



HIGH AUCHENLARIE & HOLECROFT FARMS

Gatehouse of Fleet, Castle Douglas, DG7 2HB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



HIGH AUCHENLARIE & HOLECROFT FARMS

Gatehouse of Fleet, Castle Douglas, DG7 2HB

Gatehouse of Fleet 5 miles, Kirkcudbright 12 miles, Castle Douglas 17 miles, Dumfries 35 miles, Carlisle 69 miles, Glasgow 111 miles

TWO EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING FARMS LOCATED ON A FABULOUS ELEVATED COASTAL SITE NOT FAR FROM THE VILLAGE OF GATEHOUSE OF FLEET

- BRIGHT AND SPACIOUS FOUR BEDROOM FARMHOUSE SET ON A STUNNING ELEVATED SITE
- RANGE OF TRADITIONAL & MODERN FARM BUILDINGS
- PRODUCTIVE GRAZING AND MOWING LAND
- BASIC PAYMENT ENTITLEMENTS
- LOT 1: HIGH AUCHENLARIE FARM (95.55 ACRES)
- LOT 2: LAND AT HOLECROFT FARM (91.25 ACRES)

IN ALL ABOUT 186.80 ACRES (75.60 HA)

FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

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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

High Auchenlarie & Holecroft Farms are situated on stunning elevated sites overlooking the beautiful coastline of Dumfries and Galloway across the picturesque Wigtown Bay.

LOT 1 - HIGH AUCHENLARIE FARM (coloured pink on the sale plan)

High Auchenlarie Farm is a highly productive stock rearing farm benefitting from an extremely well-presented traditional farmhouse, traditional courtyard steading, a more modern agricultural building and about 95 acres of agricultural land.

The farmhouse at High Auchenlarie sits on an enviable elevated site overlooking Wigtown Bay and on a clear day, the Isle of Man and the Isle of Fleets are visible to the naked eye. The farmhouse has been a wonderful family home for many years which has been well-maintained offering comfortable four-bedroom accommodation over two floors.

The agricultural land is down to grass for grazing and conservation (silage or hay), however is capable of growing a narrow range of cereal and other forage crops. In more recent years, the land has been let on a seasonal grazing basis. The traditional courtyard steading is well maintained and mainly utilised for storage of feed and machinery.

LOT 2 - LAND AT HOLECROFT FARM (coloured blue on the sale plan)

Holecroft Farm sits about 1 mile away from High Auchenlarie. The agricultural land at Holecroft amounts to about 91.25 acres and is currently utilised for the grazing of cattle and sheep or for mowing for forage. The land spans a minor public road and is in 16 clearly defined field enclosures, which include four areas of semi-mature woodland. These areas also act as shelter belts for grazing livestock. The land is naturally watered and has good road frontage to the minor public road.

ABOUT THE AREA

A range of local services are conveniently located within the historical village of Gatehouse, where there are a range of shops and a grocery store and with a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from the property. 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.

The area is well served by local auction marts at Castle Douglas and Newton Stewart and has a good network of agricultural suppliers.

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 exists 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, the closest being at Gatehouse.

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 or in two lots.

GUIDE PRICE

Offers for the farms are sought **in excess of:**

LOT 1 – HIGH AUCHENLARIE FARM: £820,000

LOT 2 – LAND AT HOLECROFT FARM: £380,000

AS A WHOLE - £1,200,000

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

LOT 1 - HIGH AUCHENLARIE FARM (coloured pink on the sale plan)

THE FARMHOUSE



This traditional farmhouse occupies a stunning elevated site which is of traditional construction under set under a slated roof with the dwelling having been extremely well-maintained within the current ownership. It should be noted that until fairly recently the farmhouse was utilised as a highly successful Bed & Breakfast destination and given the location of the property, would lend itself to a wide range of tourist based enterprises. In addition, there is a lovely raised patio area leading to gently sloping, easily maintained garden grounds a detached garage and a small garden shed housing the central heating boiler.

The property offers four-bedroom accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Rear Door Porch / Boot Room**
With doors off to the kitchen and shower room and utility room.
- **Shower Room**
With a corner shower cubicle, WC & WHB, heated towel rail, window to the rear.
- **Utility Room**
Plumbed for white goods, built-in cupboards, base unit with a WHB set in, window to the rear.
- **Bedroom 1 / Study**
With built-in cupboards.





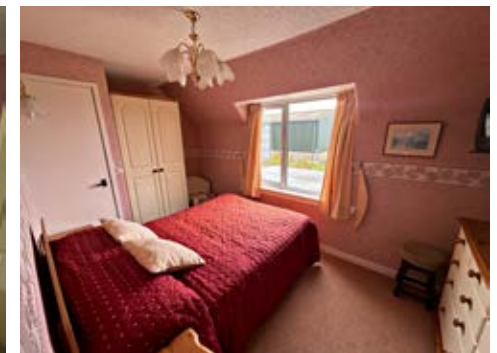
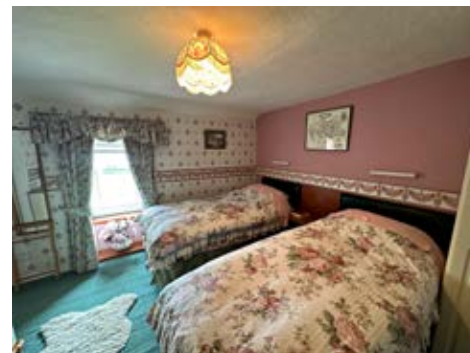
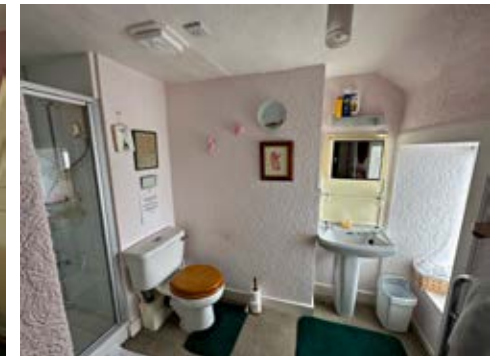
- **Kitchen**
A beautiful farmhouse kitchen with an oil-fired AGA range, built-in electric oven & microwave, good range of floor and wall units, ample room for accommodating a family dining table.

