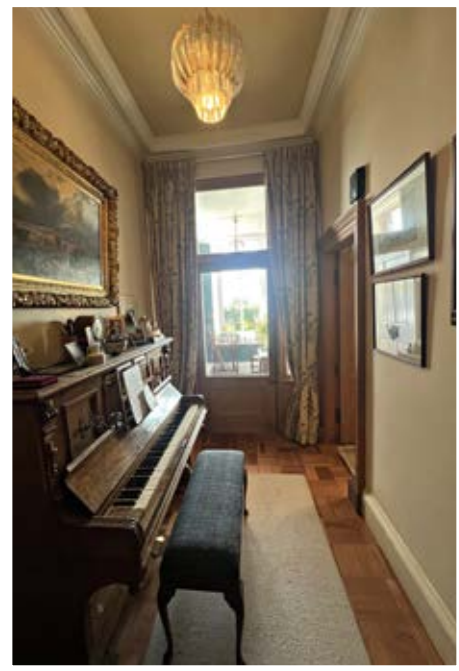
This traditional farmhouse occupies a site within its own extensive garden grounds sitting away from the working farm with its own private tree lined driveway. The property is of traditional construction under a slated roof offering spacious five-bedroom family accommodation.

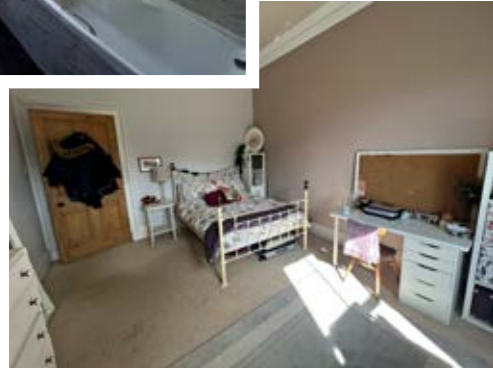
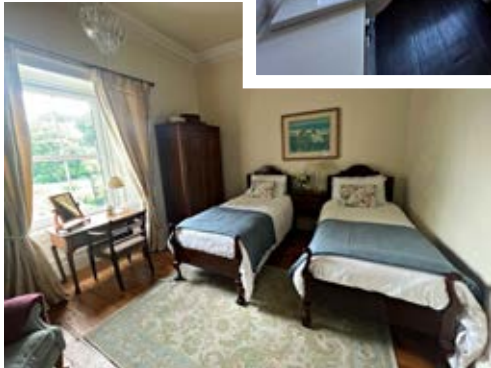
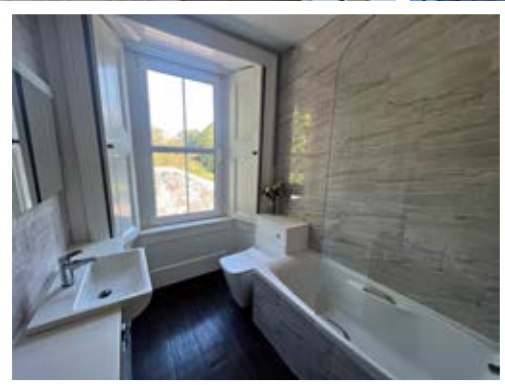
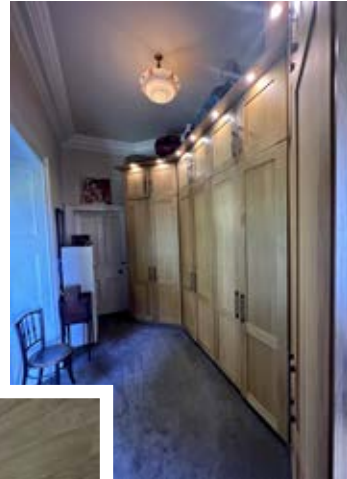
The property has been very well-maintained and improved over the years retaining many original features such as intricate cornice, parquet flooring and the wonderful sweeping staircase with decorative cast iron spindles. The ground floor accommodation briefly comprises of a family kitchen, dining room, sitting room, drawing room and office. The rear hallway gives access to the large attached double garage. From the grand central hallway, the staircase leads to the first floor which has five double bedrooms one of which has a large dressing room off and a family bathroom. Most of the first-floor accommodation benefits from wonderful far-reaching views across the surrounding farmland. A floor plan is included within these particulars depicting the layout and dimensions of the farmhouse.



