

INSHANKS & SLOCKMILL FARMS

DRUMMORE • STRANRAER



savills





INSHANKS & SLOCKMILL FARMS

DRUMMORE • STRANRAER • WIGTOWNSHIRE • DG9 9HQ

Drummore 3 miles, Stranraer 19 miles, Ayr 68 miles
(all distances approximate)

Highly Productive Coastal Dairy Farms on the Rhins Peninsula

Inshanks Farmhouse (3 reception rooms, 4 bedrooms)

Slockmill Farmhouse (2 reception rooms, 3 bedrooms)

Three further residential dwellings

Two farm steadings with predominantly modern buildings

24 point Milka-Ware rotary parlour and associated dairy buildings

433 acres ploughable pasture

About 635 acres (257 hectares) in total

For sale as a whole or in 2 lots

Savills Dumfries

28 Castle Street
Dumfries
DG1 1DG
01387 263 066

Email: dumfriesrural@savills.com



Savills Edinburgh

8 Wemyss Place
Edinburgh
EH3 6DH
0131 247 3720

Email: edinburghrural@savills.com

SITUATION

Inshanks and Slockmill farms are situated in the Rhins of Galloway peninsula, the most southerly part of Scotland which is renowned for having a mild climate and one of the earliest growing seasons in the country. This part of south west Scotland is a genuinely rural area, well known for dairy and livestock farming, magnificent countryside and dramatic coastline.

The farms lie near to Drummore, a rural village with local amenities including a village shop and Post Office, three public houses, a GP surgery, nursery and primary schooling and a bowling green. Its coastal location also provides local opportunities for sailing and fishing both at Drummore and Portpatrick to the north west (19 miles).

Stranraer is the main town in west Galloway and provides a range of business services, supermarkets, shops, local community hospital, marina, leisure facilities, secondary schooling and a railway station providing services north to Ayr and Glasgow.

Ferry services to Northern Ireland (Larne and Belfast) operate from Cairnryan, only six miles north of Stranraer. In addition to the train and ferry links at Stranraer and Cairnryan, the nearest international airports are at Prestwick (about 72 miles) and Glasgow (about 102 miles).

The A75 and A77 trunk roads are accessible from Stranraer and provide easy access to livestock markets at Newton Stewart (35 miles), Castle Douglas (64 miles), Ayr (68 miles) and Carlisle (110 miles).

For outdoor enthusiasts the Mull of Galloway is also a natural base from which to explore the beautiful countryside the area has to offer. The Southern Upland Way (a 212 mile coast to coast route) runs from Portpatrick on the west coast of the Rhins peninsula, to Cockburnspath on the eastern seaboard.

Portpatrick itself is a bustling village port, immensely popular with locals and tourists alike having a range of hotels, restaurants, golf course and tourist attractions. Highlights of the calendar include the annual Lifeboat week in summer and the Folk Festival in September.

Further outdoor pursuits including mountain biking are available in the Galloway Forest Park within close proximity to Newton Stewart, which covers a vast and sparsely populated landscape stretching to the north and east and is one of only four national parks in the western world to have official Dark Sky status.

DESCRIPTION

Inshanks and Slockmill farms have been in the current owners' family since 1904, when the family took up a tenancy from Logan Estate. The family went on to purchase both Slockmill and Inshanks in 1947. The farms are run together as a mixed dairy and beef enterprise, presently carrying approximately 200 Ayrshire milking cows (and followers), supplying 1.2 million litres of milk on contract to Nestle; and 22 Limousin cross cows with followers being reared for store cattle. The land sits in two distinct blocks – Inshanks and Slockmill - which are for sale as a whole or in two lots.



INSHANKS

Inshanks extends to about 455 acres (184 hectares) and includes a modernised four/five bedroom farmhouse, three bedroom Dairy House, three bedroom Doran Bungalow (Mulrea) and a two bedroom cottage requiring renovation (Navrig). There is a range of predominantly modern buildings including cubicle housing for a total of 350 head and a modern dairy with 24 point Milka-Ware rotary parlour, installed in 2003, with Gascoigne clusters and automatic feeders. The majority of the land sits within Grade 4 according to the James Hutton Institute land classification maps, with the exception of an area of Grade 6 at the north of the farm which provides excellent out wintering for the beef cattle herd.

SLOCKMILL

Slockmill lies approximately 1.4 miles (by road) to the west of Inshanks, adjoining the coast. The farm extends to about 180 acres (72 hectares) and includes a three bedroom farmhouse and mixed traditional and framed buildings. There is a cottage (Erin View) to the south of the steading and Crammag Head lighthouse (a small unmanned station) is located on the coastline to the west of the steading, both of which belong to third parties. The steading provides a mix of traditional stone buildings and framed cattle court/feed shed/silage pit. The land sits within Grade 3 according to the James Hutton Institute land classification maps.

The holdings are farmed together as a traditional grass based system with two cuts of silage taken annually (approximately 200 acres first cut and 100 acres second cut), as well as small acreages of cereal and wholecrop on rotation. Both units benefit from the favourable Gulf Stream climate; the area is noted for its mild weather and long growing season, both of which have contributed to the southwest of Scotland being one of the most productive livestock areas in the United Kingdom. Both holdings benefit from private or natural water supplies to the fields.

