



EDGARTON FARM

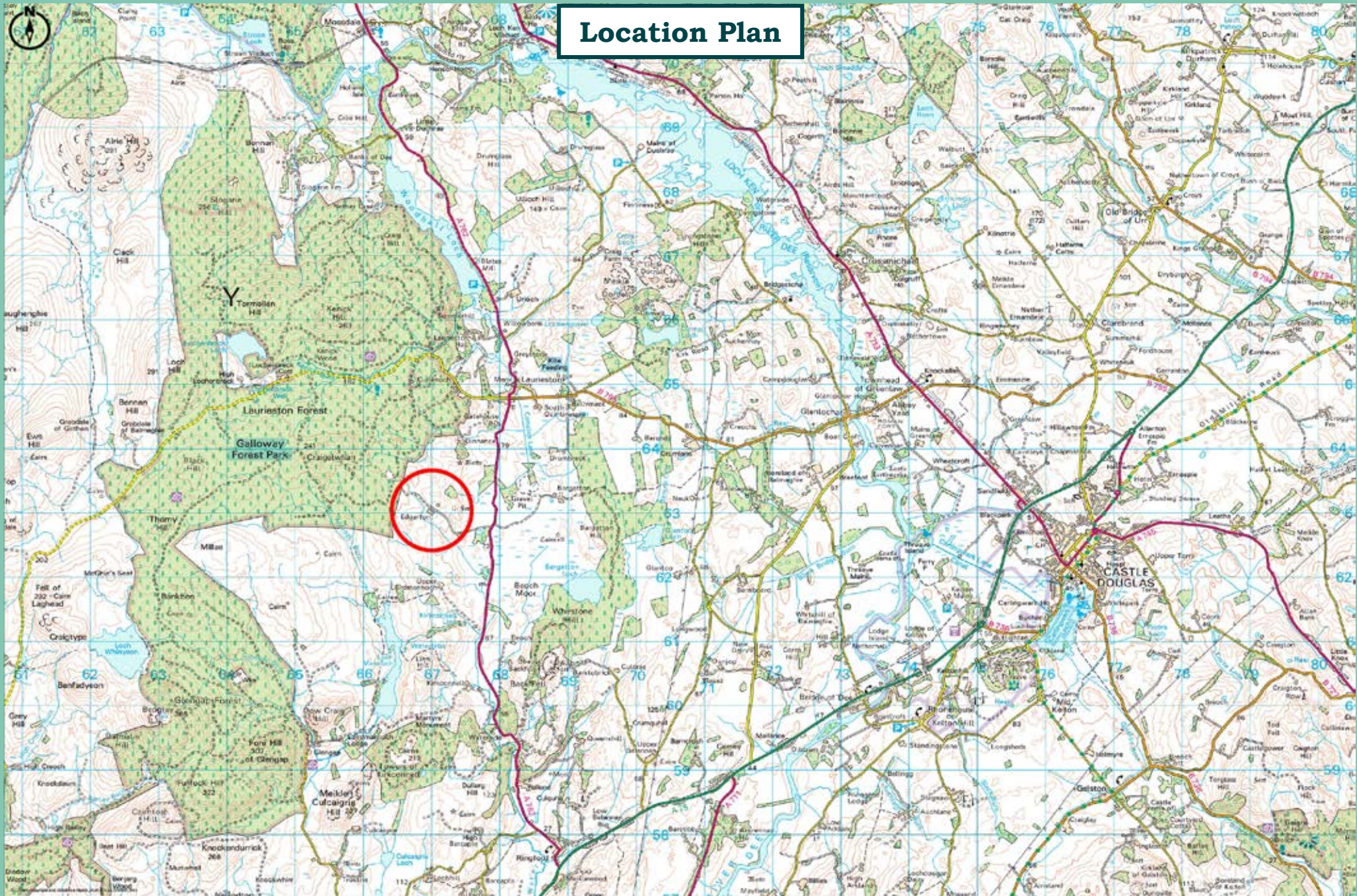
Ringford, Castle Douglas, DG7 2PS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



EDGARTON FARM

Ringford, Castle Douglas, DG7 2PS

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 CASTLE DOUGLAS

- TWO STOREY FARMHOUSE (REQUIRES COMPLETE REFURBISHMENT)
- RANGE OF TRADITIONAL FARM BUILDINGS (DEVELOPMENT POTENTIAL)
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT: 135.56 UNITS OF REGION 1 ENTITLEMENTS

IN ALL ABOUT 368.10 ACRES (148.97 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



THREAVE RURAL

LAND / ESTATE AGENTS
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

Edgarton Farm is situated on an elevated site close to the village of Ringford & the village of Laurieston in the Stewartry area of Castle Douglas, the farm has been in the same family ownership since 1931. Edgarton Farm is a productive stock rearing farm, benefitting from a range of traditional farm buildings, a traditional farmhouse (requires complete refurbishment) and about 360 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.

