



# FINTLOCH

New Galloway, Castle Douglas, DG7 3SD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan

# FINTLOCH

**New Galloway, Castle Douglas, DG7 3SD**

**New Galloway 0.5 miles, St John's Town of Dalry 3.5 miles, Castle Douglas 14 miles, Dumfries 25 miles, Carlisle 59 Miles**

## **A RURAL RESIDENTIAL SMALLHOLDING WITH HUGE DEVELOPMENT OPPORTUNITIES LOCATED IN A PICTURESQUE AREA WITH FABULOUS FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE**

- TRADITIONAL FOUR BEDROOM FARMHOUSE (REQUIRES FULL REFURBISHMENT)
- TRADITIONAL COURTYARD STEADING (SUPERB POTENTIAL FOR DEVELOPMENT)
- NO IMMEDIATE NEIGHBOURS
- ABOUT THREE ACRES OF GRAZING LAND
- POTENTIAL FOR SMALLSCALE AGRICULTURAL / EQUESTRIAN OR TOURISM PURPOSES
- LOCATED CLOSE TO MAJOR ROAD NETWORKS

**IN ALL ABOUT 3.141 ACRES (1.271 HECTARES)**

### **VENDORS SOLICITORS**

GGB Law  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



### **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

Fintloch is situated in a stunning rural location nestled within the Galloway hills close to the pretty village of New Galloway, occupying an elevated site with far reaching views over the Galloway Hills and surrounding countryside. The property has been unoccupied for some time and does require full refurbishment, however, presents a superb blank canvas to create a wonderful family home along with a variety of opportunities to develop smallscale agricultural, equestrian or any other tourist-based enterprise in a rural yet accessible area of Dumfries & Galloway.

The traditional courtyard steading to the rear could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect. The views from the steading framed by the current openings are absolutely stunning!

The land at Fintloch amounts to about 3.141 acres to include the areas occupied by the farmhouse, steading, access tracks, etc. The land affords the opportunity to establish a smallholding / horticultural type business or indeed there may be some development opportunity for tourism enterprises.

The nearest local services are found at the pretty village of New Galloway where you will find a community run village shop retailing general groceries and locally produced products along with the fantastic Arts & Community Centre, the Catstrand, presenting a high quality of programmes throughout the year. Primary schooling is also available within New Galloway with St John's Town of Dalry (3.5 miles distant) offering both primary and secondary schooling. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand.

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, butchers, bakers, delicatessens and artisan bakers along with a range of 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 region 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.

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 airport of Glasgow 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 **as a whole**.

## GUIDE PRICES

Offers for Fintloch are sought **in excess of: £280,000**

## 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

### FINTLOCH FARMHOUSE

Fintloch Farmhouse is of traditional construction set under a slated roof, over two floors. The farmhouse has a generous footprint and although uninhabited for some time, provides a wonderful blank canvas for development for a variety of purposes.

Currently the **ground floor** offers spacious rooms with a former farmhouse kitchen leading to another generous space with a cheese loft above. A further four rooms exist on the ground floor, one being the bathroom.

Moving on to the **first floor** where there are four rooms, formerly bedrooms where the wonderful, elevated views of the surrounding area can be seen at their best.

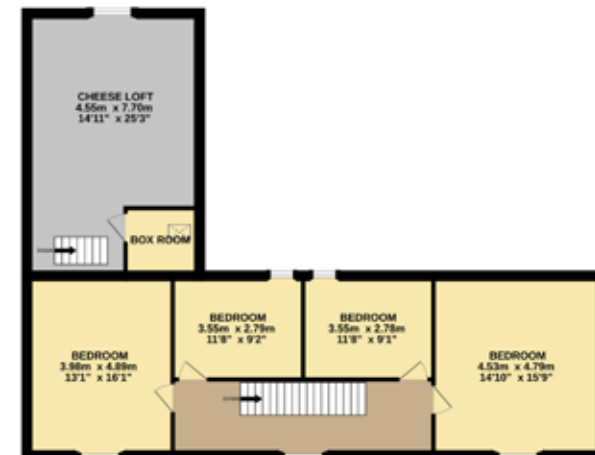
Given that Fintloch presents a blank canvas to any potential buyer, a floor plan is contained within these particulars showing the dimensions and current layout.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

Water	Drainage	Electricity	Heating	Council Tax
Private	Septic Tank	Mains	Formerly Oil Fired	E

## OUTSIDE

There are garden grounds to the front and side of the dwelling with the traditional courtyard steading to the rear.

## TRADITIONAL STEADING

The traditional steading is in a reasonable condition commensurate with its age and mainly comprises of a range of stone-built barns and byres. As mentioned earlier, these traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

## THE GRAZING LAND

The land amounts to about 3 acres with direct access from Fintloch. At present the land is down to grass for grazing and offers huge potential for a variety of different enterprises.



## 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, **GGB Law** 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.

## HOME REPORT

There is no requirement for a Home Report or Energy Performance Certificate given that the property is deemed uninhabitable.

## ENTRY & VACANT POSSESSION

Immediately upon completion.







### **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 January 2024*

# Sale Plan

About 1.271 ha (3.141 acres)

Issues

X SEPTIC TANK AND OUTFALL

Fintloch

Track



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