



LAND & STEADING AT SLOCKMILL & LAND AT DAMKNOWE

Drummore, Stranraer, DG9 9HG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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Drummore, Stranraer, DG9 9HG

Stranraer 19 miles, Cairnryan Ferry Port 24 miles (to Belfast 2 hours), Ayr 68 miles, Dumfries 84 miles

TWO HIGHLY PRODUCTIVE STOCK REARING FARMS SITUATED ON ELEVATED SITES WITH FAR REACHING VIEWS ACROSS THE IRISH SEA & THE SURROUNDING COUNTRYSIDE

- RANGE OF MAINLY TRADITIONAL FARM BUILDINGS AT SLOCKMILL
- HIGHLY PRODUCTIVE GRAZING AND MOWING LAND
- RING FENCED FARM
- BASIC PAYMENT ENTITLEMENTS (REGION 1: 90.2 / REGION 2: 2.96 UNITS)

IN ALL ABOUT 253.67 ACRES (102.67 HECTARES)

VENDORS SOLICITORS

Frazer Coogans Solicitors
46 Dalblair Rd
Ayr
KA7 1UQ
Tel: 01292 280499



THREAVE RURAL

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VALUERS & RURAL CONSULTANTS

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

The lands of Slockmill and Damknowe are situated just west of the village of Drummore in the Wigtownshire area of Dumfries & Galloway. Slockmore & Damknowe are highly productive stock rearing farms in an area noted for its mild climate and long grass growing seasons which has contributed to the Rhins Peninsula being recognised as one of the most productive farming regions in Southwest Scotland.

The agricultural land is at present either down to grass for grazing and conservation (silage) or stubble following a crop of barley (3 fields) .

It should be noted that there is no dwellinghouses available with the land.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at Drummore and Sandhead Villages. The regional centre of Stranraer is located about 18 miles from the farms and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at the recently refurbished Stranraer Academy.

This area of Southwest Scotland is noted for its spectacular coastline and provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, cycling and plenty of opportunities for the equestrian enthusiasts.

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 with the closest international airports of Prestwick and Glasgow being 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 are sought **in excess of: £1,100,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 502701

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

THE LANDS OF SLOCKMILL & DAMKNOWE

Slockmill & Damknowe Farms extends in total to about 253.67 acres (102.67 Ha), including the areas occupied by the steading, yards, access roads, clifftop, etc.

The holding features 18 specific field enclosures, which with the exception of 3 fields which have had a crop of barley are currently all down to grass for grazing and conservation (silage), however many of the other 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. The land is currently run as a beef rearing unit and benefits from the LFASS payment.





FARM STEADING AT SLOCKMILL

The farm steading comprises of a mixed range of both traditional and more modern farm buildings, which have been utilised in the past for dairy production. The steading is supplied by private water which rises on the holding. The steading buildings briefly comprise:

- **Traditional Range of Stone Built Barns and Byres**
- **Brick Built Store**
- **Former Dairy**
Of stone and brick construction
- **Cattle Shed**
Of concrete portal construction containing 80 cubicles.
- **Covered Silage Pit**
Of concrete portal construction.
- **Fodder Shed**
Of Concrete portal construction with big six roofing.



BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region 1, with the exception of 3.10 hectares, region 2. 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 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

The farms benefit from 90.20 units of region 1 entitlements with an illustrative unit values of €165.63 (Euros) and 2.96 of a unit of region 2. The property also benefits from the standard Greening rates and where applicable LFASS. 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 2023 Basic Payment and 2023 greening payment and LFASS.

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 2023, this obligation expires on 31st December 2023.

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 **Frazer Coogans Solicitors** for a definitive list of burdens subject to which the property is sold. However, it should be noted that:

1. The three wind turbines sited on the farm are not owned by the sellers and we understand that the owners of the turbines have the right to repair, service or renew and this is contained within the Land Certificate: WGN9237.
2. A servitude right of access exists in favour of Slockmill Farmhouse, The Cheese Loft and Erinview Cottage which are under different ownership. The details of these rights, which include the private water supply, are contained within title: WGN9236.
3. The ruinous buildings at Damknowe are not included in the sale and the necessary access over the southern track, coloured blue on the sale plan, will pass with this property.



INGOING

The purchaser shall, in addition to the purchase price, be bound to take over all clamped or baled silage, straw, etc. Valuation to be carried out by Threave Rural Ltd, whose opinion as to quantity and value will be binding to both seller 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 with the exception of anything already surveyed for. 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.