Inshanks and Slockmill Farms are being offered to the market as a whole or in 2 lots as follows:

Lot 1: Inshanks Farm - Farmhouse, 3 cottages, range of farm buildings and farmland extending to 455 acres

Lot 2: Slockmill Farm – Farmhouse, range of farm buildings and farmland extending to 180 acres





Inshanks Farmhouse



LOT 1: INSHANKS FARM

INSHANKS FARMHOUSE

Inshanks farmhouse is believed to have originally been a hunting lodge for Logan Estate. The house is situated towards the south of the steading, within an enclosed walled garden, with a south easterly aspect over the garden and open farmland. The property is a well proportioned traditional farmhouse of stone and slate construction with generous accommodation presented over two floors as shown on the accompanying floorplans.

The front door opens into a porch with traditional tiled floor, leading to a large hallway which provides access to a formal sitting room, living room, dining room/bedroom (with en suite shower room), dining kitchen and utility room. A wooden staircase leads to the first floor landing where there are four bedrooms, a study and bathroom. The farmhouse benefits from UPVC double glazing, oil fired central heating (boiler) and a five door Aga in the kitchen.

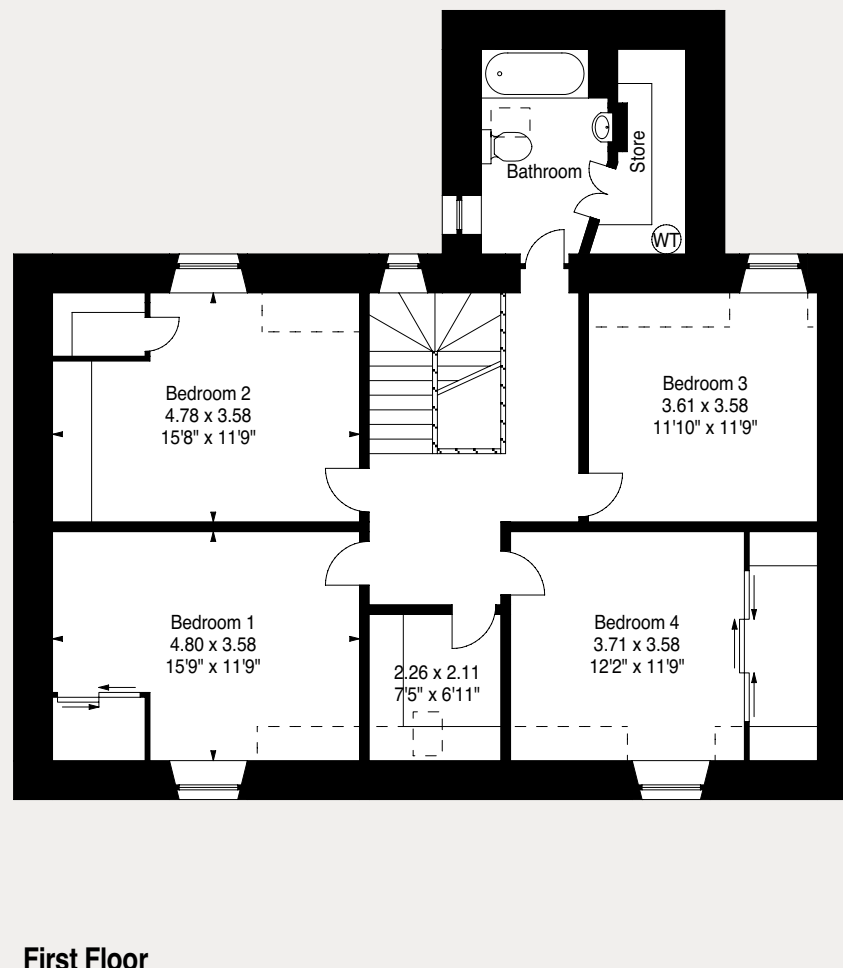
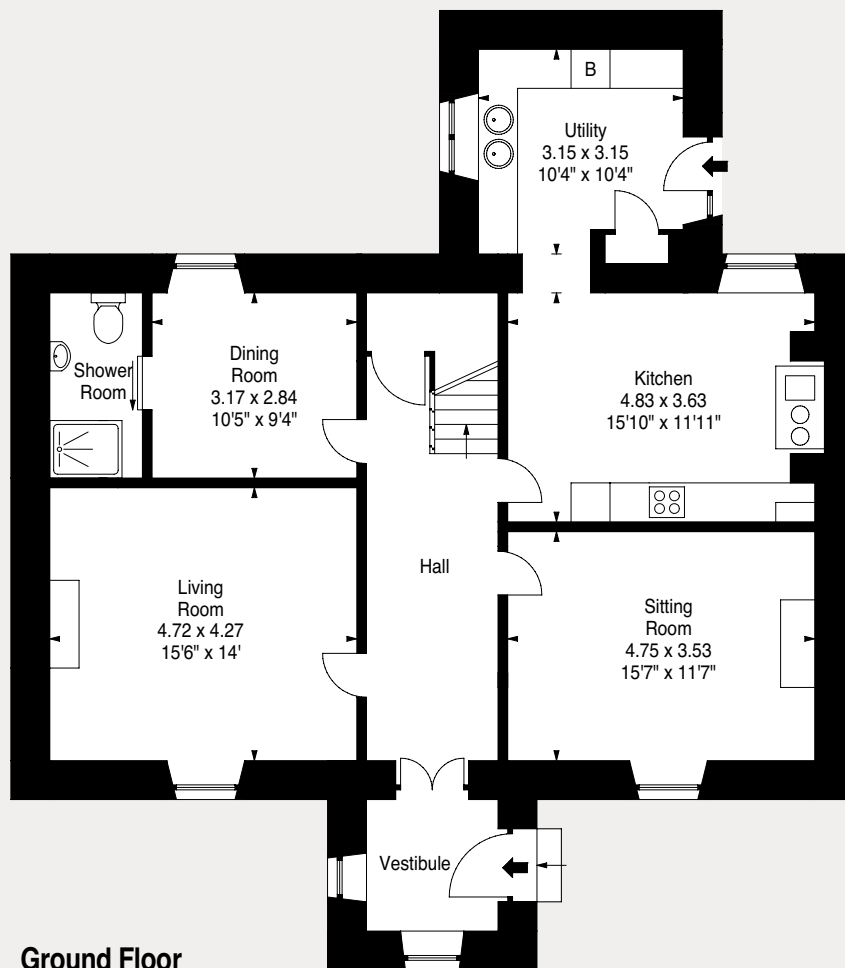
Inshanks Farmhouse

