



EAST BALSALLOCH FARM

Kirkcolm, Stranraer, DG9 0PB

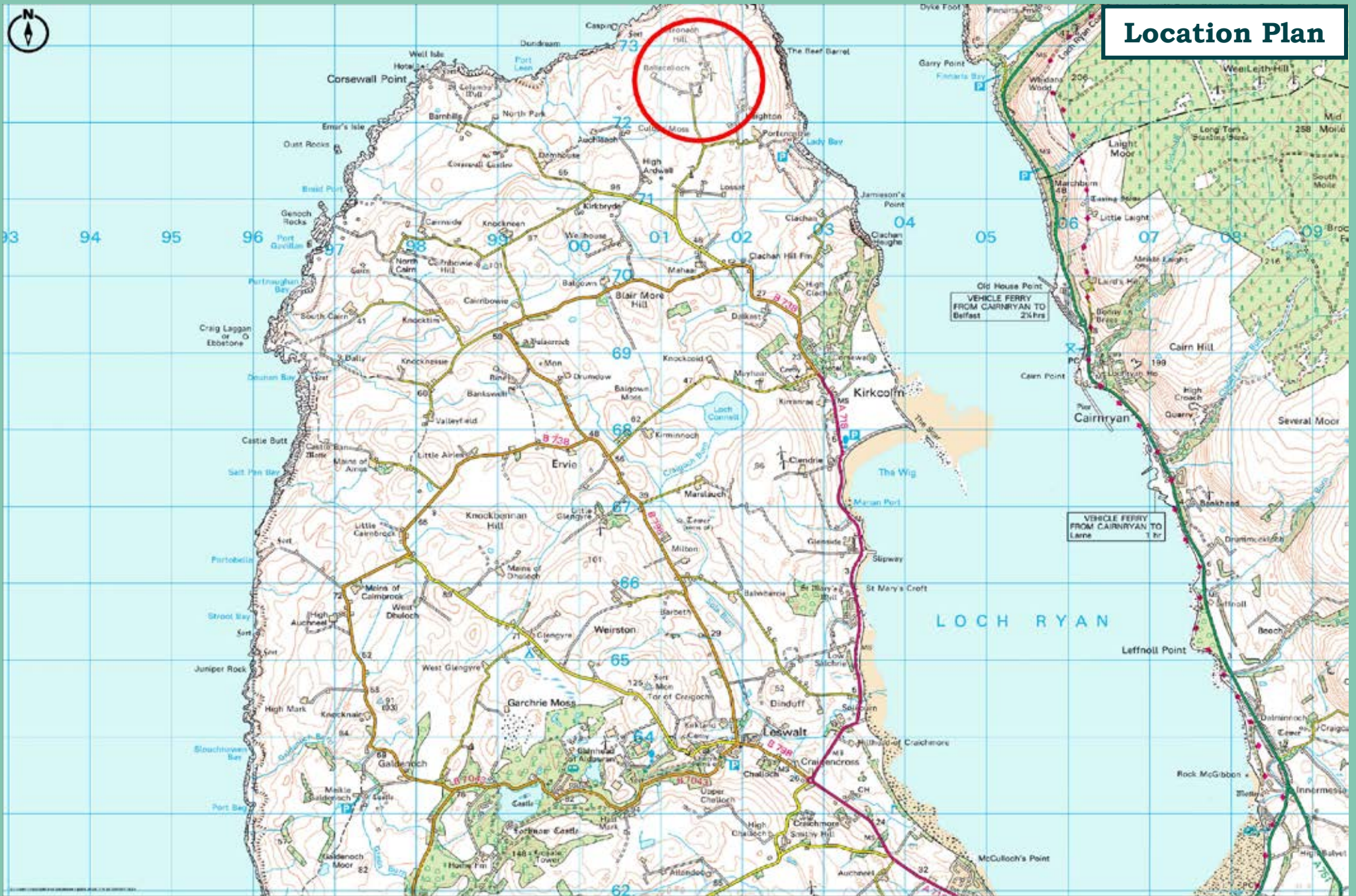


THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



EAST BALSALLOCH FARM

Kirkcolm, Stranraer, DG9 0PB

Kirkcolm 3 Miles, Stranraer 9 Miles, Ayr 59 Miles, Dumfries 81 Miles, Belfast NI 74 Miles (By Ferry at Cairnryan Port)

