



## **BLACKCRAIG FARM**

**Borgue, Kirkcudbright, DG6 4SU**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# Location Plan



# BLACKCRAIG FARM

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## AN EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING FARM LOCATED ON THE OUTSKIRTS OF THE COASTAL VILLAGE OF BORGUE WITHIN SOUTHWEST SCOTLAND

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- RANGE OF MAINLY TRADITIONAL FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (91.26 REGION 1 & 1.47 REGION 2)

**IN ALL ABOUT 264.94 ACRES (107.22 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](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## DESCRIPTION

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.

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 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.

## GUIDE PRICE

Offers for the farm are sought in excess of: £1,400,000

## 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](mailto:enquiries@threaverural.co.uk)**

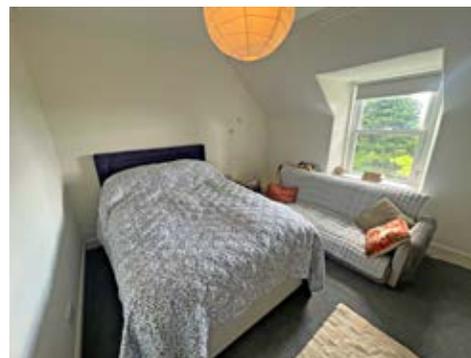
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



# PARTICULARS OF SALE

## FARMHOUSE

Blackraig 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



Whilst every attempt has been made to ensure the accuracy of the description 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 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.  
Made with Housify 15/02

## FARM STEADING

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



## LAND

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

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil Fired	D	E (47)

## BASIC PAYMENT ENTITLEMENTS – IACS / SAF

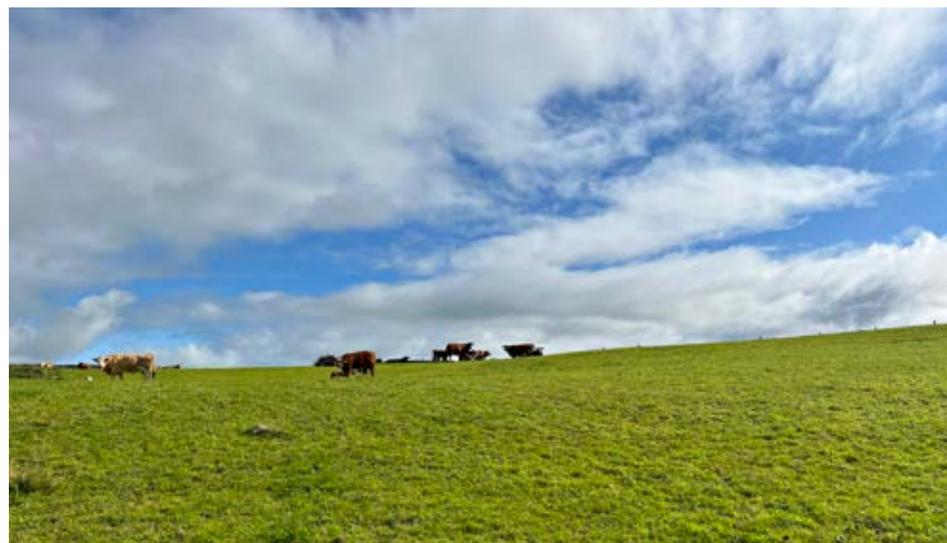
The whole of the agricultural land has been allocated payment region 1 with exception of some 1.47 hectares of region 2 land. We are advised that the vendors are active farmers (as currently defined under EU Regulation

1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2026 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

The Farms benefit from 91.26 units of Region 1 and 1.47 units of Region 2 with illustrative unit values of €160.66 (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 2026 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 2026, this obligation expires on 31st December 2026.**



## 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 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for AntiMoney Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