Gross internal area(approx.):

206.80 sq.m (2226 sq.ft)

For identification only.

Not to Scale.





Inshanks Farm



Dairy House

INSHANKS DAIRY HOUSE

The Dairy House is an attached property within the steading complex to the north of the public road. The property is of traditional stone and slate construction with a brick extension which was completed in circa 1998. The ground floor accommodation extends to kitchen, study, living room, bathroom and lounge. Upstairs there are three bedrooms and a WC. The property benefits from UPVC and timber framed double glazing, electric central heating and immersion water heater. There is a parking area and enclosed garden to the side of the property.



Navrig

NAVIG COTTAGE

Situated on the southern edge of the farm steading, Navrig is a brick built cottage under a slate roof, presently used as the farm office and for storage, and is in need of modernisation. The accommodation includes kitchen, living room, two bedrooms and a bathroom.



Mulrea

MULREA

Mulrea bungalow is off lying from Inshanks, being situated by the public road some 300 metres to the north west of the steading. The property is of Doran construction under a tiled roof and has a south westerly aspect over the surrounding open countryside. The accommodation is over one floor with kitchen, living room, three bedrooms and bathroom. The property benefits from UPVC double glazing, electric heating and immersion water heater. There is an Esse range cooker providing heating and cooking facilities in the kitchen. The property sits within an enclosed garden with a brick built single garage and traditional outbuilding.

