



BALNAB FARM

Whithorn, Newton Stewart, DG8 8HP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



BALNAB FARM

Whithorn, Newton Stewart, DG8 8HP

Whithorn 1.5 miles, Newton Stewart 19 miles, Stranraer 32 miles, Dumfries 66 miles, Glasgow 99 miles, Carlisle 100 miles

A SMALL TRADITIONAL FORMER DAIRY FARM BENEFITTING FROM AN ELEMENT OF DIVERSIFICATION SITUATED IN AN ENVIABLE RURAL POSITION WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE TOWARDS WIGTOWN BAY

- TRADITIONAL FIVE-BEDROOM FARMHOUSE
- THREE-BEDROOM FARM COTTAGE UTILISED AS A HOLIDAY LET
- TWO SHEPHERDS HUTS UTILISED AS HOLIDAY LETS
- SITE FOR GLAMPING SAFARI TENTS & EXTRA SHEPHERDS HUTS
- ABOUT 99 ACRES OF GOOD GRAZING AND MOWING LAND
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- BIOMASS BOILER ON FEED IN TARIFF
- FAR REACHING VIEWS TOWARDS WIGTOWN BAY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

IN TOTAL ABOUT 101.04 ACRES (40.89 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Dales Solicitors LLP
18 Wallace Street,
Galston
KA4 8HP
Tel: 01671 402813



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

Balnab is a productive former dairy farm, benefitting from a traditional farmhouse, along with modern and traditional farm steading incorporating a milking parlour, dairy and full range of young stock and cubicle sheds. The property benefits from a biomass boiler on a feed in tariff and a unique level of diversification with a glamping site, two shepherds' huts, a three-bedroom holiday cottage and direct produce retailing. The farm has been in the same family ownership since 1929.

The land is in a ring fence with about 99 acres of agricultural land. The agricultural land is down to grass or forage crops for grazing and conservation (silage or hay), with the land also being capable of growing a wide range of cereal and other forage crops.

At present the farm is still in milk production however for the avoidance of doubt any potential buyers who would wish to continue to produce milk should make their own enquires as to the availability of a milk contract as the milk on the farm is utilised for the calf rearing element of the business.

Whithorn, only a short drive from Balnab, is a friendly rural community offering a range of local services including a primary school, pharmacy, post office and shops. Whithorn is best known for its historical significance, being closely associated with St Ninian, Scotland's first saint.

The town centre itself is steeped in history, still retaining its medieval street layout with a wide market square and long garden plots. Whithorn is also proud to be a recognised UNESCO Biosphere Community, a status that reflects its commitment to sustainability, heritage, and local culture.

Just a few miles away lies the Isle of Whithorn, a charming coastal village with a picturesque harbour and the remains of St Ninian's Chapel, standing as a reminder of the area's historical past. Beyond its history, the region offers a wealth of outdoor pursuits such as cycle through the scenic Machars on marked trails, enjoy coastal and countryside walks, fishing or golf, or simply enjoy the area's exceptional birdlife.

The Machars peninsula also boasts numerous sandy beaches and secluded coves within easy reach, making it ideal for family outings or quiet coastal escapes. Both Whithorn and the Isle of Whithorn offer opportunities for eating out, shopping, and experiencing local hospitality, with several nearby golf courses and leisure activities to enjoy.

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 enthusiasts extremely well-catered for with fishing available 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 local courses. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy.

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 Balnab as a whole are sought **in excess of £1,080,000**

