



# LOCHHILL EQUESTRIAN CENTRE

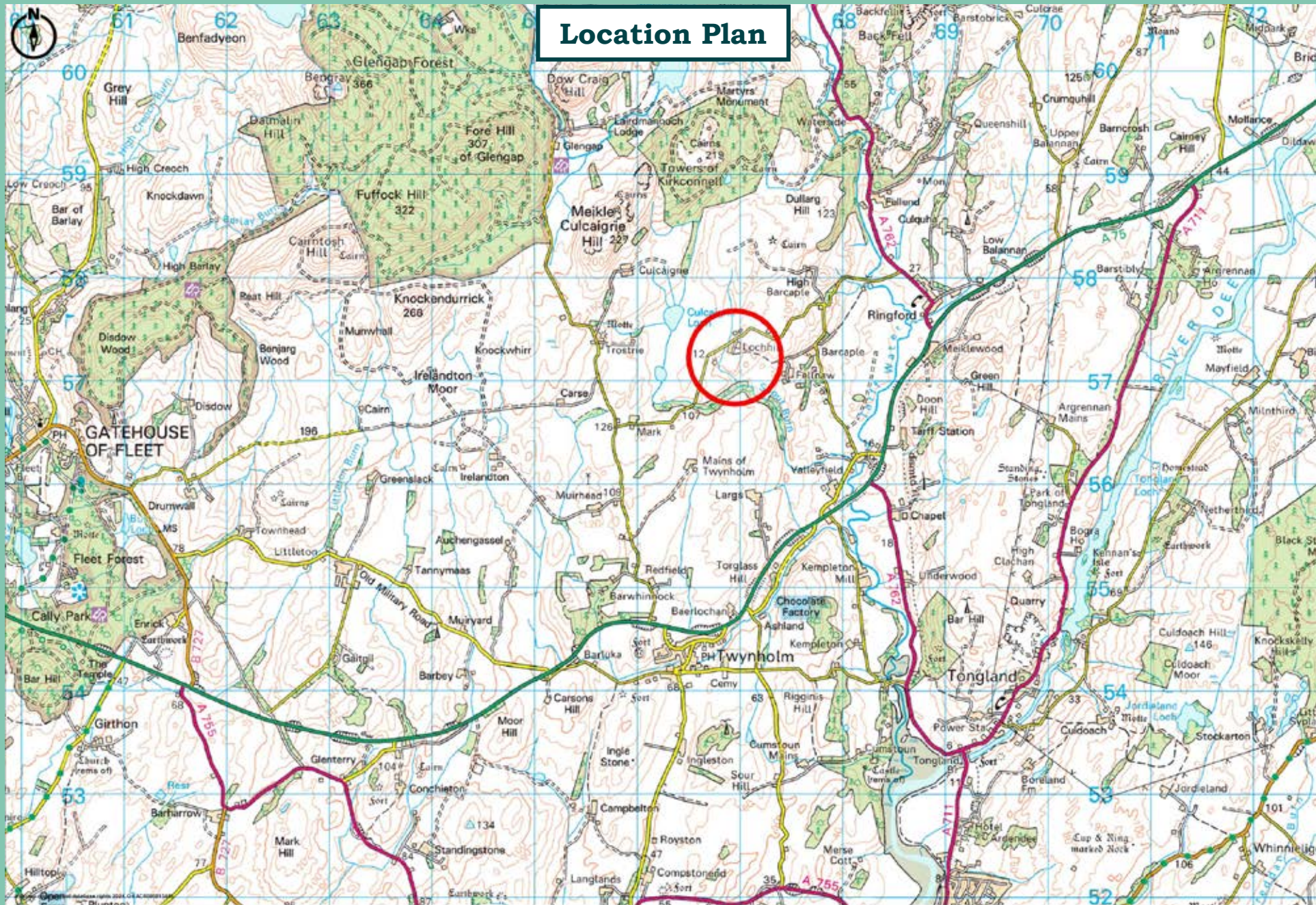
Ringford, Castle Douglas, DG7 2AR



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# LOCHHILL EQUESTRIAN CENTRE