A PRODUCTIVE STOCK REARING & FEEDING FARM LOCATED IN A FABULOUS COASTAL LOCATION WITH FAR REACHING VIEWS OVER THE NORTH CHANNEL TOWARDS IRELAND

- THREE BEDROOM BUNGALOW WITH WONDERFUL OPEN VIEWS
- RANGE OF MODERN FARM BUILDINGS
- ABOUT 148 ACRES OF AGRICULTURAL LAND
- 54.48 UNITS OF REGION ONE BASIC PAYMENT ENTITLEMENTS (160.66 EUROS)
- RING FENCED FARM

IN ALL ABOUT 159.13 ACRES (64.40 HECTARES)

VENDORS SOLICITORS

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



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

East Balscalloch Farm is situated about 3 miles northwest of Kirkcolm and about 9 miles north of the bustling town of Stranraer. East Balscalloch lies in a scenic and fertile farming region known as the North Rhins Peninsular. This area of Southwest Scotland is renowned for the production of its quality livestock and early grass growing potential. The peninsular is favoured with a mild climate, given the proximity of the gulf stream to the coastline.

East Balscalloch farm benefits from a fairly modern bungalow, relatively modern steading, and about 159.13 acres of agricultural land. The property is situated on an enviable site with far reaching views over the North Channel towards Ireland. East Balscalloch Farm currently operates as a productive cattle rearing farm.

Local services can be found within the village of Kirkcolm, which include a general store / post office, primary school, public house and a church. The main town of Stranraer is 8 miles to the south of Cairnbowie, which offers a wide range of professional services and retail outlets. The town boasts two major supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is also located on the outskirts of Stranraer with the school having recently been refurbished. Primary school education is available within the village of Kirkcolm.

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 and the international airports of Prestwick and Glasgow are within an easy drive of the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.
What3words: presentedworksheet,slacker.hosts

METHOD OF SALE

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

GUIDE PRICE

Offers for East Balscalloch as a whole are sought **in excess of: £950,000**

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



EAST BALSALLOCH COTTAGE

The cottage at East Balscalloch is of fairly modern construction set under a tiled roof. The property provides comfortable family accommodation over a single floor very briefly comprising:

- **Boot Room**
- **Utility Room**
With base units, built-in cupboards and plumbed for white goods.
- **Kitchen**
With floor and wall units, electric oven & hob, window to the side.



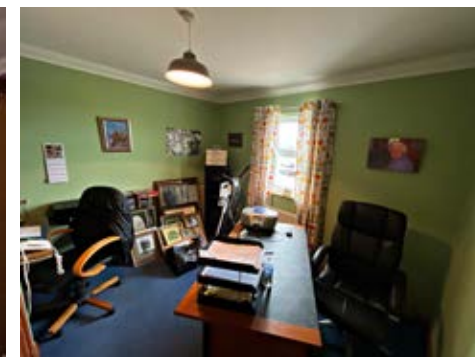
- **Dining Room**
With a window to the side and an arched opening into the garden room.
- **Garden Room**
Glazed to three sides affording wonderful views towards Ailsa Craig.
- **Sitting Room**
With double aspect windows.
- **Central Hallway**
With a front door porch off and built-in cupboards.



