



ALTON FARM

Drummore, Stranraer, Wigtownshire, DG9 9RB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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ALTON FARM

Drummore, Stranraer, Wigtownshire, DG9 9RB

Stranraer 18 miles, Cairnryan Ferry Port 25 miles, Ayr 68 miles, Dumfries 82 miles

A HIGHLY PRODUCTIVE FORMER DAIRY FARM SITUATED ON A STUNNING ELEVATED SITE WITH FAR REACHING VIEWS ACROSS LUCE BAY & THE SURROUNDING COUNTRYSIDE

- EXTREMELY WELL-PRESENTED TRADITIONAL FARMHOUSE WITH PLANNING PERMISSION FOR A FABULOUS EXTENSION (PLANNING REF: 24/2113/FUL)
- CHARMING TWO BEDROOM COTTAGE
- NEWLEY ERECTED FARM BUILDING ALONG WITH A RANGE OF MAINLY MODERN BUILDINGS
- RECENTLY INSTALLED MILKING PARLOUR & DAIRY (OPTIONAL)
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS (REGION 1: 51.64 REGION 1 UNITS & 0.31 REGION 3 UNITS)

IN ALL ABOUT 142.01 ACRES (57.47 HECTARES)



VENDORS SOLICITORS

Mr Sam Conington
Gillespie McAndrew
76-80 Morningside Rd
Edinburgh
EH10 4BY
Tel: 0131 447 4747

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

Alton Farm is situated near the village of Drummore in the Wigtownshire area of Dumfries & Galloway. Formerly a dairy farm, it lies within a region noted for its mild climate and long grass-growing seasons. This has contributed to the Rhins Peninsula being recognised as one of the most productive farming regions in Southwest Scotland.

The farm benefits from a beautifully presented traditional farmhouse which within the current ownership has benefited from partial re-roofing, installation of air source heat pump, including a new boiler and radiators, and the property has been rewired. In addition, planning has been approved for a fabulous new extension to the south elevation to accommodate a bedroom, ensuite on the first floor and bathroom and utility room on the ground floor. The other alterations proposed include converting the existing attached store to the host dwelling into a large kitchen/living area with patio doors providing stunning sea views. Details of this planning can be found on Dumfries and Galloway Councils planning portal, www.dumgal.gov.uk/planning using the ref': 24/2113/FUL

To compliment the farm, a new agricultural building has just been erected measuring 73m long x 21m wide. This building has been utilised for loose housing of cattle with no cubicles, etc. fitted, therefore, this building could lend itself to many different purposes. There are a further range of modern farm buildings one of which houses a newly installed milking parlour. For the avoidance of doubt, should the milking parlour not be required by the successful purchaser, it will be removed prior to completion of the sale.

In addition, there is an charming stone-built cottage and approximately 140 acres of productive agricultural land. The land is currently down to grass for grazing and conservation (silage) but is capable of supporting a wide range of cereal and other forage crops.

Local services are available in Drummore, Scotland's most southerly village, located only a few miles from the Mull of Galloway. The village offers a popular beach frequented by the sailing community, along with a primary school, village shop, café, pubs and restaurant. Just a short drive away lies Sandhead, known for its pristine white sandy beach and the award-winning Tigh Na Mara restaurant. The area is also home to Logan Botanic Garden, often described as Scotland's most exotic garden, which thrives thanks to the region's mild climate.

For a wider range of services, the regional hub of Stranraer lies approximately 18 miles north. Here you will find supermarkets, a retail park, a modern medical centre, ice rink, sports centre, secondary schooling and further leisure facilities. Stranraer hosts the annual Oyster Festival, a popular event celebrating the region's seafood, culture and coastal heritage.

This area of Southwest Scotland is noted for its spectacular coastline and offers a wide range of opportunities for outdoor enthusiasts, including wonderful walks, coarse and sea fishing, shooting, sailing, cycling and extensive equestrian pursuits.

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 near Stranraer, and the international airports at Prestwick and Glasgow are easily accessible.

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 Alton Farm are sought **in excess of: £1,580,000**

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

ALTON FARMHOUSE



Alton Farmhouse is a traditional farmhouse under a slated roof occupying an elevated site with stunning views across Luce Bay and the open countryside. The farmhouse has been greatly improved within the current ownership and has been rewired, newly insulated and fitted with a new heating system, briefly comprising:

GROUND FLOOR

- **Kitchen**

A bright farm kitchen with a range of floor and wall units, built in cupboard and utility area and also plumbed for white goods. Coastal views can be enjoyed from the kitchen table.



- **Central Hallway**

With stairs off to first floor with a glass banister to maximise lighting into the hallway, and an understairs storage cupboard.

- **Dining Room**

With double aspect windows.

- **Lounge**

With double aspect windows with stunning sea views across Luce Bay.



FIRST FLOOR

• Double Bedroom 1

Bright and spacious room with a window to the rear and a beautifully panelled wall.