The steading buildings at Edgarton of traditional construction and mainly now utilised for feed and machinery storage. The buildings are arranged in a classic courtyard shape located across from the traditional farmhouse.

The traditional farmhouse is in a poor state however, it is situated on an elevated site and could benefit from some fantastic open views across the surrounding countryside. The building would require completely refurbished however, provides a blank canvas for any potential purchaser.

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

Edgarton 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 Edgarton Farm are sought **in excess of: £1,600,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

EDGARTON FARMHOUSE

As mentioned earlier, Edgarton Farmhouse does require a full program of renovation. That said, the property provides the opportunity to create a dwellinghouse to your own standards in an area of outstanding natural beauty. The farmhouse sits on an elevated site and could benefit from wonderful open views. There are **no internal photographs** of the house but please refer to the floor plan contained within these sales particulars for the layout and dimensions.

EDGARTON FARM STEADING

As mentioned earlier, the steading buildings are of traditional construction mainly utilised for storage. However, there could be some development potential for conversion to residential and any interested party wishing to pursue this would need to make their own enquiries with the regional council.



THE AGRICULTURAL LAND

Edgarton Farm extends in total to about 368.10 acres to include the areas occupied by the farmhouse, steading, yards, access roads, woodland, lochs, etc.

The holding features 17 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.

The farm has been farmed in an environmentally sensitive manner and with the inclusion of wooded areas and wetlands, the property would have potential for natural capital projects.

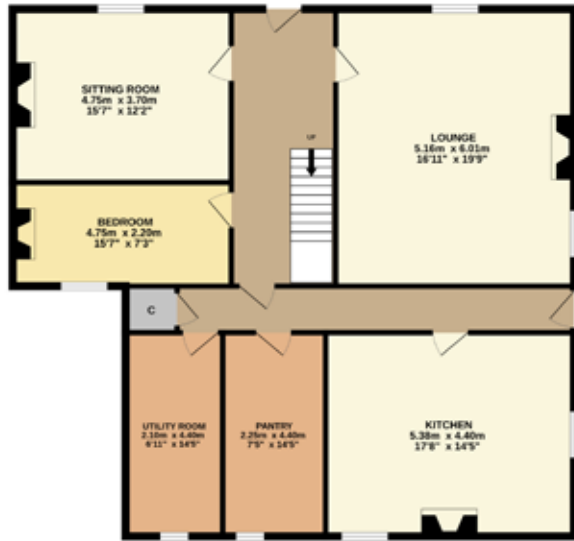


SERVICES

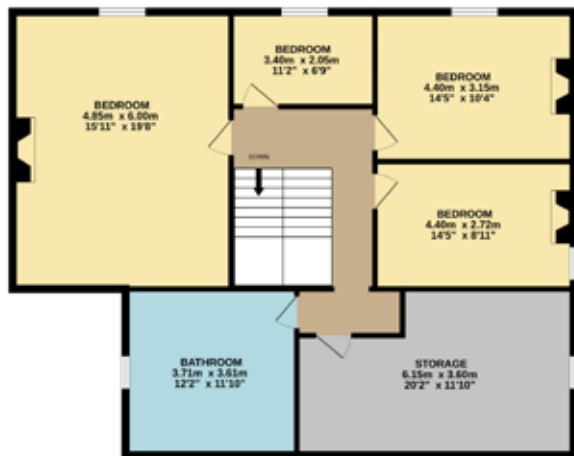
Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Wood burning stove	F	G



GROUND FLOOR
123.5 sq.m. (1329 sq.ft.) approx.



1ST FLOOR
106.5 sq.m. (1147 sq.ft.) approx.



TOTAL FLOOR AREA : 230.0 sq.m. (2476 sq.ft.) approx.

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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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).

Edgarton Farm benefits from 135.56 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 2024 Basic Payment and 2024 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 2024, this obligation expires on 31st December 2024.