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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BORGUE HOUSE COTTAGE

Borgue House cottage is set within the traditional courtyard steading and is set over a single floor benefiting from spacious two-bedroom accommodation to include a sitting room, lounge, kitchen, bathroom and utility room, a floor plan is contained within these particulars depicting the layout and dimensions of the property.



GROUND FLOOR



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 10/24/2024 10:00:00 AM

DAIRY COTTAGE

Located within the farm steading is a two-storey dwelling known as the Dairy House. The property benefits from four-bedroom accommodation to include a kitchen, lounge, shower room and store. Again, a floor plan is contained within these particulars depicting the layout and dimensions of the property.



GROUND FLOOR



1ST FLOOR



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 10/24/2024 10:00:00 AM



BORGUE HOUSE FARM STEADING

The farm steading at Brogue House is mainly of modern construction with a traditional courtyard steading. Up until 2006 the farm was operated as a dairy unit and since then the steading has been utilised for cattle housing and general storage of machinery and fodder. The steading briefly comprises:



- **Former Dairy Complex**
Four linked sheds of steel portal construction under fibre cement and Big six roofs with slatted tanks and automatic scrapers.
- **Slatted cattle shed**
With overhang, feed barriers and scrapers
- **Range of Traditional Buildings**
Arranged in a classic courtyard range of barns and byres
- **Slurry Ring**
- **Three Silage Clamps**

There are a further range of useful portal buildings utilised for feed and general storage along with a traditional built barn. Also contained within the yard is a Collinson type feed bin.

THE LAND AT BORGUE HOUSE

Borgue house Farm extends in total to about 537.64 acres (217.58 ha), including the areas occupied by the farmhouse, cottages, steading, yards, access roads, woodland etc.

The holding features 35 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 is self-sufficient in-home grown forage and capable of any type of livestock production or cropping. The land ranges from good fertile arable land to permanent grazing.

The amenity woodland is well established and provides useful shelter for livestock.





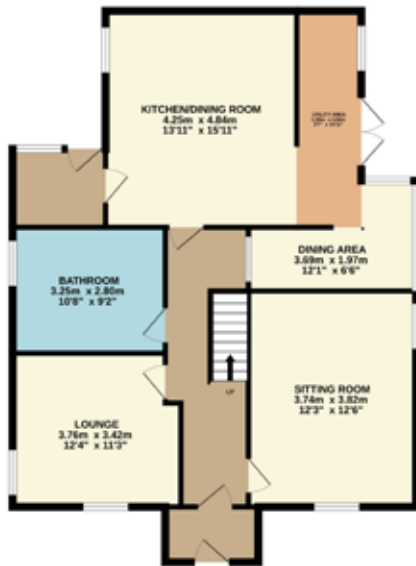
PARTICULARS OF SALE: LOT 2

BLACKCRAIG FARMHOUSE

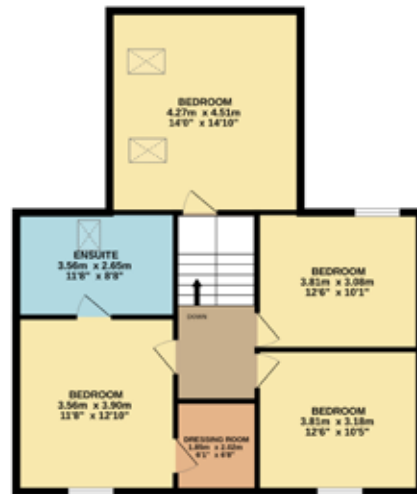
Blackcraig Farm is approached via its own private road. This traditional farmhouse has been well-maintained and modernised, benefitting from its own enclosed garden grounds. The property is of traditional construction under a slated roof offering spacious four-bedroom family accommodation. The ground floor briefly comprises of a modern farmhouse kitchen with integrated white goods, family bathroom, lounge and a snug. The first floor accommodation benefits from four double bedrooms, one being en-suite. A floor plan is included within these particulars depicting the layout and dimensions of the farmhouse.