• Double Bedroom 2

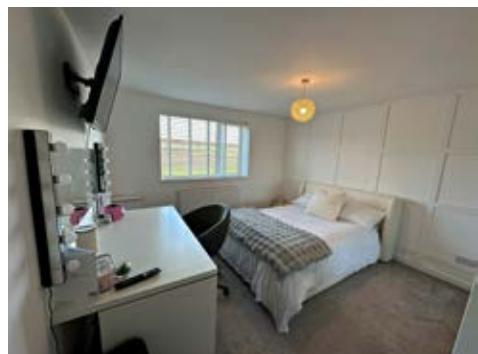
Another light filled room, with a window to the rear and a panelled wall.

• Double Bedroom 3

With double aspect windows and bespoke built furniture.

• Bathroom

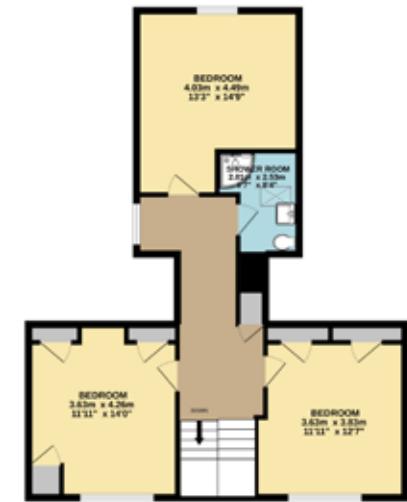
With WC, washing hand basin, radiator, corner shower cubicle and a Velux type window for natural lighting and air flow.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, rooms and any other items are approximate and should not be relied upon for any legal purposes. These plans are for illustrative purposes only and should be checked on site before any prospective purchase. The services, systems and appliances mentioned have not been tested and no guarantee is given as to their working order. No plans are given. White walls and windows are typical.

SERVICES - ALTON FARMHOUSE

Water	Drainage	Electricity	Heating	Council Tax
Mains	Private	Mains & UPV Panels	Air Sourced Heat Pump	C

ALTON FARM COTTAGE

The farm cottage sits away from the main farming operations and provides the same stunning views as the farmhouse. The cottage is arranged over a single floor and benefits from a conservatory, kitchen, newly fitted bathroom and two good sized bedrooms, both of which have built in storage ,along with its own well-kept garden grounds. The cottage could lend itself to extended family living or indeed superb holiday accommodation.

SERVICES - ALTON COTTAGE

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Gas (LPG)	B	F (25)



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are approximate and may not be to scale. The floorplan is intended for guidance purposes only and should not be relied on as being accurate or as a substitute for professional advice. The vendor, estate agent and surveyor accept no liability for any errors or omissions. This plan is for illustrative purposes only and should not be used as part of any legal proceedings. Purchasers should satisfy themselves as to the suitability and adequacy of the plan.



THE FARM STEADING

The farm steading comprises of a range of mainly modern farm buildings, which, up until recently, have been utilised for dairy production. A feature of the steading is the recently constructed general purpose agricultural building (240ft x 70ft). As stated earlier, this shed could be utilised for a variety of purposes. There is other portal structures utilised for feed and general storage, along with a slurry lagoon and a silage clamp. A feature of Alton Farm is the fairly recently installed dairy which comprises of a De Laval 20 point swing over parlour, modern bulk tank and all dairy ancillaries. There is also a Collinson type bulk feed tower.

NB: Given that the farm is no longer in milk production, should the potential purchaser not require the dairy and associated equipment including the feed bin, this can be removed prior to completion of the sale.

The farm and steading benefits from a borehole located adjacent to the hayshed and a 100kva three phase power supply has been installed.



THE LAND

Alton Farm extends in total to about 142.01 acres (57.47 Ha), including the areas occupied by the farmhouse, cottage, steading, yards, access roads, etc.

The holding features 15 specific field enclosures, which are currently all down to grass for grazing and conservation (silage), however many of the enclosures are capable and have been, in the past, utilised for growing either cereal or forage crops. 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.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region 1, with the exception of 0.31 of a hectare, region 3. 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 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Alton benefits from 51.64 units of region 1 entitlements with an illustrative unit values of €160.66 (Euros) and 0.31 of a unit of region 3. The property also benefits from the standard Greening rates. 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 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 2026.

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, **Gillespie McAndrew** for a definitive list of burdens subject to which the property is sold.

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. or a third party nominated by Threave Rural. Their opinion will be final and binding to both vendor and purchaser.

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. The sporting rights are in hand.

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 January 2026

Field Number	Area (Ha)	Region/Land Use
1	3.12	R1 PGRS
2	3.65	R1 PGRS
3	9.73	R1 PGRS
4	7.07	R1 PGRS
5	4.13	R1 PGRS
6	1.72	R1 PGRS
7	0.59	R1 PGRS
8	0.64	R1 PGRS
9	4.20	R1 PGRS
10	4.46	R1 PGRS
11	4.40	R1 PGRS
12	1.55	R1&3 PGRS
13	2.02	R1 PGRS
14	3.82	R1 PGRS
15	4.53	R1 PGRS
16	1.84	Roads Yards and Buildings
Total: 57.47 Ha (142.01 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 **57.47 Ha (142.01 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 – 51.64 units (Indicative Value 2025 **€160.66** (Euros))

Region 2 – 0.31 units (Indicative Value 2025 **€9.80** (Euros))

Sale Plan

