



# LAND AT BARNSHALLOCH

Balmaclellan, Castle Douglas, DG7 3QS



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





# Location Plan



# LAND AT BARNSHALLOCH

## Balmaclellan, Castle Douglas, DG7 3QS

Balmaclellan 4.5 miles, St John's Town of Dalry 6 miles, Castle Douglas 12 miles, Dumfries 26 miles, Ayr 39 miles, Carlisle 59 miles, Glasgow 75 Miles

### A PRODUCTIVE BLOCK OF GRAZING AND MOWING LAND SITUATED NEAR THE VILLAGE OF BALMACLELLAN

- PRODUCTIVE GRAZING LAND CONTAINED WITHIN 3 FIELD ENCLOSURES
- AREA OF AMENITY WOODLAND
- RING FENCED LAND
- GOOD ROADSIDE ACCESS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

**IN ALL ABOUT 27.984 ACRES (11.325 HECTARES)**

#### VENDORS SOLICITORS

Mr 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](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)







## INTRODUCTION

The land at Barnshalloch is a productive block of grazing and mowing land amounting to about 27.984 acres. The land is contained within 3 field enclosures and has good roadside access.

It should be noted that Threave Rural are also marketing two exceptional smallholdings known as **Newstead** and **Barnshalloch** both within a short drive of the land at Barnshalloch. The sales details can be downloaded from our website.

The nearest local services can be found at Balmacellan, which is a thriving friendly community with a variety of village run activities taking place throughout the year. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available. A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

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 easy reach of the property and the area boasts numerous golf courses, the closest being at New Galloway.

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 Glasgow and Edinburgh are within and easy driving distance.

## 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.

## GUIDE PRICE

Offers for The Land at Barnshalloch are sought **in excess of £135,000**

## 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***

Comprising of three main field enclosures extending to about 27.98 acres (11.325 hectares), lying within a ring fence and at present either down to grass for grazing or for mowing 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, or mowing, it would lend itself to a variety of agricultural purposes.

### **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, Hall Baird Solicitors**, for a definitive list of burdens subject to which the property is sold.

### **ENTRY & VACANT POSSESSION**

At a date to be mutually agreed.

### **OFFERS (Closing Date)**

Formal offers in acceptable Scottish form should be submitted along with the relevant AML paperwork in accordance with the money laundering, terrorist financing and transfer of funds (information on the payer), regulations 2017.

This must be made through a Scottish Solicitor to the selling agents, **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**, at the appropriate time.

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 November 2024***





# Sale Plan

ABOUT: 11.325 ha (27.984 acres)



FOR IDENTIFICATION ONLY



