

# NO' 2 BALCARRY HOLDINGS

Glenluce, Newton Stewart, DG8 ONJ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



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Plotted Scale - 1:50000. Paper Size - A4

# No' 2 BALCARRY HOLDINGS

**Glenluce, Newton Stewart, DG8 ONJ**

**Glenluce 2 miles, Stranraer 10 Miles, Newton Stewart 17 Miles, Castle Douglas 46 Miles, Dumfries 64 miles, Carlisle 98 Miles, Glasgow 94 Miles**

## **AN EXCEPTIONAL RESIDENTIAL SMALLHOLDING SITUATED ON A STUNNING ELEVATED SITE WITH FAR REACHING VIEWS ACROSS LUCE BAY & THE SURROUNDING COUNTRYSIDE**

- SPACIOUS TRADITIONALLY BUILT FOUR BEDROOM FARMHOUSE
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS (DEVELOPMENT POTENTIAL)
- FANTASTIC OPPORTUNITY FOR SMALLSCALE AGRICULTURE, EQUESTRIAN OR TOURISM PURPOSES
- 22.27 UNITS OF REGION 1 BASIC PAYMENT ENTITLEMENTS
- ABOUT 60 ACRES OF FARMLAND

**IN ALL ABOUT 60.49 ACRES (24.48 HECTARES)**

### **VENDORS SOLICITORS**

Mr Kenny Paterson,  
Rankin & Aitken  
4/6 S Strand St  
Stranraer  
DG9 7JW  
Tel: 01776 702336



### **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)



## INTRODUCTION

No' 2 Balcarray Holdings is set on an elevated site in an idyllic rural setting with spectacular views across Luce Bay and the surrounding countryside.

No' 2 Balcarray Holdings has been in the same family ownership for many years and at one time was farmed as a larger holding. The property now offers a spacious four-bedroom farmhouse, large detached garage, range of farm buildings (some with development potential) and about 60 acres of agricultural land. No' 2 Balcarray Holdings will appeal to a variety of buyers, offering huge potential for smallscale agricultural, equestrian or tourism purposes.

A local range of local services by way of primary schooling, village shops, doctors' surgery, etc. are available at Glenluce, only 2 miles from the property. The regional centre of Stranraer is located about 10 miles from No' 2 Balcarray Holdings and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at the recently refurbished Stranraer Academy.

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 18-hole courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan near Stranraer with the closest international airports of Prestwick and Glasgow being easily accessible.

## 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 No' 2 Balcarray Holdings are sought **in excess of: £700,000**

## 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



## THE FARMHOUSE

A traditional Wigtownshire farmhouse offering spacious living accommodation over two floors, briefly comprising:

## GROUND FLOOR

- **Kitchen / Diner**

A lovely bright & spacious living space with patio doors opening up to a paved patio with wonderful views over Luce Bay. The kitchen is fully equipped with ample space for family and social entertaining.

- **Utility Room**

With double aspect windows and door to outside.



- **Sitting Room**

With a window to the front affording the same wonderful views as the kitchen.

- **Central Hallway**

With stairs off to the first floor, understairs cupboard.

- **Front Door Porch**

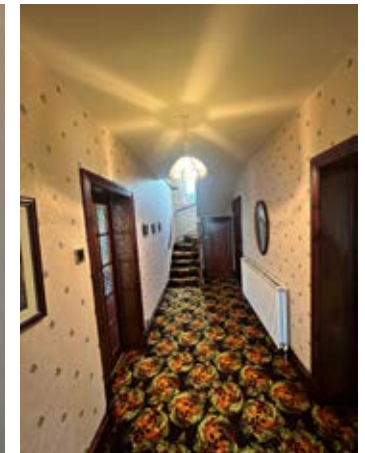
- **Living Room**

With windows to the front and rear.



- **Bathroom**

With an enclosed shower cubicle, bath, WC & WHB.



## FIRST FLOOR

- **Double Bedroom 1**

With window to the rear.

- **Double Bedroom 2**

With window to the front.