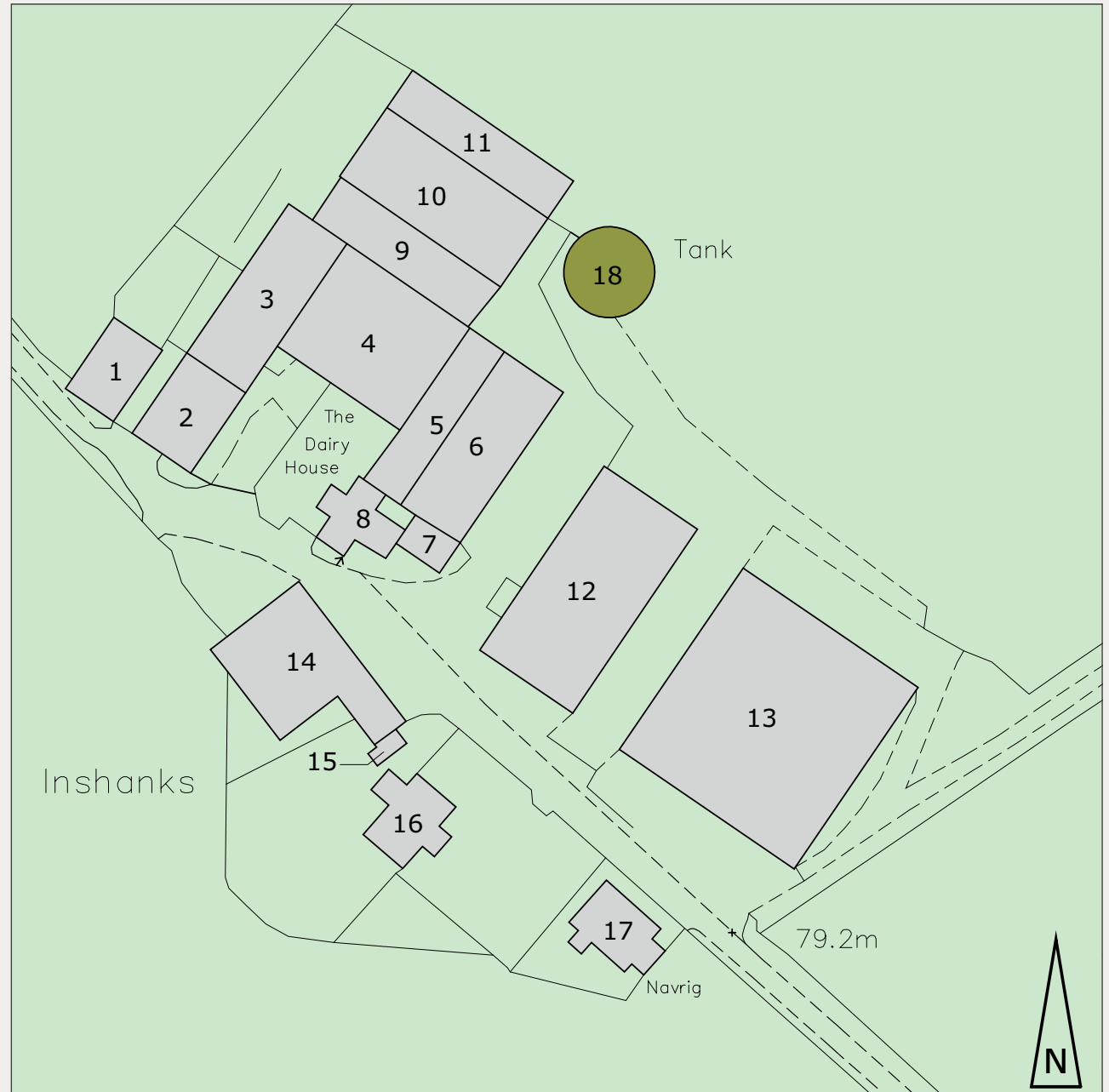


Inshanks Farm Buildings

The farm benefits from a large range of predominantly modern farm buildings providing extensive cattle accommodation on cubicle beds (350 head). Inshanks steading provides the main base for the dairy enterprise with Slockmill providing beef accommodation.

1. **Calf housing (14.7m x 8.9m)**
Stone and brick building with asbestos sheet roofing. Used for housing young calves.
2. **Dairy Complex (15.2m x 11.7m)**
Steel framed building with aluminium profile cladding and roof. Dairy (11.7m x 4.0m) with 6,500 litre bulk tank and associated workings.

Parlour (11.7m x 11.2m) with Milka-Ware rotary parlour, Gascoigne Mellotte clusters and automatic feeders.
3. **Former parlour/storage shed (30.1m x 11.7m)**
Brick building with asbestos sheet roofing.
4. **Cubicle shed (24.8m x 20.6m)**
Concrete frame with brick/stone walls and asbestos sheet roofing.
5. **Cow Shed (30.0m x 6.2m)**
Concrete frame with stone or brick walls, concrete floor and asbestos sheet roofing.
6. **Storage Shed (30.0m x 9.8m)**
Concrete frame with stone or brick walls, concrete floor and asbestos sheet roofing.
7. **Store (7.3m x 5.1m)**
Brick built lean-to store with asbestos sheet roofing.
8. **Dairy House (see floorplan)**
9. **Cow Shed (31.7m x 8.2m)**
Timber frame and concrete block walls, asbestos sheet roofing.

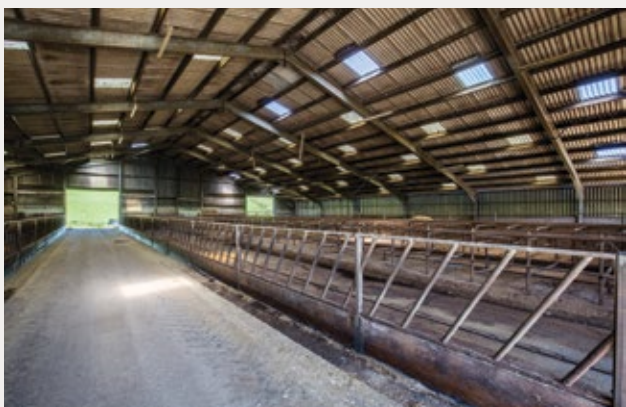




- 10. Cubicle Shed (31.7m x 6.4m)**
Concrete frame, concrete panel walls, slats, asbestos sheet cladding and roof.
- 11. Covered silage pit (31.7m x 15.1m)**
Concrete frame, concrete panel walls, asbestos sheet cladding and roof.
- 12. Covered silage pit (35.9m x 17.3m)**
Concrete frame, concrete panel walls with asbestos sheet cladding and roof. Concrete floor.
- 13. Young stock shed (36.8m x 35.4m)**
Steel portal frame, solid / slatted concrete floor, concrete block walls, aluminium vent and Yorkshire board cladding under fibre cement roof sheets. The shed benefits from two feed passages splitting the accommodation in to slatted cubicles (150 in total) and straw bedded pens (concrete floor).



