



**VALLEY VIEW FARM,
Ringford, Castle Douglas, DG7 2AR.**

Location Plan



VALLEY VIEW FARM

Ringford, Castle Douglas, DG7 2AR

Castle Douglas 8 miles, Dumfries 24 miles, Carlisle 58 miles, Glasgow 83 miles

A PRODUCTIVE STOCK REARING FARM SITUATED ON AN ELEVATED SITE WITHIN THE STEWARTRY AREA OF DUMFRIES AND GALLOWAY

- ABOUT 74.63 HECTARES OF PRODUCTIVE ARABLE AND GRASSLAND
- RANGE OF MODERN FARM BUILDINGS
- RING FENCED FARM
- SPORTING POTENTIAL
- BASIC PAYMENT: 31 UNITS OF REGION 1 ENTITLEMENTS

IN ALL ABOUT 195.80 ACRES (79.24 HA)

FOR SALE PRIVATELY AS A WHOLE



VENDORS SOLICITOR

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

Valley View Farm is situated on an elevated site close to the village of Ringford in the Stewartry area of Dumfries & Galloway. Valley View Farm is a productive stock rearing farm, benefitting from a range of farm buildings and about 195.80 acres of agricultural land. The agricultural land is all down to grass for grazing or forage crops, in addition there are areas of amenity woodland and areas occupied by part of both Culcaigrie Loch & Trostrie Loch included in the titles. For the avoidance of doubt, there is no dwellinghouse on this holding.

The steading buildings at Valley View are of modern construction and mainly now utilised for overwintering of cattle or feed and machinery storage. It should be noted there is no electricity supply to the steading, but services are close by. The steading is supplied by mains water.

A range of local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as three national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance.

METHOD OF SALE

Valley View Farm is offered for sale by private treaty.

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 Valley View Farm are sought **in excess of: £1,150,000**

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

VALLEY VIEW FARM STEADING

As mentioned earlier, the steading buildings are of modern construction and comprise of steel portal sheds, some with lean-tos off which are laid out in a hardcore yard. The sheds are designed to house either beef cattle or dairy young stock, have feed barriers and concrete floors. For the avoidance of doubt there is no electricity laid into the steading and the temporary supply will be disconnected prior to completion. It is noted that power is located adjacent to the steading and purchasers should make their own enquiries as to connection charges, etc. The steading benefits from both private and public water supply

THE AGRICULTURAL LAND

Valley View Farm extends in total to about 195.08 acres to include the areas occupied by the steading, yards, access roads, woodland, lochs, etc.

The holding features 21 specific good sized field enclosures, which are currently all down to grass for grazing and conservation (silage). The land 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 farm is within an LFASS area and benefits from the relevant support. The farm is self-sufficient in home grown forage and capable of any type of livestock production. Included in the title are two areas of loch solum and the ownership extends to the centre of both Culcaigrie and Trostrie Lochs.

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).

Valley View Farm benefits from 31 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 the 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 2025 Basic Payment and 2025 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 2025, this obligation expires on 31st December 2025.

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' solicitors, **David Hall ,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

The purchaser shall, in addition to the purchase price, be bound to take over any 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

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 2025

FIELD NO.	AREA (HA)	LAND USE
17	1.67	PGRS
18	0.17	PGRS
19	0.20	PGRS
20	2.18	PGRS
21	0.54	RGR R2
22	3.75	PGRS
23	1.02	WOODLAND
24	0.24	WOODLAND
25	1.55	RGR R2
26	9.26	PGRS
27	8.07	PGRS
28	1.59	RGR R2
29	2.77	RGR R2
30	2.67	PGRS
31	7.34	PGRS
32	9.25	PGRS
33	9.12	PGRS
34	5.84	PGRS
35	0.14	N/A
36	7.26	PGRS
A	4.61	ROADS, BUILDINGS, LOCHS ,ETC
Total	79.24 Ha (195.80 Acres)	