GROUND FLOOR



1ST FLOOR



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Made with: [Floorplan 1000](#)





BLACKCRAIG FARM STEADING

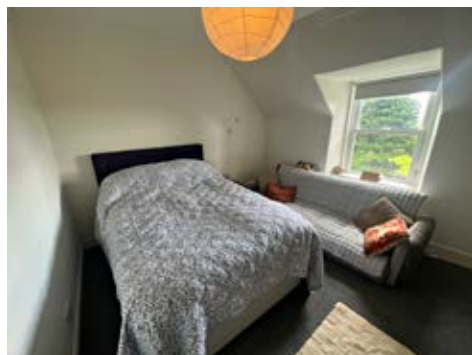
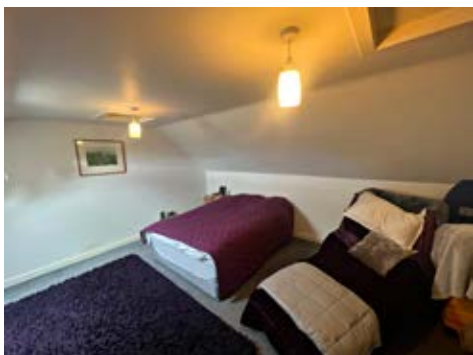
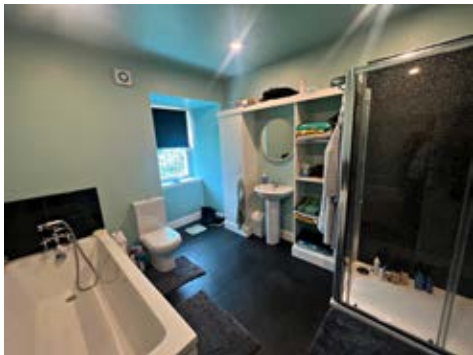
Blackcraig farm steading is mainly of traditional construction and is mainly utilised for storage and livestock handling.

THE LAND AT BLACKCRAIG

Blackcraig Farm extends in total to about 264.94 acres (107.22 ha), including the areas occupied by the farmhouse, steading, yards, access roads, woodland etc.

The holding features 15 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 is self-sufficient in-home grown forage and capable of any type of livestock production or cropping. The land ranges from good fertile arable land to permanent grazing.

The amenity woodland is well established and provides useful shelter for livestock.





SERVICES

	BORGUE HOUSE	BLACKCRAIG	DAIRY COTTAGE	BORGUE HOUSE COTTAGE
Water	Mains	Private	Mains	Mains
Drainage	Septic Tank	Septic Tank	Septic Tank	Septic Tank
Electricity	Mains	Mains	Mains	Mains
Heating	Multifuel stoves	Oil fired	Oil fired	Oil fired
Council Tax	G	D	C	C
EPC	F26	E47	F24	F28

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1 with exception of some 1.47 hectares of region 2 land. 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).

The Farms benefit from –

BORGUE HOUSE: 192.24 units of Region 1

BLACKCRAIG FARM: 91.26 units of Region 1 and 1.47units of Region 2

with illustrative unit values of €165.63 (Euros) and €36.16 (Euros) respectively. 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.

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 Adam Turnbull, GGB Law** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

- The original 17th century Borgue House, now ruinous, set within the grounds is listed with Historic Scotland and is subject to the necessary constraints and obligations
- The property is subject to the usual wayleaves etc., by utility companies.
- For full transparency we are aware that a planning application for a Solar Farm nearby has been to committee recently and that although at an early stage the council appear to be supportive of this application

APPORTIONMENT

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

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.