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



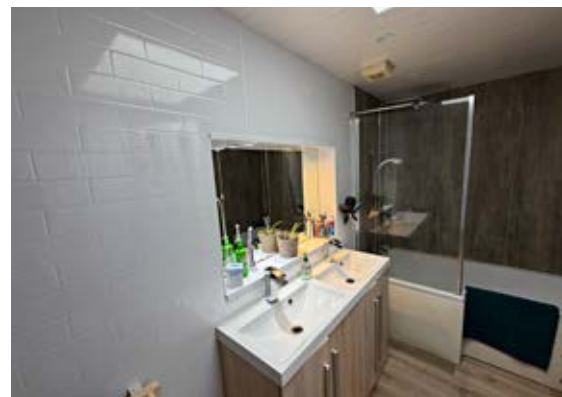


PARTICULARS OF SALE

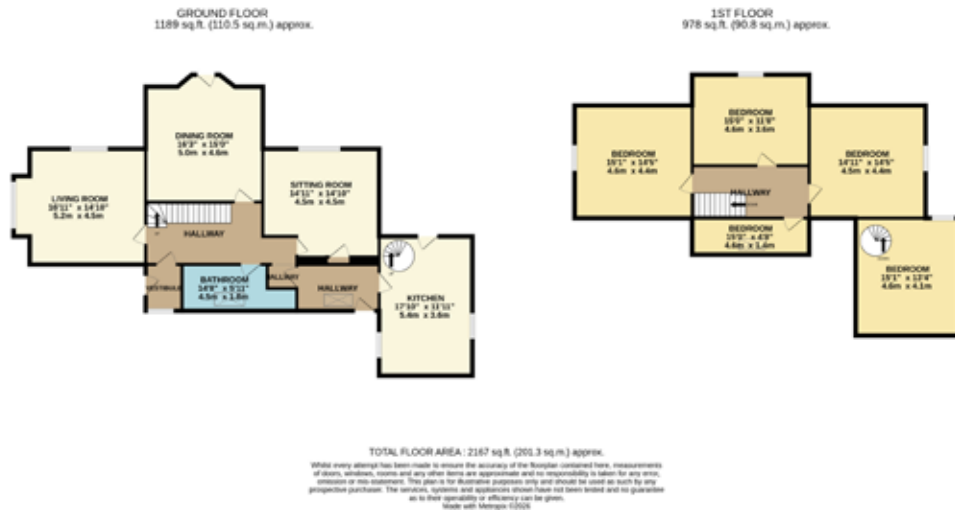
BALNAB FARMHOUSE

Balnab Farmhouse is of traditional construction set over two floors offering spacious family accommodation. The property sits within the courtyard benefitting from its own garden grounds and with far reaching views across the surrounding countryside and towards Wigtown Bay.

The **ground floor** of the farmhouse incorporates a rear porch / boot room, a spacious farmhouse kitchen, a double bedroom, sitting room / office, family bathroom, dining room and a living room. The **first floor** contains four / five bedrooms. A floor plan is contained within these sales particulars showing the layout and dimensions of the accommodation.

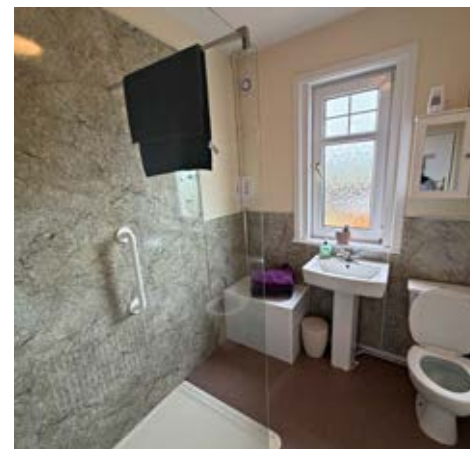




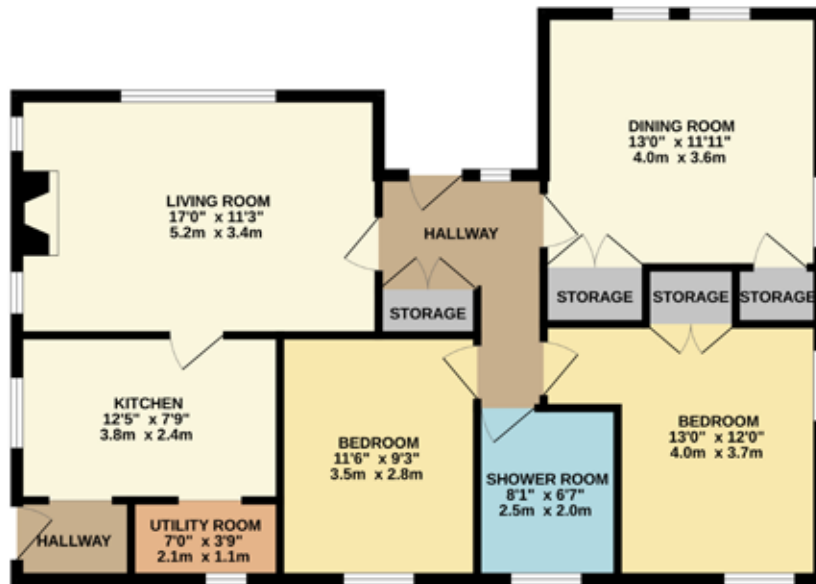


DAIRY COTTAGE

This charming, detached cottage sits away from the main farm just off the farm road and is currently utilised as a successful holiday let. The cottage benefits from a living room, dining room, kitchen, utility room, two bedrooms and a shower room. The cottage has its own garden grounds and to the rear is a wood fired hot tub. Again, please refer to the floor plan contained within these particulars for the layout and dimensions of the cottage.