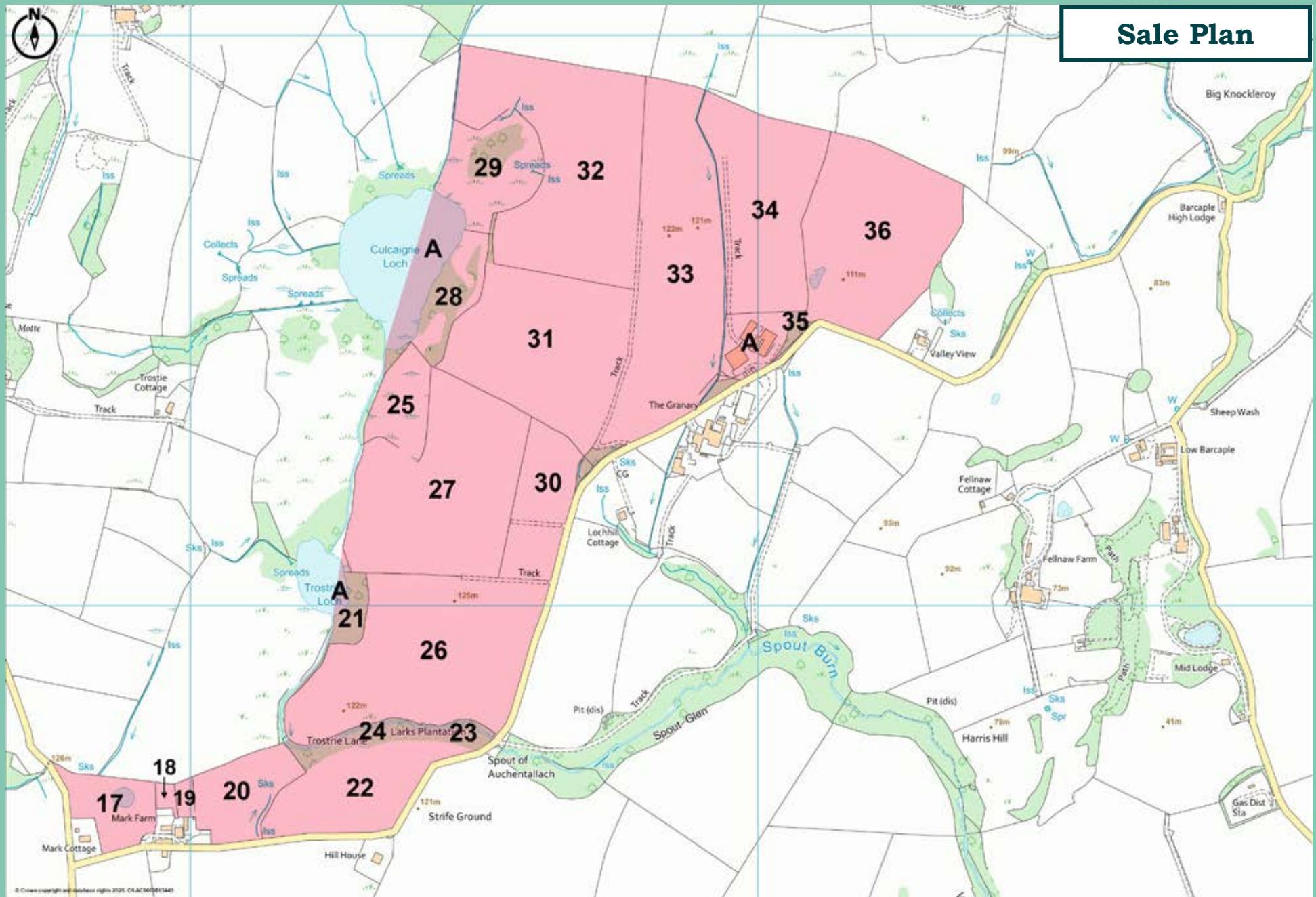
Disclaimer

While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about 79.24 Ha (195.80 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 Entitlement

Region 1 – 31 Units (Indicative Value 2025 **€160.66** (Euros)





Sale Plan

FOR IDENTIFICATION PURPOSES ONLY

