



## HIGH CLONE

Port William, Newton Stewart, DG8 9LT



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan



# HIGH CLONE

**Port William, Newton Stewart, DG8 9LT**

Port William 1 mile, Wigtown 7 miles, Newton Stewart 16 miles, Stranraer 20.5 miles, Dumfries 60 miles, Carlisle 95 miles

## A RURAL RESIDENTIAL SMALLHOLDING WITH HUGE DEVELOPMENT POTENTIAL LOCATED IN A COASTAL AREA WITH FABULOUS FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE TOWARDS LUCE BAY

- TRADITIONAL FARMHOUSE (REQUIRES FULL REFURBISHMENT)
- TRADITIONAL COURTYARD STEADING (SUPERB POTENTIAL FOR DEVELOPMENT)
- NO IMMEDIATE NEIGHBOURS
- JUST OVER FOUR ACRES OF GRAZING LAND
- POTENTIAL FOR SMALLSCALE AGRICULTURAL / EQUESTRIAN OR TOURISM PURPOSES
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS AND THE FERRY PORT AT CAIRNRYAN

**FOR SALE PRIVATELY AS A WHOLE**

### VENDORS SOLICITORS

Mccormick & Nicholson  
66 Victoria Street  
Newton Stewart  
DG8 6DD  
Tel 01671402813



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### 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

High Clone is situated in a beautiful rural region of Dumfries & Galloway occupying an elevated site with far reaching views over the surrounding countryside towards Luce Bay. The property has been **unoccupied for some time and does require full refurbishment**, however, presents a superb blank canvas to create a wonderful family home along with a variety of opportunities to develop smallscale agricultural, equestrian or a tourist-based enterprise in a rural yet accessible area of Dumfries & Galloway.

The traditional courtyard steading to the rear could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

The land at High Clone amounts to about 4.449 acres to include the areas occupied by the farmhouse, steading, access tracks, etc. The land affords the opportunity to establish a smallholding or indeed there may be some development opportunity for tourism enterprises.

This region of Scotland is noted for its spectacular coastline, hills and magnificent forests. This area lies within the climatically favoured Southwest corner of Scotland, which is noted for its mild climate and long growing season, benefitting from the proximity of the Gulf Stream and is known as one of the most productive grass growing regions of the United Kingdom. The well-known tourist destinations of Wigtown (Scotland's National Book Town) and Port William are both located approximately within a short drive of the property where a range of local services can be found including Primary schooling, village shops, doctors' surgery, post offices, pubs and cafes. The market town of Newton Stewart lies 16 miles distant and provides a more extensive range of services including Secondary schooling, leisure and sporting facilities and the full range of professional services you would expect to find in a major market town. Communications to the area are much improved with the A75 trunk road.

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 High Clone are sought **in excess of: £290,000**

## 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

### HIGH CLONE FARMHOUSE

This traditional farmhouse does require full extensive refurbishment, however, provides a superb blank canvas for creating a fabulous home in one of the most dramatic coastal regions of Dumfries & Galloway.

The current accommodation is set over two floor with the **ground floor** currently comprising of two reception rooms, office, kitchen and a bedroom. The **first floor** has two bedrooms and a bathroom. Some of the living accommodation benefits from lovely views over Luce Bay and the surrounding countryside. The farmhouse affords the opportunity to develop a lovely family home in one of the most dramatic coastal regions of Dumfries & Galloway.



## SERVICES

Water	Drainage	Electricity	Heating	Council Tax
Needs connected, supply at the road end	Septic Tank	Mains	Formerly Oil Fired	C

## OUTSIDE

There are garden grounds to the front of the dwelling with the traditional courtyard steading to the rear.

## TRADITIONAL STEADING

The traditional steading is in a reasonable condition commensurate with its age and mainly comprises of a range of stone-built barns and byres. As mentioned earlier, these traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.



## THE GRAZING LAND

The land amounts to about 4 acres with direct access from High Clone. At present the land is down to grass for grazing and offers huge potential for a variety of different enterprises.

## 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, **Mccormick & Nicholson** 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.

## 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 June 2024***





# Sale Plan



Area: 1.8 ha (4.449 acres)