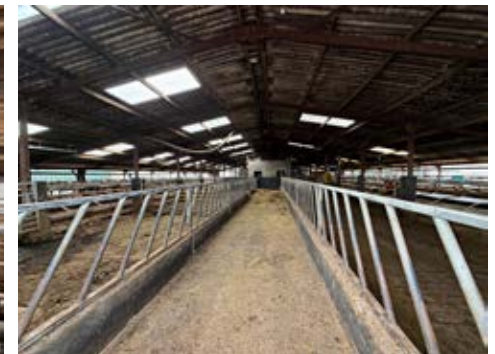
GROUND FLOOR



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 misstatement. 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 Housplan 1.0.0.0

BALNAB FARM STEADING

Balnab Farm benefits from a fully functioning dairy unit incorporating a 12-point Fullwood parlour in parlour feeders, modern bulk tank and all dairy ancillaries the steading is of both modern and traditional construction. The cubicle sheds also benefit from slatted passages with a feed passage and cubicle beds. There are a further two portal sheds of which one is split into 5 straw bedded pens for batch rearing of calves the other a former covered silage clamp is utilised for livestock housing and general storage. There are two good sized silage clamps which are more than adequate for the current farming practices. The traditional buildings are used for livestock housing and general agricultural storage but given they are of the vernacular type, there may be some development potential.





DIVERSIFICATION SITE & SHEPHERDS HUTS

Included within the sale are two fabulous shepherds' huts which are also very successful holiday lets. **Ketburn** Shepherds' hut situated in the paddock at Balnab Farm offers a rustic, quirky and cosy stay for 2 with a Scandinavian wood fired hot tub, outdoor shower and eco composting loo. The **Black Sheep** Shepherds' hut is also in the paddock in an enclosed garden area with grass, picnic bench, and outdoor seating, a gas BBQ, fire pit, large wood fired hot tub, and a bath shack.

A multi-functional detached **timber workshop** has been utilised for crafting and learning experiences and a games room. The workshop has water and electricity laid in and given the construction, this building could be converted for a number of uses.

To the rear of the workshop, **planning has been approved for use of land for the siting of 2 log cabins and 4 canvas tents with shower huts, erection of shop, installation of shared septic tank and formation of access track and car parking area.** The infrastructure is already in place with the planning started, therefore no longer time bound. The planning can be viewed via www.dumgal.gov.uk/planning using the reference: 19/1665/FUL.



BIOMASS BOILER

The Farm benefits from a pellet fed Biomass boiler (Froling P4) along with two pellet bins and auger system the Biomass serves the farmhouse and dairy given the biomass has a feed in tariff it provides a useful source of income for the farming business the contract runs until 2034 and yields about £12,700 per annum based on last years returns

THE AGRICULTURAL LAND

Balnab extends in total to about 101.04 acres (40.89 Ha) to include the areas occupied by the farmhouse, steading, yards, access roads, glamping site etc. The land lies within a ring fence.

The holding features 8 specific good sized field enclosures, which are currently all down to grass for grazing and conservation (silage). The sward is regularly reseeded with about 35 acres reseeded 2025 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.



SERVICES

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Farmhouse	Mains	Septic Tank	Mains	Biomass	D	F (28)
Dairy Cottage	Mains	Septic Tank	Mains	Oil Fired	Rateable Value £5500	E (44)



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment regions 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 2026 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Balnab Farm benefits from 38.36 units of region 1 entitlements with an illustrative unit value of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer the 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 2026 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.

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.

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' solicitors, **DALES LLP** for a definitive list of burdens subject to which the property is sold.

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.