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 September 2023

BORGUE HOUSE

MAP NO	LPID	HA	REGION/ CLAIMED
1	NX/62879/47751	12.03	R1 11.56
2	NX/63052/48125	5.48	R1 5.48
3	NX/63184/48256	1.96	R1 1.96
4	NX/63200/48180	0.16	R1 0.16
5	NX/63150/47924	4.27	R1 4.14
6	NX/63053/47558	11.53	R1 11.53
7	NX/63266/47474	10.86	R1 10.82
8	NX/63348/47948	9.13	R1 8.95
9	NX/63463/47404	7.93	R1 7.93
10	NX/63547/47304	3.65	Woodland
11	NX/63577/47699	11.77	R1 11.64
12	NX/63779/47776	2.99	R1 2.99
13	NX/63735/48039	10.88	R1 10.87
14	NX/63428/48274	0.12	R1 0.12
15	NX/63341/48257	1.12	R1 1.12
16	NX/63393/48232	0.13	R1 0.13
17	NX/63116/48562	4	R1 3.81
18	NX/63277/48468	9.31	R1 9.05
19	NX/63552/48384	9.16	R1 9.14
20	NX/63903/48394	11.05	R1 11.05
21	NX/64041/48380	1.26	Woodland
22	NX/63814/48560	3.91	R1 3.89
23	NX/63661/48727	9.28	R1 7.90
24	NX/63601/48850	1.71	Woodland
25	NX/63359/48889	12.88	R1 12.00
26	NX/63112/48819	3.49	R1 3.18
27	NX/63050/48807	0.43	Woodland
28	NX/63017/48820	0.39	Woodland
29	NX/64132/49112	7.64	R1 7.48
30	NX/63452/49322	5.76	Woodland
31	NX/63625/49170	13.76	R1 13.19
32	NX/63909/49174	9.85	R1 9.74
33	NX/63971/48804	9.76	R1 9.44
34	NX/64115/48680	3.12	R1 2.97
35	NX/64191/48927	1.56	Woodland
A	RYB & UNMAPPED	5.25	N/A
TOTAL	BORGUE HOUSE	217.58Ha	537.64Acres

BLACKCRAIG FARM

MAP NO	LPID	HA	REGION/CLAIMED
36	NX/63309/49387	9.02	R1 7.71
37	NX/63596/49500	1.54	R2 1.47
38	NX/63177/49075	2.82	R1 2.70
39	NX/63605/49764	8.95	R1 8.33
40	NX/63753/49583	11.62	R1 10.73
41	NX/63970/49652	4.36	Woodland
42	NX/64062/49589	1.48	R1 1.48
43	NX/64155/49483	8.04	R1 7.67
44	NX/64322/49867	10.34	R1 10.00
45	NX/64024/49971	9.83	R1 9.19
46	NX/63922/50185	9.13	R1 8.06
47	NX/64127/50526	4.78	R1 4.73
48	NX/64275/50410	11.68	R1 11.32
49	NX/63468/49767	0.49	Woodland
50	NX/64452/50263	12.23	R1 9.34
B	RYB & UNMAPPED	0.91	N/A
TOTAL	BLACKCRAIG	107.22Ha	269.94Acres