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 September 2023

Field Number	LPID	Area (Ha)	COMMENTS/BPS INELIGIBLE
1	NX/08912/34555	3.1	R2 2.96
2	NX/09092/34063	4.8	R1 4.70
3	NX/09137/34761	7.39	R1 7.35
4	NX/09165/34432	8.29	R1 8.29 SB
5	NX/09167/34627	7.24	R1 7.00
6	NX/09217/34217	6.07	R1 6.07
7	NX/09312/33928	14.14	R1 12.00
8	NX/09402/34442	2.31	R1 2.30
9	NX/09429/34205	3.91	R1 3.80
10	NX/09483/34674	4.56	R1 4.40 SB
11	NX/09528/34060	0.31	R1 0.25
12	NX/09536/33966	3.39	R1 3.38
13	NX/09550/34413	2.5	R1 2.30
14	NX/09574/34753	3.54	R1 3.50 SB
15	NX/09624/34247	4.39	R1 4.35
16	NX/09699/34825	2.96	R1 2.90
17	NX/09810/34282	1.63	R1 1.61
18	NX/09825/34526	16.13	R1 16.00
A	RYB UNMAPPED SHORELINE ETC	6.01	N/A
		Total: 102.67 Ha (253.67 Acres)	

BPS Entitlement Claimed 2023

Region 1 – 90.20 units (Indicative Value 2023 **€165.63** (Euros))

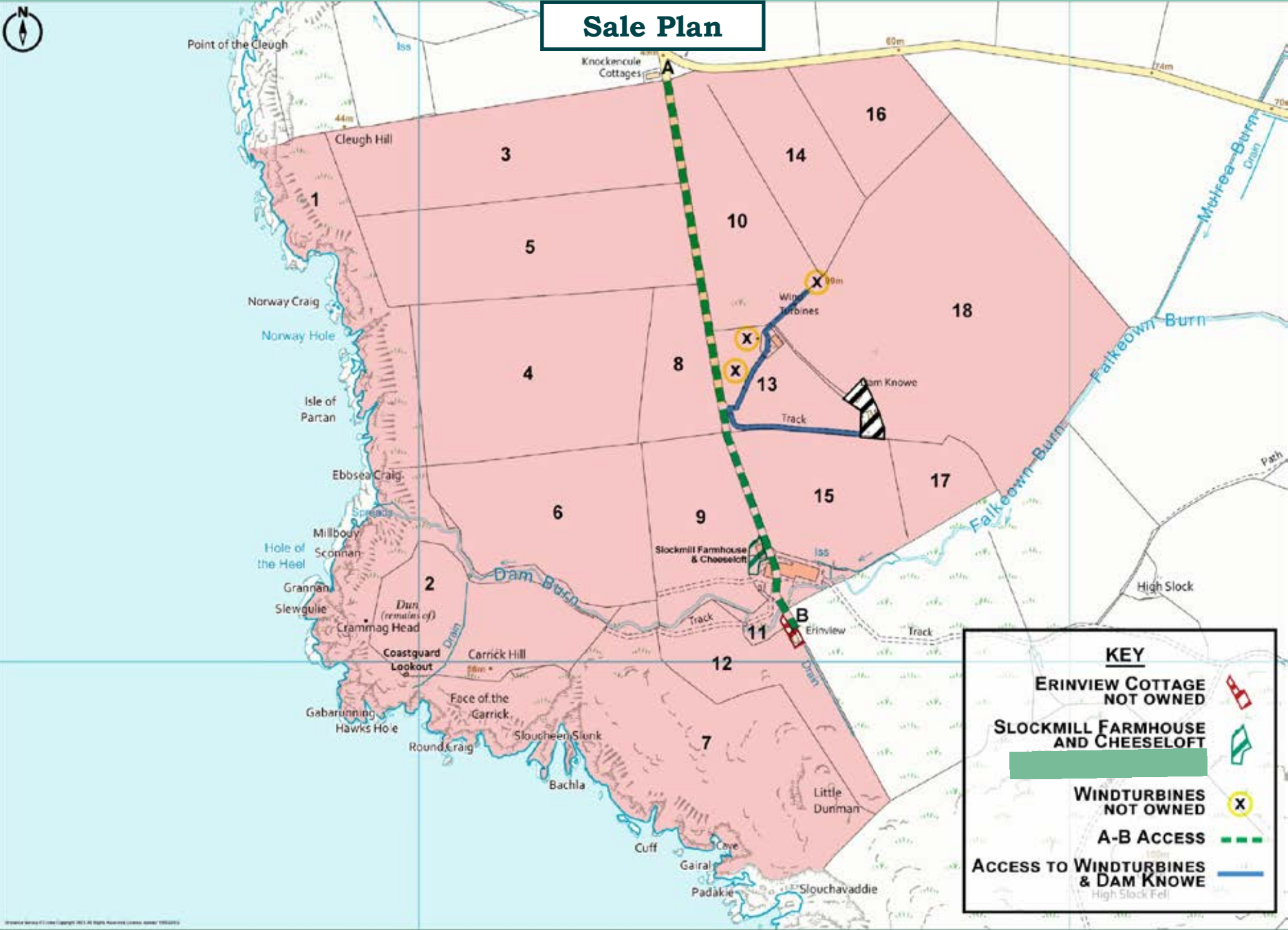
Region 2 – 2.96 units (Indicative Value 2023 **€36.16** (Euros))

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 **102.67 Ha (253.67 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.



Sale Plan



KEY	
ERINVIEW COTTAGE NOT OWNED	
STOCKMILL FARMHOUSE AND CHEESELOFT	
WINDTURBINES NOT OWNED	
A-B ACCESS	
ACCESS TO WINDTURBINES & DAM KNOWE	

NOT TO SCALE
Plan for indicative purposes only



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