- 14. Feed store (18.3m x 17.9m) / workshop (10.4m x 5.2m)**
Steel portal frame, concrete floor, concrete panels and aluminium profile cladding, fibre cement roof. Incorporates a workshop area.
- 15. Coal Store / Outside W.C.**
Adjacent to the farmhouse.



- 16. Inshanks Farmhouse (see floorplan)**
- 17. Navrig Cottage**
- 18. Slurry tower**
Approximately 220,000 gallons capacity plus 20,000 gallons in the slatted stores and channels.

We understand that the houses and buildings at Inshanks benefit from a private water supply and split phase electricity supply.

Inshanks Farmland

Inshanks sits mainly to the north east of the public road, with an altitude ranging between 70 – 160 metres above sea level. The majority of the farm is ploughable pasture of grades 4(1) and 4(2) quality according to the James Hutton Institute land classification maps. There is an area of rough grazing to the north eastern tip of the farm which is grade 6(2) and provides ideal out wintering for beef cattle. Accessibility is good with a combination of the public road providing direct access to the northern and southern parts of the farm and internal tracks.





LOT 2: SLOCKMILL FARM

SLOCKMILL FARMHOUSE

Slockmill farmhouse is detached and stands at the north west of the steading at Slockmill, with a westerly aspect over the open farmland towards the coast. The property is predominantly of stone and slate construction, with a 2 storey brick and tile extension to the front, and offers spacious accommodation over two floors as shown on the accompanying floor plans.

The front door opens into an inner hallway providing access to the ground floor accommodation of sitting room, living room, study/bedroom 4, bathroom, kitchen and utility room. There are three bedrooms on the first floor.

The farmhouse benefits from UPVC double glazing, a five door Aga which provides heat to the kitchen and an open fire and living flame gas fire in the living room and lounge

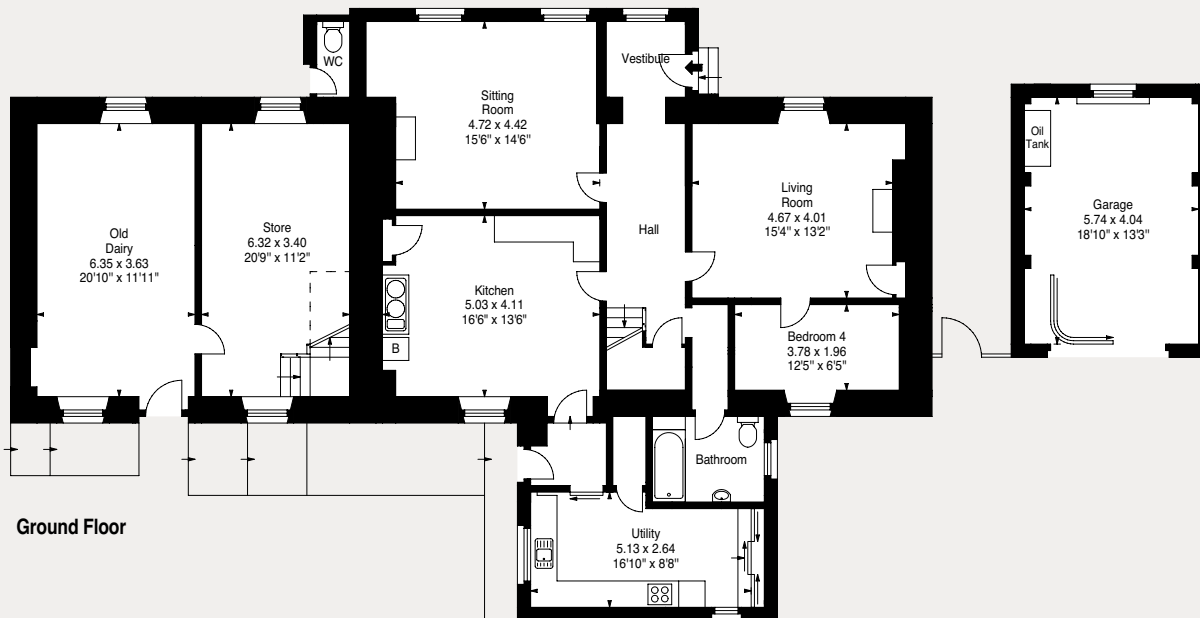
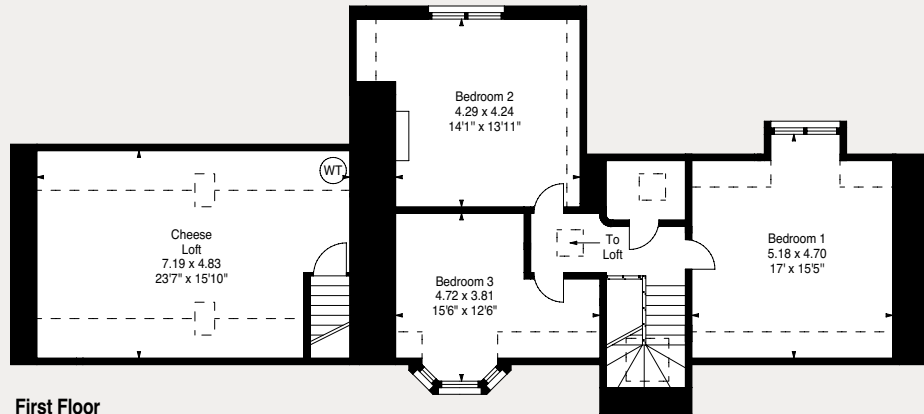
respectively. An oil fired boiler provides hot water. The farmhouse benefits from a large garden with patio area and lawn to the front of the house which enjoys unrestricted views towards the coast. An attached workshop provides potential for further extending the farmhouse subject to the necessary consents. There is a detached brick built garage.