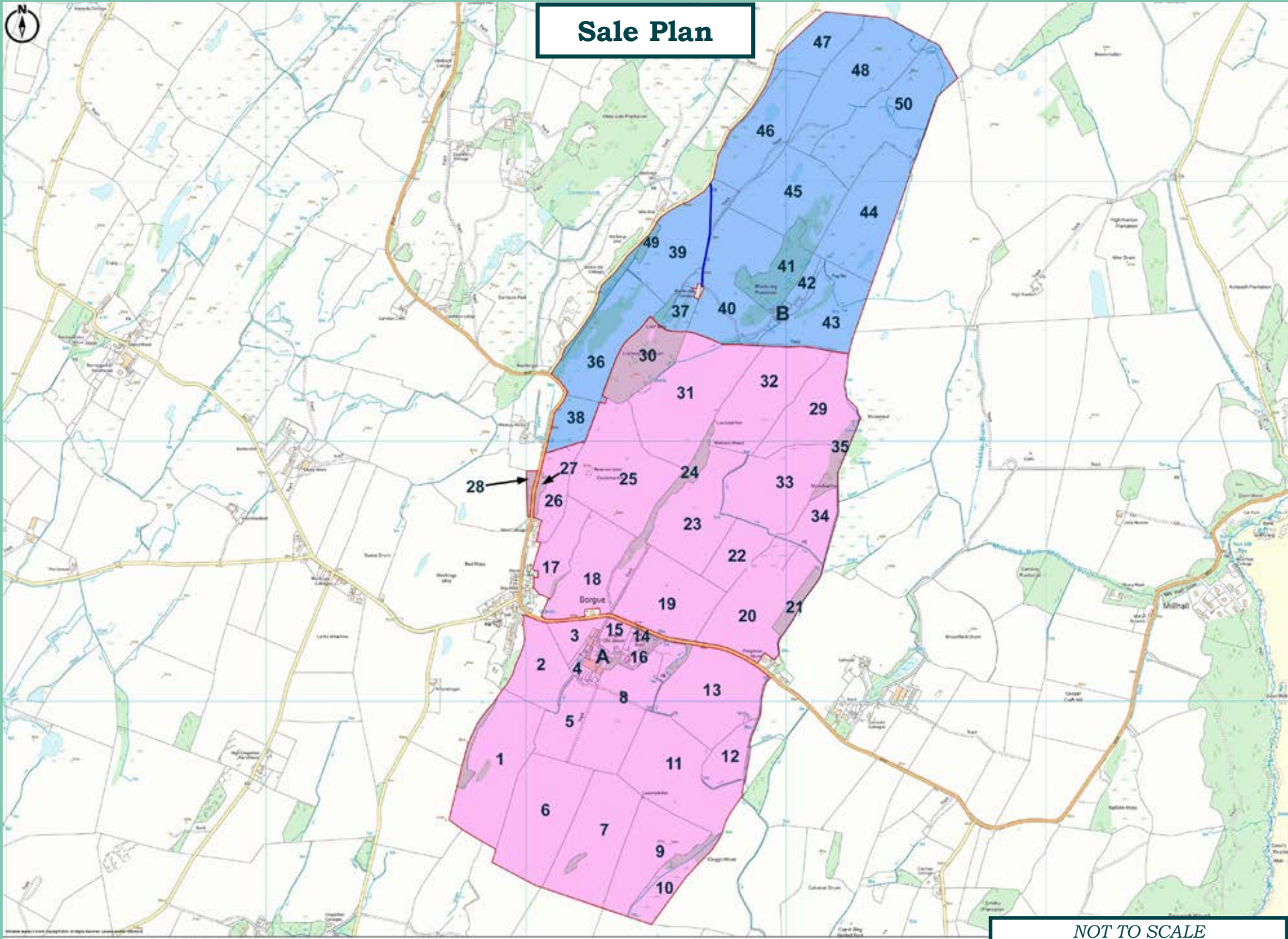
LOT 1: BORGUE HOUSE In all about 217.58Ha (537.64 Acres)	LOT 2: BLACKCRAIG FARM In all about 107.22Ha (264.94 Acres)
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AS A WHOLE IN ALL ABOUT
324.80Ha (802.58 Acres)

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 324.80 Ha (802.58 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 farms and examination of the titles.

BPS Entitlement on Eligible Land Claimed 2023
Borgue House -- Region 1 – 192.24 Units
Blackcraig --Region 1 – 91.26 Units Region -- 1.47 Units

Sale Plan



NOT TO SCALE
Plan for indicative purposes only