- **Dining Room**
A lovely bright and spacious dining room with ample room for family dining. Double glazed doors give access to the Sun Room.

- **Sun Room**
A stunning living space affording the most spectacular views across the surrounding countryside and Wigtown Bay. The sun room is glazed to three sides and patio doors give access to the paved patio.

- **Sitting Room**
A lovely cosy sitting room with a log burning stove and double aspect windows, one of which is to the front affording the lovely views.





FIRST FLOOR

- **Upper Hallway**
With built-in cupboards.
- **Double Bedroom 2 (En-suite)**
With a window to the front and the en-suite fitted with a shower, WC & WHB.
- **Double Bedroom 3 (En-suite)**
With a window to the front and and the en-suite has a shower, WC & WHB.
- **Double Bedroom 4 (En-suite)**
With a window to the side and en-suite off. The en-suite has a bath with a shower over, WC & WHB.

A floor plan is included within these particulars depicting the layout and dimensions of the accommodation.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil	E	E 44

HIGH AUCHENLARIE FARM STEADING

The farm steading at High Auchenlarie is mainly of traditional construction in a classic courtyard shape along with a more modern farm building and portal hayshed. The steading is fairly typical of the farm type and may have some development potential given that the regional council are supportive of this type of development.

The more modern shed is of steel portal construction under a fibre cement roof and is conveniently located at the edge of the yard.







THE LAND

High Auchenlarie Farm extends in total to about 95.55 acres (38.67 ha), including the areas occupied by the farmhouse, steading, yards, access roads, etc.

The holding features 11 specific field enclosures, which are currently all down to grass for grazing and conservation (silage). The land is classified as predominantly yield class 4 & 5 of the Macaulay Institute for Soil Research Land Capability Study, as produced by the James Hutton Institute. The land is adequately fenced and benefits from a natural water source.



LOT 2 - LAND AT HOLECROFT FARM (coloured blue on the sale plan)

The agricultural land at Holecroft amounts to about 91.25 acres and is currently utilised for the grazing of cattle and sheep or for mowing for forage. The land spans a minor public road and is in 16 clearly defined field enclosures, which include four areas of semi-mature woodland. These areas also act as shelter belts for grazing livestock. The land is naturally watered and has good road frontage to the minor public road.

Adjacent to the road at the north of field 14 is located a livestock handling system.

The land is classified as predominantly yield class 4 & 5 of the Macaulay Institute for Soil Research Land Capability Study, as produced by the James Hutton Institute. The land is adequately fenced and benefits from a natural water source.

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).





High Auchenlarie Farm benefits from 32.42 units of region 1 and Holecroft benefits from 28.85 units of region 1 entitlements 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, **Mrs Karen Baird, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoings' affecting the property.

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 June 2024

LOT 1 HIGH AUCHENLARIE

Field Number	LPID	Area (Ha)	Region
17	NX/53598/53167	5.27	R1
18	NX/53636/53366	4.3	R1
19	NX/53639/52969	3.99	R1
20	NX/53669/53527	2.69	R1
21	NX/53691/53718	3.19	R1&R2
22	NX/53729/52980	0.15	R1
23	NX/53847/53165	1.46	R1
24	NX/53816/53657	3.38	R1
25	NX/53884/53375	6.75	R1
26	NX/54030/53214	4.79	R1
27(PART)	NX/53855/53028	1.90	R1
RYP	Roads, Yards & Buildings	0.80	

**Total: 38.67 Ha
(95.55 Acres)**

LOT 2 LAND AT HOLECROFT

Field Number	LPID	Area (Ha)	Region
1	NX/52378/52890	3.29	RI
2	NX/52387/52719	3.28	R1
3	NX/52408/53050	2.75	R1
4	NX/52483/52647	0.99	WOODLAND
5	NX/52484/52506	3.73	R1
6	NX/52534/52927	2.83	R1
7	NX/52554/52777	0.55	R1
8	NX/52578/52688	2.02	R1
9	NX/52599/53041	2.76	WOODLAND
10	NX/52629/52473	0.48	WOODLAND
11	NX/52656/52511	1.53	R1
12	NX/52671/52578	1.07	WOODLAND GRAZING
13	NX/52680/53108	2.34	R1
14	NX/52698/52729	2.93	R1
15	NX/52721/52938	1.64	R1
16	NX/52864/52504	4.74	R1

**Total: 36.93 Ha
(91.25 Acres)**

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 **75.60 Ha (186.80 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 Entitlements

- LOT 1 Region 1 – 32.42 units (Indicative Value 2024 **€160.66** (Euros))
- LOT 2 Region 1 – 28.85units (Indicative Value 2024 **€160.66** (Euros))