Slockmill Farm

Slockmill Farmhouse

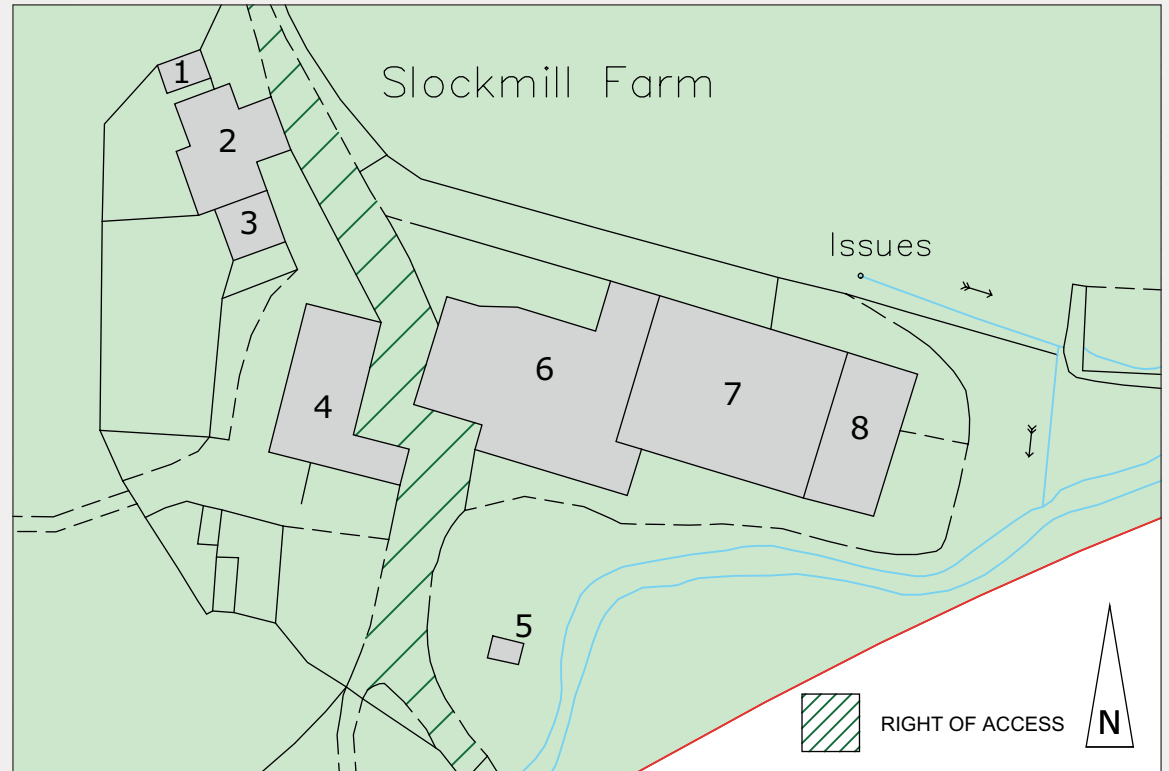
Gross internal area(approx.):
 284.55 sq.m (3063 sq.ft) (Including Old Dairy,Store & WC)
 Garage: 23.04 sq.m (248 sq.ft)
 For identification only. Not to Scale.



Slockmill Buildings

The steading at Slockmill is a mix of traditional and modern buildings and complements Inshanks by providing cattle accommodation for the beef herd.

1. **Garage (see floorplans)**
Brick built garage adjacent to farmhouse.
2. **Slockmill Farmhouse (see floorplans)**
3. **Stone outbuilding (see floorplans)**
4. **Traditional range (approx 247m²)**
Range of outbuildings used mainly for storage.
5. **Brick built store (12.7m²)**
6. **Former dairy (560m²)**
Range of stone and brick buildings comprising former collection yard, dairy, parlour and byre with asbestos sheet roofing, used mainly for general storage.
7. **Cattle Shed and Covered Silage Pit (25.7m x 19.5m)**
Concrete frame, concrete block/brick walls, concrete floor and slatted tank, asbestos sheet cladding and roof. Internally fitted with 80 cubicles.
8. **Straw Shed (19.5m x 8.1m)**
Concrete frame, concrete panel and brick walls, asbestos sheet roofing.