- **Cloakroom**

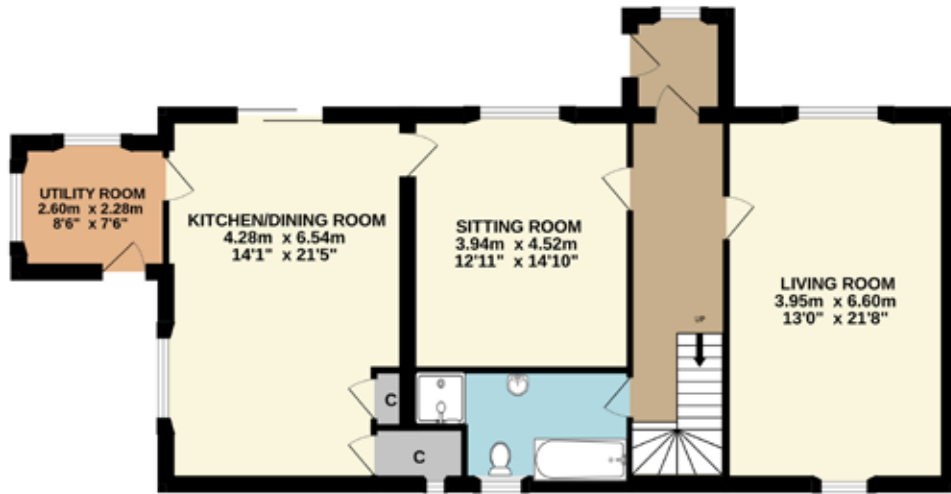
With WC & WHB.



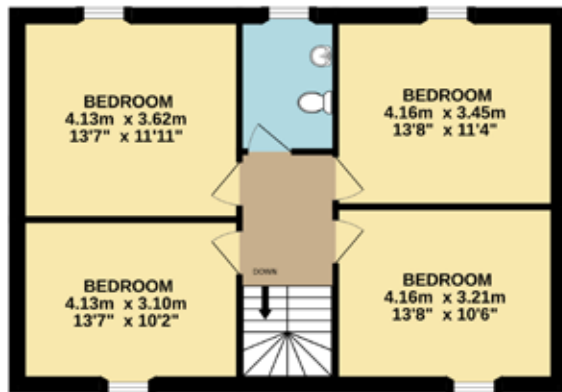
- **Double Bedroom 3**

With window to the front.

GROUND FLOOR



1ST FLOOR



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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- **Double Bedroom 4**  
With window to the front.



**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	E	F37





### **THE AGRICULTURAL BUILDINGS**

The buildings are a mixture of traditional and more modern structures. The more modern buildings are utilised mainly for storage and livestock housing however, could be used for a variety of uses, or indeed adapted for equestrian or such like. The traditional farm buildings could have some development potential for change of use, however, any interested party wishing to pursue this would need to make their own enquiries with the regional council's planning department.



### **THE LAND**

No' 2 Balcary Holdings extends in total to about 60.49 acres (24.48 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, etc.

The holding features 9 specific field enclosures, which are currently all down to grass for grazing and conservation (silage). 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 land lies within a ring fence and is served by a field track which gives good access to the field enclosures. The land is gently undulating and the majority is fit for mowing. The farm, at one time, was utilised as a dairy farm and was self-sufficient in home-grown fodder.

### **BASIC PAYMENT ENTITLEMENTS**

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 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

No' 2 Balcary Holdings benefits from 22.27 units of region 1 entitlements with an illustrative unit values of €165.63 (Euros). The property also benefits from the standard Greening rates and where applicable LFASS. 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 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 Kenny Paterson, Rankin & Aitken** for a definitive list of burdens subject to which the property is sold.



#### **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge with the exception of anything already surveyed for.

#### **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 August 2023***

Field Number	Area (Ha)	LPID
1	1.47	NX/19920/55432
2	2.3	NX/19972/55498
3	2.44	NX/20070/55698
4	2.57	NX/20103/55536
5	0.16	NX/20161/55446
6	0.13	NX/20186/55497
7	4.75	NX/20188/55763
8	5.37	NX/20328/55771
9	4.43	NX/20556/55688
A	0.86	Roads Yards & Buildings
<b>Total: 24.48 Ha (60.49 Acres)</b>		

### **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 **24.48 Ha (60.49 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 on Eligible Land Claimed 2023**

Region 1 – 22.27 units (Indicative Value 2023 **€165.63** (Euros))

# Sale Plan

