



LAND AT LITTLE BALSIER

Sorbie, Newton Stewart, DG8 8HD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAND AT LITTLE BALSIER

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Newton Stewart 13.5 miles, Stranraer 32 miles, Cairnryan 35 miles, Dumfries 61 miles, Carlisle 94 miles

A PRODUCTIVE BLOCK OF AGRICULTURAL LAND LOCATED ON THE OUTSKIRTS OF SORBIE, NEWTON STEWART.

- RING FENCED AGRICULTURAL LAND
- PRODUCTIVE CROPABLE AND GRAZING LAND
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- REGION 1 ENTITLEMENTS (31.03 UNITS)

IN ALL ABOUT 79.86 ACRES (32.32 HA)

VENDORS SOLICITORS

AB & A MATTHEWS
37, Albert Street
Newton Stewart
DG8 6EG
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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
Web: www.threaverural.co.uk





INTRODUCTION

The land at Little Balsier is situated on the periphery of the village of Sorbie, not far from the busy market town of Newton Stewart. This is a highly productive agricultural area renowned for its mild climate and long growing seasons.

The land amounts to about 32.32ha (79.86 acres) and is registered with the AFRC-RPID, with a main location code of 858/0003. The land is farmed as part of a larger farming enterprise by the sellers and has been utilised recently for forage/arable production and a degree of greening measures. The land is available for sale as a whole and a plan depicting the subjects is contained within these particulars of sale.

Local services can be found within the nearby town of Wigtown (The Book Town), with a wider range of services available at Newton Stewart, which offers a wide range of professional services and retail outlets.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing, and cycling. There are numerous beaches and sandy coves within a short distance of the property and the area boasts numerous golf 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 at Stranraer and the international airports of Prestwick and Glasgow are within an easy drive from the property.

VIEWING

By appointment with the sole selling agents:



Threave Rural
No' 3 Ring
New Market Street
Castle Douglas, DG7 1HY
Tel: 01556 453453
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Web: www.threaverural.co.uk

METHOD OF SALE

The land is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for the land are sought **in excess of £550,000.**

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

DESCRIPTION

Comprising of eight main field enclosures extending to about 77.79 acres (31.48 hectares) with the remainder of the area made up of tracks, waterways, road solum etc.

The land lies within a ring fence and is at present either down to grass for grazing or in stubble following a cereal crop the land has this season been split between winter wheat, winter barley and winter oats (for the avoidance of doubt all crops will have been removed prior to completion). The land has been designated by RPID as region 1 and 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 is in good heart fertile and is easily accessed off a minor public road. Although the land is utilised for the grazing of livestock, silage and growing arable crops it would lend itself to a variety of agricultural purposes.

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 2024 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

The Land benefits from 31.03 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 these 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.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2024 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

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: **A B & A Matthews** 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. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 July 2024



Field Number	LPID	Area (Ha)
1	NX/43552/45785	4.01
2	NX43662/45562	6.64
3	NX/43791/45730	4.48
4	NX/43886/45819	1.74
5	NX/43658/45943	3.21
6	MX/43885/46040	5.84
7	NX/43993/45921	1.88
8	NX/44160/46040	3.68
	TRACKS, DITCHES, ETC	0.84
Total:		32.32 Ha (79.86 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 32.32 Ha (79.86 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.

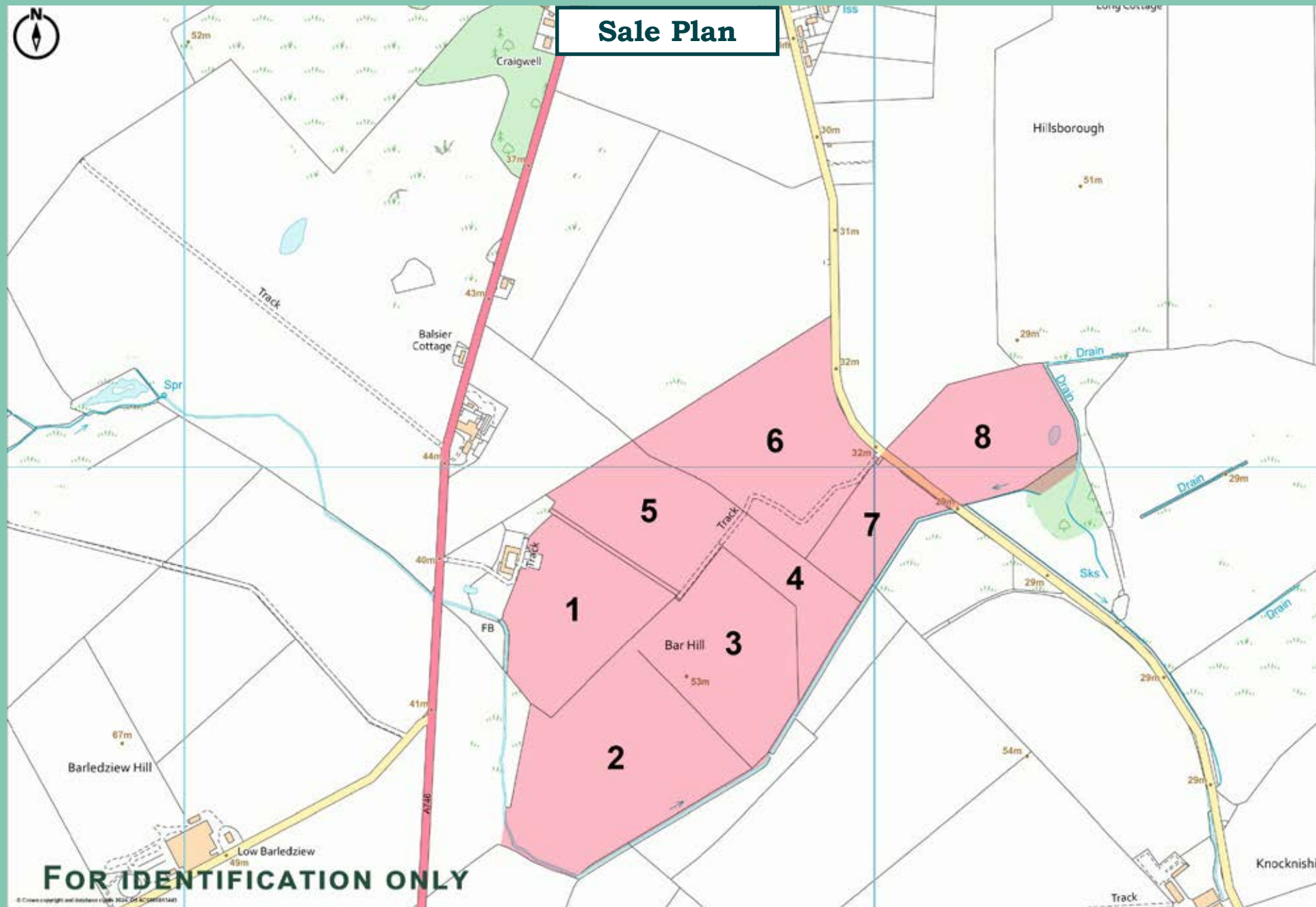
BPS Entitlement

Region 1 – 31.03 units (Indicative Value 2024 **€160.66** (Euros))





Sale Plan



FOR IDENTIFICATION ONLY





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