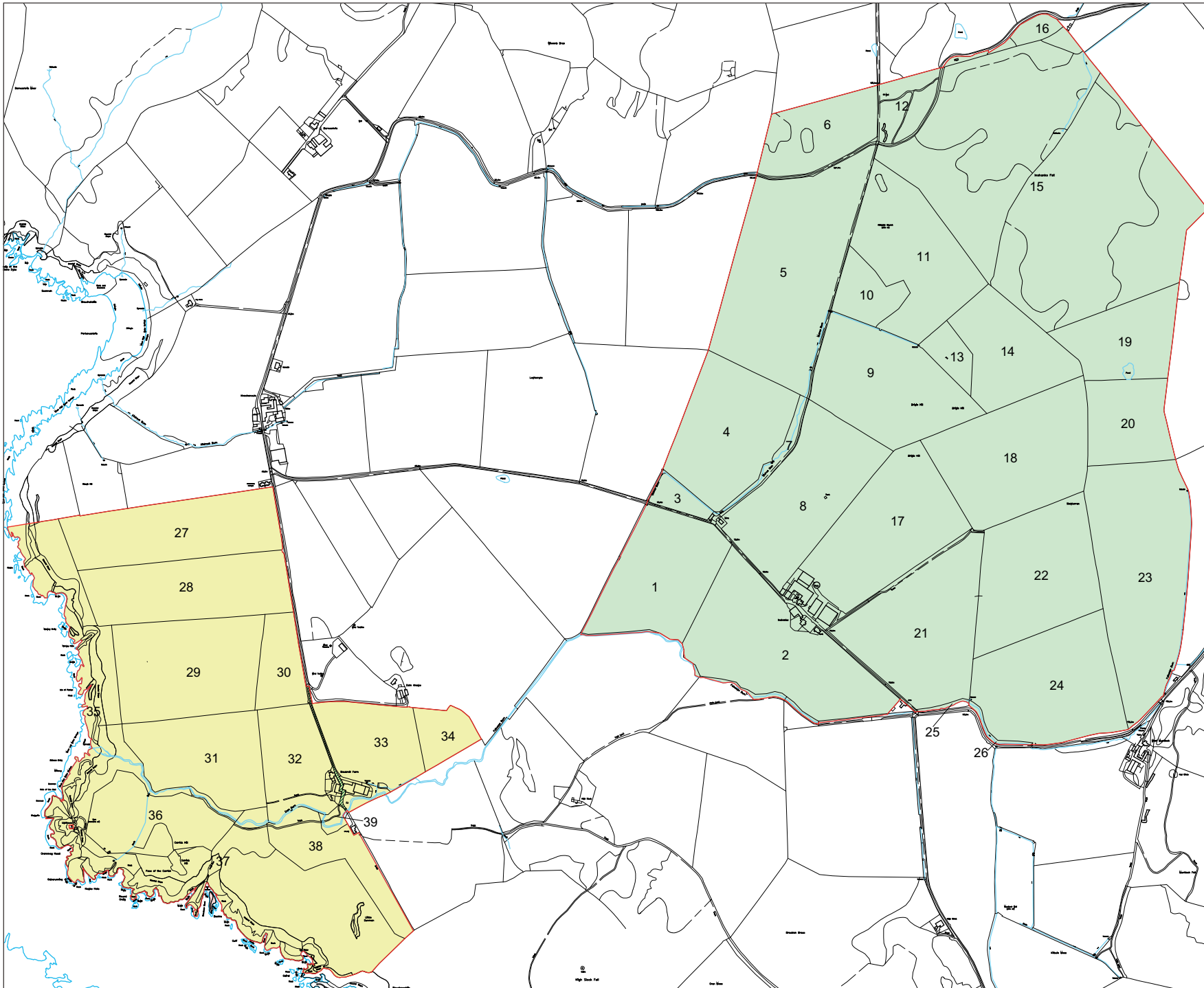


Slockmill Farmland

The land at Slockmill sits mainly to the west of the public road, with the majority being ploughable or permanent pasture sitting predominantly within grade 3(2) quality, except small areas adjacent to the coastline. Slockmill lies between 25 - 75 metres above sea level. All fields can be accessed from the public road or via the farm stabling and there is an internal track leading to the lighthouse at Crammag Head. Part of the coastline from Crammag Head to the south falls within the Mull of Galloway Site of Special Scientific Interest and Crammag Fort is a scheduled monument where the lighthouse is now located.