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 Anti-Money 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 August 2026

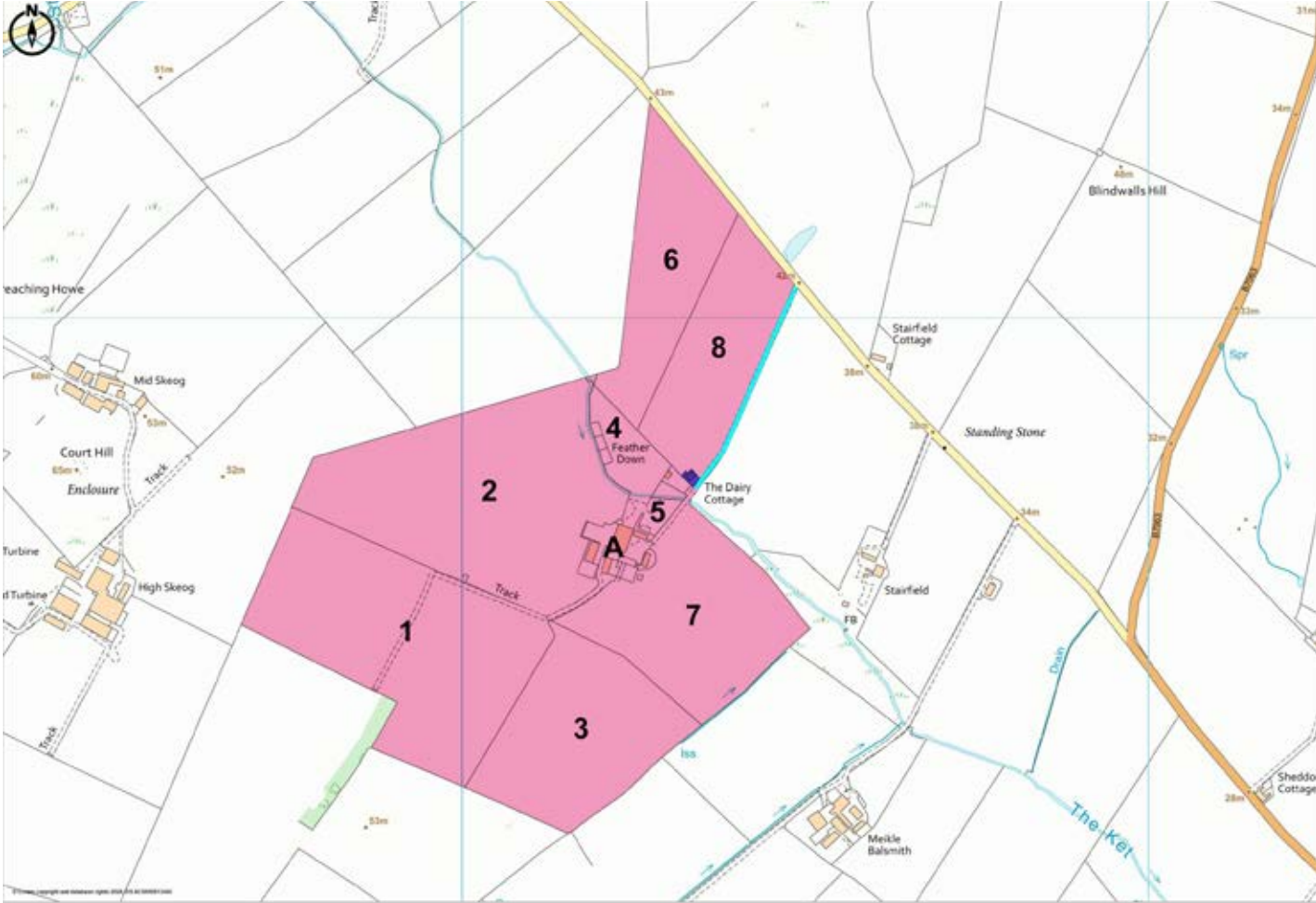
Field Number	Area (Ha)	Region or Description
1	9.24	1
2	9.66	1
3	5.55	1
4	1.14	1
5	0.21	1
6	4.24	1
7	5.67	1
8	4.12	1
A	1.06	Roads,Yards, Buildings Etc
Total:	40.89 Ha (101.04 Acres)	

BPS Entitlement on Eligible Land Claimed 2026

Region 1 – 38.36 units (Indicative Value 2026 **€160.66** (Euros))

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 **40.89 Ha (101.04 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.



Promap
LANDMARK INFORMATION

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FOR IDENTIFICATION ONLY

