



CHAPEL & UNDERWOOD FARMS

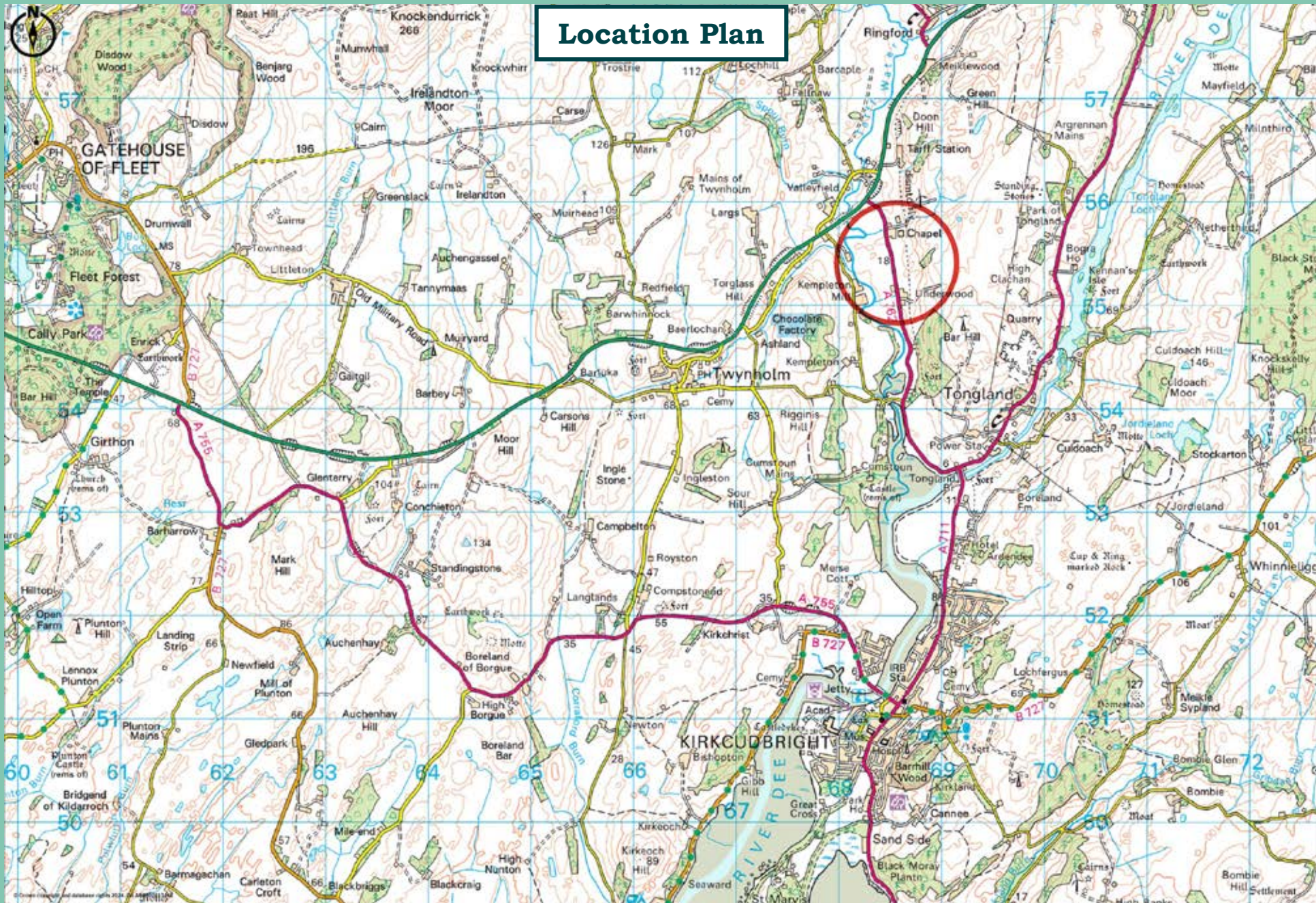
Tongland, Kirkcudbright, DG6 4NG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CHAPEL & UNDERWOOD FARMS

Tongland, Kirkcudbright, DG6 4NG

Kirkcudbright 3 miles, Castle Douglas 7 miles, Dumfries 24 miles, Carlisle 58 miles, Glasgow 100 miles

AN EXCEPTIONAL HIGHLY PRODUCTIVE DAIRY FARM LOCATED WITHIN THE STEWARTRY AREA OF DUMFRIES AND GALLOWAY

- TWO DETACHED THREE BEDROOM FARM COTTAGES
- BESPOKE DAIRY COMPLEX AND CALF REARING UNIT
- FURTHER RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- DELAVAL 20/40 SWING OVER PARLOUR & ALL ASSOCIATED DAIRY EQUIPMENT
- RING FENCED FARM WITH GOOD ACCESS ROADS
- HIGHLY PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS: 125.86 REGION 1

IN ALL ABOUT 327.53 ACRES (132.55 HECTARES)

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



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Chapel & Underwood Farms is situated within close proximity to the main A75 Euroroute and local amenities within the town of Kirkcudbright.

Chapel & Underwood Farms is an exceptional dairy farm benefitting from two detached farm cottages, mainly modern farm buildings, Delaval 20/40 swing over parlour and about 317 acres of agricultural land. The agricultural land is down to grass for grazing and conservation (silage or hay), however is capable of growing a range of cereal and other forage crops. For the avoidance of doubt, Chapel & Underwood 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 (Boreland of Borgue & Ingleston), both which lie within very close proximity to Chapel & Underwood.

The farm benefits from two residential properties, Chapel Cottage and Underwood Cottage situated next to the two separate steadings. Both cottages benefit from three-bedroom accommodation. Floor plans contained within these particulars show the layout and dimensions of the cottages.