FIELD NUMBER	BPS Region	Ploughable Pasture		Permanent Pasture		Rough Grazing		Other		TOTAL	
		Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
Lot 1 - Inshanks Farm											
1	1	7.29	18.01							7.29	18.01
2	1	10.19	25.18							10.19	25.18
3	1	0.90	2.22							0.90	2.22
4	1	7.64	18.88							7.64	18.88
5	1	13.72	33.90							13.72	33.90
6	1	4.27	10.55							4.27	10.55
7	2			0.79	1.95					0.79	1.95
8	1	8.53	21.08							8.53	21.08
9	1	8.34	20.61							8.34	20.61
10	1					2.00	4.94			2.00	4.94
11	1			7.70	19.03					7.70	19.03
12	n/a					1.95	4.82			1.95	4.82
13	1					1.16	2.87			1.16	2.87
14	1	5.50	13.59							5.50	13.59
15	2					34.20	84.51			34.20	84.51
16	2					0.74	1.83			0.74	1.83
17	1	8.81	21.77							8.81	21.77
18	1	9.57	23.65							9.57	23.65
19	1			4.67	11.54					4.67	11.54
20	1	4.04	9.98							4.04	9.98
21	1	9.51	23.50							9.51	23.50
22	1	8.53	21.08							8.53	21.08
23	1	12.15	30.02							12.15	30.02
24	1	8.93	22.07							8.93	22.07
25	n/a					0.09	0.22			0.09	0.22
26	n/a	0.20	0.49							0.20	0.49
	Other							2.81	6.93	2.81	6.93
LOT 1 TOTAL:		128.12	316.58	13.16	32.52	40.14	99.18	2.81	6.93	184.22	455.22
Lot 2 - Slockmill Farm											
27	1	7.39	18.26							7.39	18.26
28	1	7.24	17.89							7.24	17.89
29	1	8.29	20.48							8.29	20.48
30	1	2.31	5.71							2.31	5.71
31	1	6.31	15.59							6.31	15.59
32	1	3.92	9.69							3.92	9.69
33	1	4.39	10.85							4.39	10.85
34	1	1.63	4.03							1.63	4.03
35	2					3.10	7.66			3.10	7.66
36	1	2.40	5.93	2.40	5.93					4.80	11.86
37	2					13.90	34.35			13.90	34.35
38	1	3.39	8.38							3.39	8.38
39	1			0.31	0.77					0.31	0.77
	Other							5.87	14.49	5.87	14.49
LOT 2 TOTAL:		47.27	116.80	2.71	6.70	17.00	42.01	5.87	14.49	72.85	180.00
TOTAL AREA:		175.39	433.39	15.87	39.21	57.14	141.19	8.67	21.42	257.07	635.22



- INSHANKS FARM LOT 1
- SLOCKMILL FARM LOT 2
- RIGHT OF ACCESS
- WATERCOURSE



28 Castle Street,
Dumfries,
Dumfries & Galloway
DG1 1DG
+44 (0) 138 726 3066

NOT TO SCALE

Ordnance Survey (c) Crown Copyright 2017.
All rights reserved. Licence number 100022432
Published for the purposes of identification only and
although believed to be correct its accuracy is not guaranteed

GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard areas.

Directions

From Stranraer take the A716 south to Drummole village. Upon reaching a T junction in the middle of the village turn right and then left when you reach another T junction. Follow the B741 taking the next right hand turning, and follow this road for approximately 2.5 miles (carrying straight on when you reach a crossroad junction). The road passes through Inshanks steading with Navrig cottage and the farmhouse to your left. Inshanks postcode is DG9 9HQ. For Slockmill, continue past Inshanks to the next junction and turn left following the road south to the farm steading. Slockmill postcode is DG9 9HG.

Entry and Possession

Entry by arrangement.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.
Tel: 0131 228 8111

Fixtures and Fittings

All fitted carpets and curtains in the residential properties are included in the sale.

Basic Payment Scheme (BPS)

The sale includes 189.07 Region 1 and 42.13 Region 2 Basic Payment Entitlements with an approximate value of €29,737 in 2016. Should the property be sold in lots, the entitlement will be apportioned accordingly. The payment in relation to the current farming year will be retained by the seller. Copies of the SAF form for 2017 are available for inspection from the selling agents.

Less Favoured Area Status Scheme (LFASS)

The farm has wholly LFA status.

Services, Council Tax and Energy Performance Certificates

Property	Services	Council Tax Band	EPC Rating
Inshanks Farmhouse	Oil fired central heating boiler plus immersion. Aga. Private water. Septic Tank.	C	F
Dairy House	Electric central heating plus immersion. Private water. Septic Tank.	A	F
Mulrea	Electric central heating plus immersion. Esse range. Private water. Septic Tank.	B	G
Navrig	Rayburn. Private water. Septic Tank.	C	G
Slockmill Farmhouse	Aga, oil fired boiler for hot water and additional immersion heater. Private water. Septic Tank.	C	G

Sporting Rights

The sporting rights are in hand.

Mineral and Timbers Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Ingoing Valuation

The purchaser of the property, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

2. The owners of Erin View have rights of access over Slockmill farm steading to access their property, as indicatively shown on the accompanying sale plan;
3. The owners of Erin View have rights to water from the private water supply at Slockmill and to access their electric meters within the building at Slockmill.
4. The owners of Afton Cottage have the right to inspect their electricity meter which is housed in the Workshop (building 14) at Inshanks and have rights to water from the private water supply at Inshanks.
5. The Northern Lighthouse Board has rights of access over Slockmill to the lighthouse at Crammag Head.
6. There are wayleaves in favour of Scottish Power for electricity poles;
7. Core path 359 (Castle Clanyard to Mulrea) passes through Inshanks farm;
8. Core path 381 (Bayhouse to West Cairngaun) passes along the clifftops at Slockmill.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.
2. 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

17/06/08 SH







savills