## Ringford, Castle Douglas, DG7 2AR

Kirkcudbright 5 miles, Castle Douglas 8 miles, Dumfries 25 miles, Carlisle 60 Miles, Glasgow 85 Miles, Edinburgh 105 Miles

### A FULLY EQUIPPED RURAL EQUESTRIAN CENTRE SITUATED ON AN ELEVATED SITE WITH STUNNING FAR-REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE

- TRADITIONAL THREE/FOUR BEDROOM STONE BUILT FARMHOUSE, STYLISHLY DECORATED
- IN ADDITION, FOUR COTTAGES (BARN CONVERSION) AND A DETACHED CHALET
- FULL SIZED OUTDOOR MANEGE & INDOOR ARENA
- THIRTY STABLES OF VARIOUS SIZES (INCLUDING FOALING BOXES)
- TACK ROOM, OFFICE FACILITIES, ADDITIONAL FARM BUILDINGS
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- POTENTIAL FOR SELF SUFFICIENT LIVING

**IN ALL ABOUT 73.4 ACRES (29.7Ha)**

#### VENDORS SOLICITORS

Matthew Barclay  
Morton Fraser MacRoberts LLP  
9 Haymarket Square  
Edinburgh  
EH3 8RY  
Tel: 0131 427 1000  
Email: [Matthew.Barclay@mfmac.com](mailto:Matthew.Barclay@mfmac.com)



#### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
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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

Lochhill Equestrian Centre presents a fabulous opportunity for the equestrian enthusiast incorporating a fully equipped ring-fenced land complete with indoor and outdoor riding arenas, principal two storey farmhouse, four fabulous holiday cottages & a detached chalet making this the perfect portfolio. Lochhill has been run successfully for over 20 years; providing lessons for all levels, show jumping courses, pony trekking and livery. The property is situated on a stunning elevated site with far reaching views over the Galloway Hills and surrounding countryside, yet only 2 miles from the A75, providing access to major road networks.

Lochhill itself sits in all about 73 Acres (29.7 Ha) to include the areas occupied by the buildings, equestrian centre, roads and agricultural land. The whole property presents the opportunity for continued equestrian uses, small-scale agriculture or horticultural purposes and has huge potential for some self-sufficient living.

The nearest local services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded. The town attracts a wide range of artists and makers and is commonly known as the 'Artist's Town'. As well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Primary and Secondary schools are available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.  
*What3Words: lands.depth.urge*

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Lochhill Equestrian Centre are sought **in excess of £1,200,000**

## 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***

We have very briefly described the dwellings at Lochhill below. It should be noted that **there are only internal photographs of the main farmhouse, however, we have included within these sales particulars floor plans showing the dimensions and layout of the portfolio of property.**

### **THE FARMHOUSE**

#### **GROUND FLOOR**

- **Entrance Hall**  
With double doors and access to all rooms on ground floor and staircase to the floor above.
- **Living Room**  
With a woodburning stove sitting in a traditional fireplace and large windows overlooking the front of the property.
- **Lounge**  
With a traditional open fire with double aspect views to the front and side of the property, and access to the kitchen.



- **Kitchen**

Large traditional kitchen, with integrated dishwasher, fridge and large range cooker (available through separate negotiation) with views to the side of the property.

- **Utility/Boot Room**

With access to the side of the property where there is a car port, the utility is plumbed for white goods has a Belfast sink and large larder cupboards.

### MID-LEVEL

- **Bathroom**

Modern family bathroom with containing WC, WHB in vanity, bath with over-head shower, heated towel rail and window to the side of the property.



### FIRST FLOOR

- **Double Bedroom 1**

With far reaching views over the side of the property, an ensuite with WC, WHB and shower and traditional ceiling window.

- **Double Bedroom 2**

With a window overlooking the front of the property.

- **Office**

With a window overlooking the front of the property.