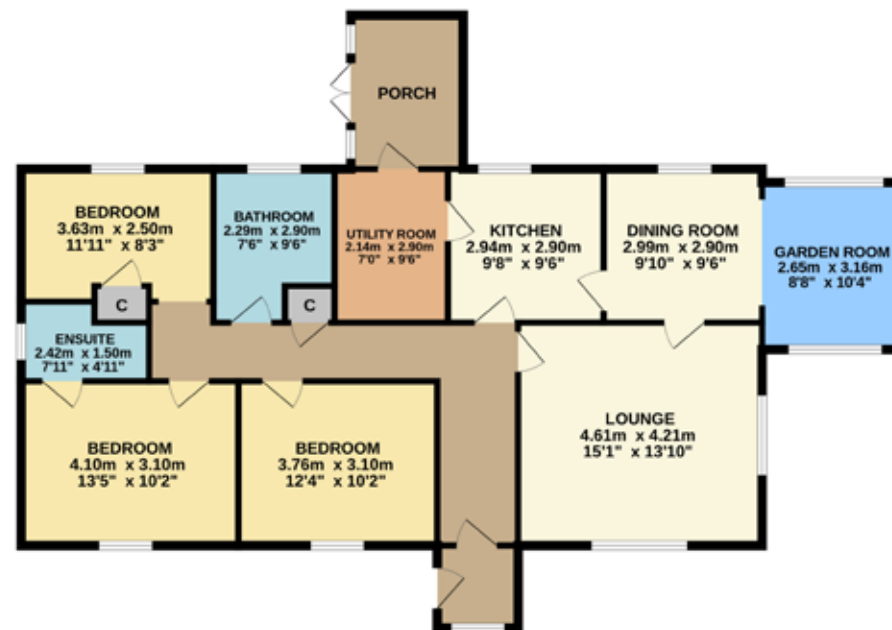


- **Double Bedroom 3**

Currently utilised as an office, built-in cupboards and a window to the rear.



GROUND FLOOR



- **Double Bedroom 1**

With a window to the front.

- **Family Bathroom**

Bath with a shower over, WC, WHB, window to the rear.

- **Double Bedroom 2 (Ensuite)**

With a window to the front, again with lovely views, built-in cupboards. The ensuite benefits from a shower, WC & WHB.

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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OUTSIDE

Well-kept and easily maintained garden grounds to the front and side of the property, with ample parking to the rear and side.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil Fired	D	C 69

THE FARM STEADING

The farm steading is of mainly modern construction and comprises of two main cattle sheds which are fitted out for forward store cattle. Accompanying the structures is a cattle handling system and an earth walled silage clamp. The steading is capable of the overwintering of the beef herd. An aerial photograph accurately depicts the sheds which are owned by East Balscalloch.



THE LAND

The lands of East Balscalloch extend in total to about 159.13 acres to include the areas occupied by the cottage, steading, farm tracks, clifftop grazing, etc. The fields are contained within a ring fence in 15 good sized field enclosures and is classified as LFASS. The land has all been allocated mainly region 1 status and at present is all down to grass for either grazing or mowing with the exception of two fields which are were in arable silage. The land is contained within yield class 4 of the Land Capability Scale as produced by the James Hutton Institute. The farm is well capable of growing a wide range of arable crops. The farm is self-sufficient in home-grown forage. East Balscalloch is registered with the Agricultural Food & Rural Communities, Rural Payments & Inspections Division, with a main location code of 98/861/0105.



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).

East Balscalloch Farm benefits from 54.48 units of region 1 entitlements with an 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.



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, **Mr David Hall**, for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. Servitude rights of access exist between points 'A' & 'C' for the neighbouring property Milleur Cottage with further rights for utilities.
2. It is understood that the cottage when constructed was subject to a Section 75 Agreement tying the property to the lands.
3. As stated earlier, the mineral rights are not owned and the sporting rights are leased.
4. The property, as being sold, is contained within two land certificates.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, 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

In accordance with the property title the mineral rights are not owned and were retained by the former estate. It is also declared that the sporting rights are subject to a lease which is also contained within the title.

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 October 2024



Field Number	Land use /Region	Area (Ha)
1	PGRS R1	5.62
2	PGRS R2	1.07
3	PGRS R1	4.97
4	PGRS R1	5.12
5	PGRS R1	4.48
6	PGRS R1	3.34
7	PGRS R1	5.68
8	ASSF R1	2.78
9	PGRS R1	4.93
10	PGRS R1	4.66
11	PGRS R1	0.63
12	PGRS R1	2.04
13	TGRS R1	5.32
14	PGRS R1	3.99
15	ASSF R1	2.07
X	ROADS,YARDS,BUILDINGS & COASTLINE ETC	7.70
Total: 64.40 Ha (159.13 Acres)		

BPS Entitlement Claimed 2020

Region 1 – 54.48 units (Indicative Value 2024 \$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 **64.40Ha (159.13 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.