A range of local services can be found within Kirkcudbright, just over 3 miles from the farms. 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 and secondary schooling is available within Kirkcudbright, with nearby Twynholm offering Primary Schooling.

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 an easy 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.

GUIDE PRICE

Offers for Chapel & Underwood Farms are sought **in excess of: £3,100,000**

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

CHAPEL & UNDERWOOD COTTAGES

These traditional cottages benefit from three-bedroom accommodation, with one situated close to the more traditional steading and the other next to the dairy complex. Floor plans are contained within these particulars showing the layout and dimensions of the properties.

SERVICES

PROPERTY	Water	Drainage	Heating	Council Tax	EPC
Chapel Cottage	Mains	Private	Gas	B	D (59)
Underwood Cottage	Mains	Private	Gas	B	E (54)



GROUND FLOOR



CHAPEL COTTAGE

While 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 mis-statement. 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 Blueprints (2023)



GROUND FLOOR



UNDERWOOD COTTAGE

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Made with Blueprints (2023)



CHAPEL & UNDERWOOD FARM STEADINGS

The farm steading at Chapel & Underwood is mainly of modern construction, utilised for the dairy operations carried out on the farm. The steading briefly comprises:

- **Dairy Complex**

The dairy complex has been adapted for ease of use with the main unit contained in three linked structures with two further cubicle sheds located to the rear. The farm has approximately 550 cubicles, mostly with automatic scrapers and feed passages.

The dairy itself contains a 20/40 Delaval parlour with auto wash facilities and heat recovery unit. Adjacent is a handling system and a dairy house with a modern 16,000 litre bulk tank, dairy office and standby generator. The dairy benefits from a CCTV system throughout and an automatic backing gate. Two Collinson feed bins are also located adjacent to the dairy.

- **Calf Rearing Unit**

Exemplary calf rearing shed erected circa 2015 with a capacity for about 220 calves and young stock. The shed is sub-divided into pens and with the utilisation of individual pens contained within each pen, the groups of young stock need not be mixed. The unit contains feed bins and benefits from a milk pasteurising system and farm office facilities.

- **Silage Clamps**

Located in the yard are two covered silage clamps for approximately 8,000 tonnes.

- **Traditional Buildings**

Located at both Chapel & Underwood are ranges of more traditional buildings. These have been utilised for dairy young stock and general storage but would lend themselves to a variety of uses.

- **Slurry Facilities**

Sited at Chapel is a slurry ring, and there is a servitude right in the title deeds to use a 1.1-million-gallon slurry lagoon which is situated on an adjacent property.

The steadings benefit from both mains and private water supplies.

RENEWABLES

A 40kw bank of solar panels is included in the sale, however, for the avoidance of doubt the 50kw wind turbine located in field 17 is specifically excluded. However, we understand that purchaser can utilise the electricity produced, although, any exported electricity is retained by the previous owner.







THE LAND

Chapel & Underwood Farm extends in total to about 327.53 acres (132.55 ha), including the areas occupied by the cottages, steading, yards, access roads, riverbank, etc. The farmland is in a single block, split only by a minor public road and is contained within 31 field enclosures. The land is at present all down to grass for grazing or conservation (silage).

The land is classified as yield classes 4 & 5 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 growing a range of forage crops. The land is well served with a network of farm tracks.









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 2024 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Chapel & Underwood Farm benefits from 125.86 units of region 1 with illustrative unit values of €160.66 (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 2024 Basic Payment and 2024 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 2024, this obligation expires on 31st December 2024.

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. A servitude right of access in favour of the owner of the 50kw wind turbine is marked 'C' to 'D' on the sale plan.
3. Fishing rights exist between points 'A' & 'B' on the sale plan and are in hand.

EMPLOYEES

There are a number of employees and it is expected that they will be transfer to the Purchaser Under the Transfer of Undertakings (Protection of Employment) Regulations (TUPE). Further details available from the Vendor's solicitor.

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, etc. Any valuation required will be carried out by Threave Rural Ltd. or an independent valuer appointed by Threave Rural whose opinion will be final and binding to both vendor and purchaser.

ADDITIONAL INFORMATION

Chapel & Underwood is at present run as a highly productive dairy unit. The potential purchaser(s) may be afforded the opportunity to take over the dairy herd and young stock at valuation, a valuer will be appointed by Threave Rural Ltd, to carry out an independent appraisal. Further details of numbers can be obtained from the vendor or sole selling agent.

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 May 2024

Field Number	Area (Ha)	Region or Description
1	7.2	1
2	6.25	1
3	5.65	1
4	4.53	1
5	5.12	1
6	5.72	1
7	1.49	1
8	2.19	1
9	1.08	1
10	5.45	1
11	2	1
12	2.82	1
13	0.55	1
14	0.29	1
15	0.33	1
16	0.49	1
17	3.64	1
18	4.05	1
19	6.98	1
20	6.79	1
21	7.06	1
22	0.72	WOODLAND
23	5.81	1
24	0.94	1
25	0.49	1
26	9.42	1
27	1.05	1
28	7.85	1

29	0.41	1
30	6.94	1
31	7.07	1
32	0.51	1
33	7.25	1
X	4.11	Roads,Yards,Buildings, Riverbank Etc
Total: 88.71 Ha (327.53Acres)		

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 132.55 Ha (327.53 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 Claimed 2024

Region 1 – 125.86 units (Indicative Value 2024 €160.66 (Euros))

NOTES

Points 'A' to 'B' fishing rights included.

Points 'C' to 'D' access to wind turbine which is not owned.

Sale Plan