- **Double Bedroom 3**

With a window overlooking the front of the property and built in storage.

### OUTSIDE

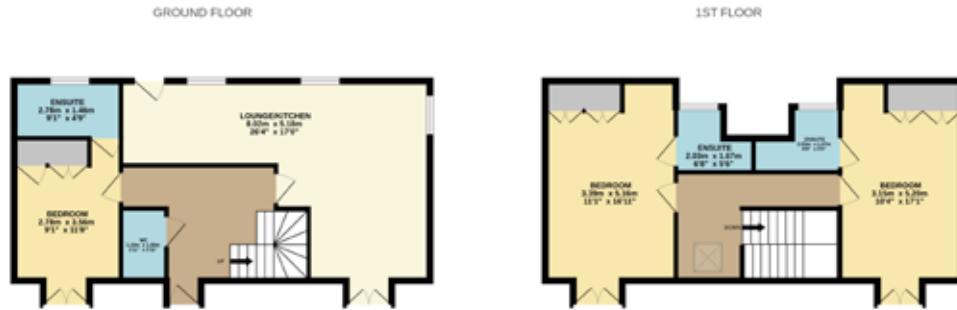
Lochhill Farmhouse benefits from a large, covered car port utilised as a storage area/garage and a large lawned garden with mature shrubbery and a rockery.



While 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 information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix 03/25

## THE BARN

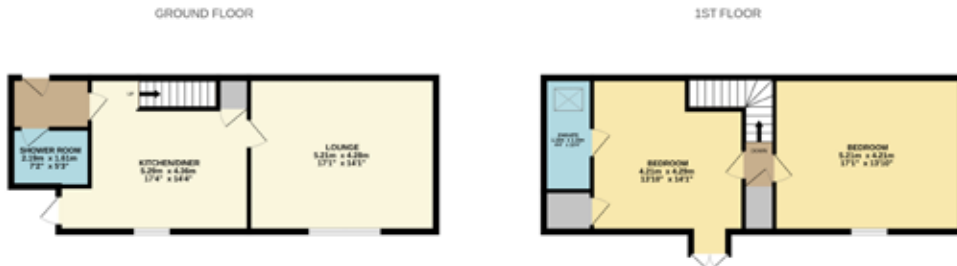
The Barn is a steading conversion containing the following over two floors: kitchen living area, three-ensuite bedrooms, WC, access to communal courtyard, with front patio area and ample parking.



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Made with Housplan ©2025

## THE STABLE

The Stable is a steading conversion containing the following over two floors: kitchen/dining area, living room, two bedrooms (one of which is ensuite), shower room, access to communal courtyard, with walled private garden to the front and ample parking.



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## THE CHEESE LOFT

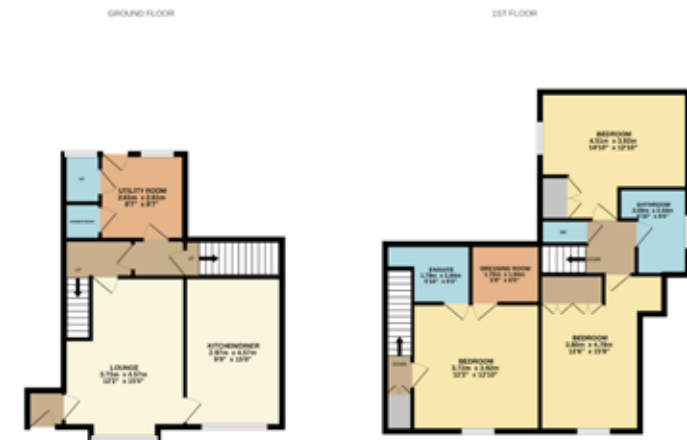
The Cheese Loft is a steading conversion containing the following over two floors: kitchen/dining area, living room, two bedrooms (one of which is ensuite), shower room, access to communal courtyard, with walled private garden to the front and ample parking.