#### **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

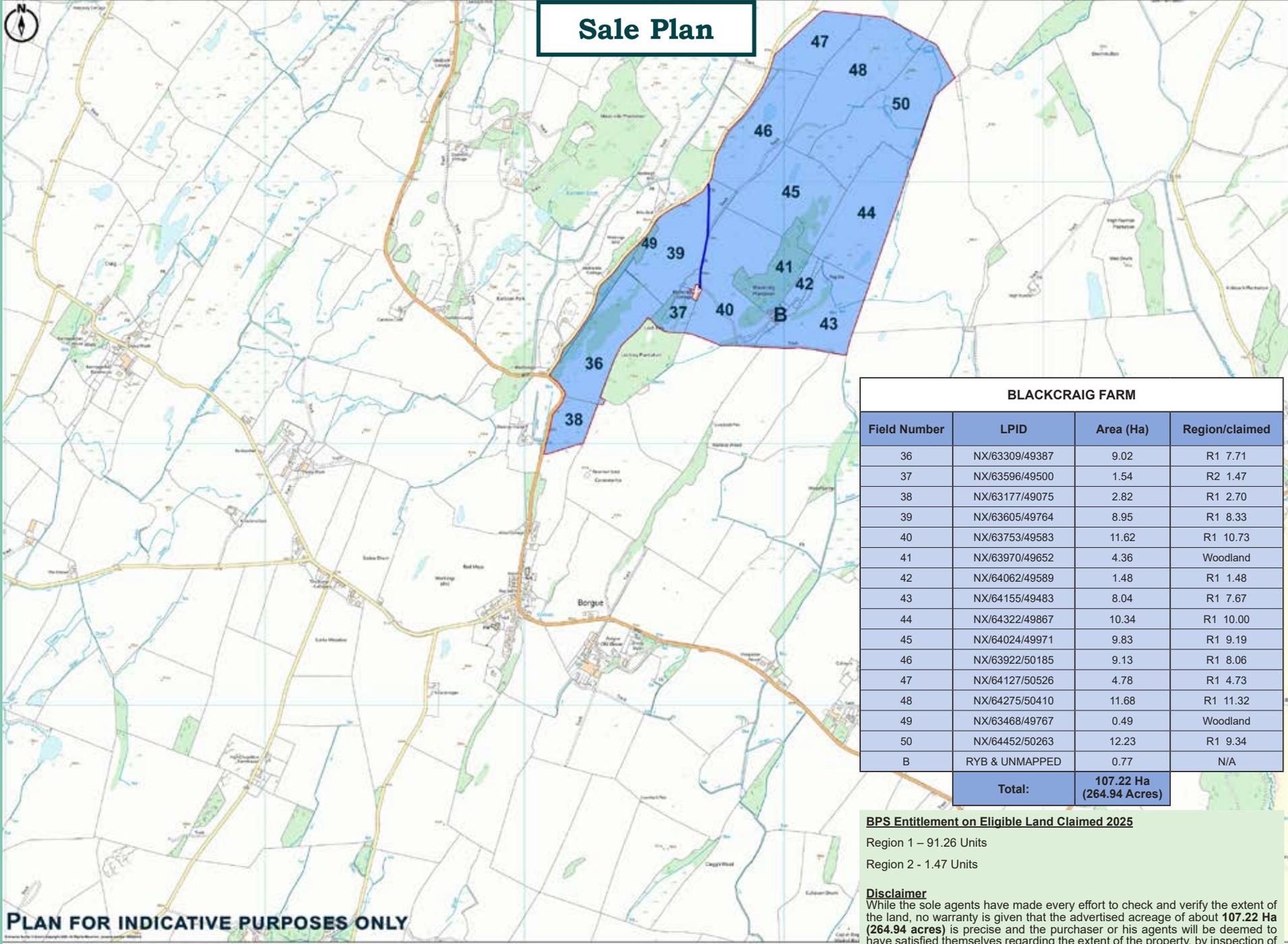
#### **IMPORTANT NOTICE**

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 February 2026***

# Sale Plan



BLACKCRAIG FARM			
Field Number	LPID	Area (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	0.77	N/A
<b>Total:</b>		<b>107.22 Ha</b> <b>(264.94 Acres)</b>	

**BPS Entitlement on Eligible Land Claimed 2025**

Region 1 – 91.26 Units  
 Region 2 - 1.47 Units

**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 **107.22 Ha (264.94 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.

**PLAN FOR INDICATIVE PURPOSES ONLY**