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 Gifford & Brown** for a definitive list of burdens subject to which the property is sold. However, it is noted that servitude rights of access exist over the farm road in favour of Cot Cottage and Edgarton Cottage.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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 November 2024

Field Number	Area (Ha)	Region or Description
1	8.59	1
2	17.18	1
3	31.54	1
4	0.30	1
5	12.11	1
6	0.17	1
7	2.85	1
8	6.59	1
9	7.60	1
10	5.32	1
11	5.69	1
12	7.12	1
13	8.14	1
14	9.71	1
15	18.51	1
16	4.99	N/A WOOD ETC
17	1.50	N/A WOOD ETC
X	1.06	Roads, yards, buildings, etc.
Total: 148.97 Ha (368.10 Acres)		

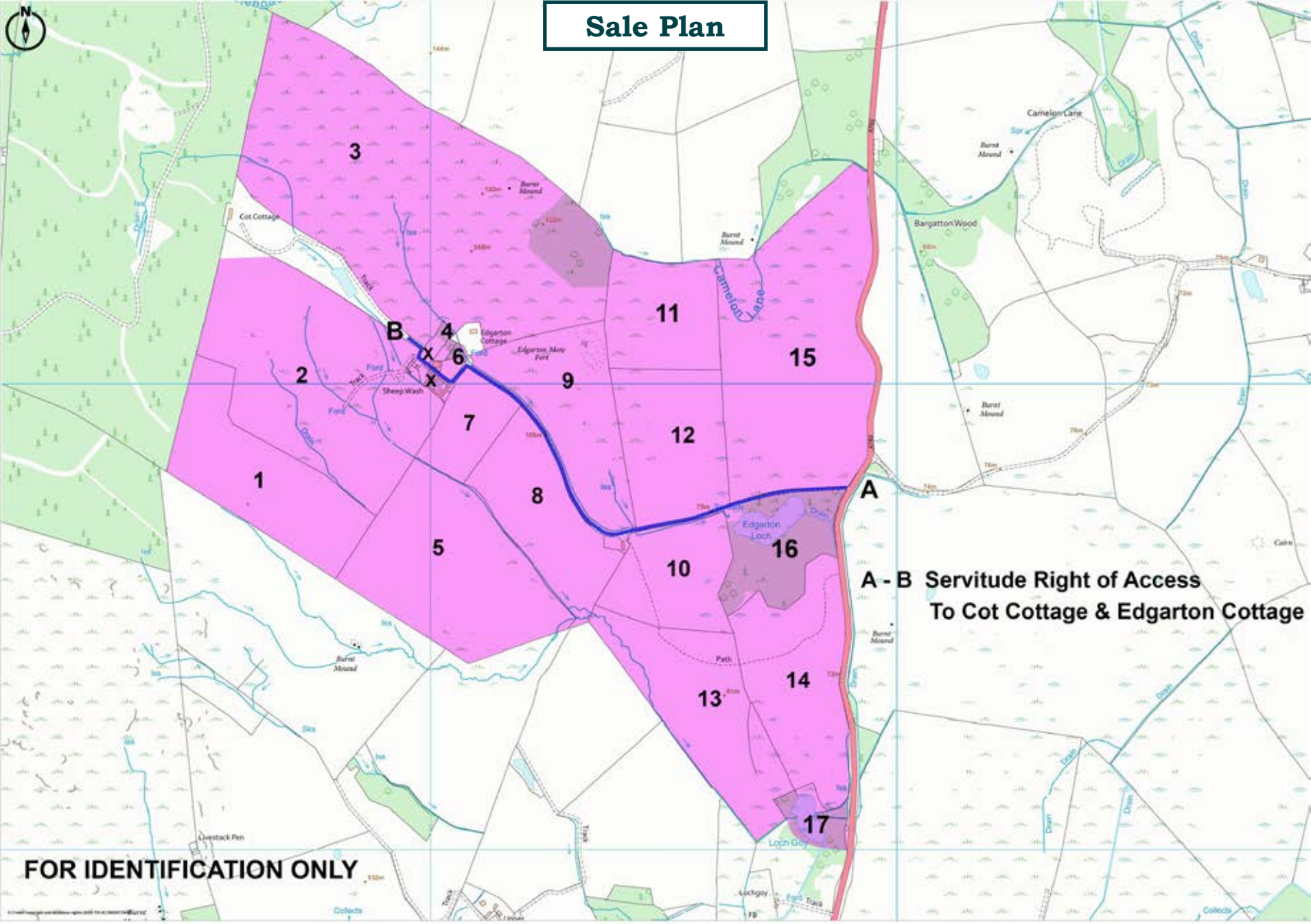
Disclaimer

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 **148.97 Ha (368.10 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 – 135.56 units (Indicative Value 2024 **€160.66** (Euros))

Sale Plan



**A - B Servitude Right of Access
To Cot Cottage & Edgarton Cottage**

FOR IDENTIFICATION ONLY