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## THE DAIRY

The Dairy is a steading conversion containing the following over two floors: kitchen/dining area, living room, three bedrooms (one of which is ensuite), utility/boot room which gives access to stables at the rear of the property, with walled private garden and ample parking.

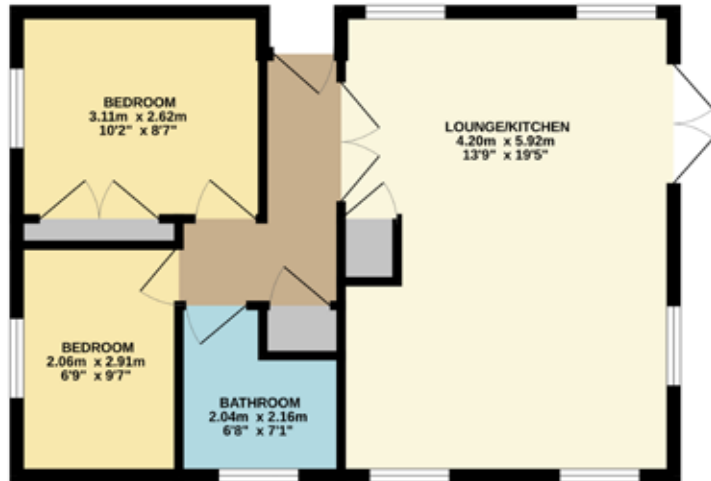


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Made with Housplan ©2025

## THE LODGE

The Chalet is a static caravan containing the following: kitchen/dining area, living room, two bedrooms and a bathroom.

GROUND FLOOR



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Made with Floorplan 11/02/11

## SERVICES

All the dwellings at Lochhill benefit from mains water, mains electricity, oil fired central heating with the following council tax bands and EPC ratings.

Property	Council Tax / Rateable Value	EPC
Farmhouse	D	F (33)
The Barn	D	C (69)
The Stable	C	C (71)
Cheese Loft	C	C (70)
The Dairy	D	E (39)
The Lodge	Rateable Value £2,100	E (49)





## THE EQUESTRIAN CENTRE

Lochhill Equestrian Centre is fully equipped for all equestrian activities and very briefly comprises of:

- 18 Stables
- 2 Foaling boxes
- 6 American Style Boxes
- 3 Pony Boxes
- Single Stall
- All weather menage (46.6m x 24.6m)
- Visitors' carpark
- Floodlit indoor arena (18.2m x 9.2m)
- Earth walled midden
- General purpose shed (24m x 12m with 12m x 9m lean-to)
- Tack room
- Office & Reception
- Feed room and wash area







#### **THE LAND**

Lochhill Equestrian Centre extends to a total of about 73.4 Acres (29.7Ha) to include the areas occupied by the properties, equestrian centre, roads and tracks. The agricultural land itself extends to about 70 Acres (28.4Ha) of ring-fenced land all with water supply.

#### **HOME REPORT**

As this property is of mixed use there is no requirement for a Home Report. EPC's for the portfolio of the property can be accessed via our website.

#### **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, **Matthew Barclay, Morton Fraser MacRoberts LLP** 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.

## **INGOING**

There are no ingoing claims affecting the property.

## **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.

## **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 February 2025*



Field Number	LPID	Area (Ha)
1	NX/66687/56941	5.72
2	NX/66724/57188	0.68
3	NX/66792/57189	0.84
4	NX/66798/56801	2.83
5	NX/66827/57276	0.32
6	NX/66839/57172	0.27
7	NX/66840/56942	3.15
8	NX/66928/57137	2.4
9	NX/66998/57229	1.02
10	NX/67027/57321	0.61
11	NX/67081/57087	2.51
12	NX/67155/57227	1.85
13	NX/67185/57358	4.51
A	Roads Yards & Buildings etc	2.99
<b>Total:</b>		<b>29.70 Ha (73.38 Acres)</b>

**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 **29.70 Ha (73.38 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 on Eligible Land Claimed 2024**

Region 1 – 23.19 units (Indicative Value 2024 **€160.66** (Euros))

# Sale Plan

