



# BORELAND OF BORGUE

Borgue, Kirkcudbright, DG6 4SX



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# BORELAND OF BORGUE

## Borgue, Kirkcudbright, DG6 4SX

Kirkcudbright 2.5 miles, Castle Douglas 12 miles, Dumfries 30 miles, Carlisle 67 miles, Glasgow 95 miles

### AN EXCEPTIONAL HIGHLY PRODUCTIVE DAIRY FARM LOCATED IN THE PARISH OF BORGUE WITHIN DUMFRIES AND GALLOWAY

- WELL-PRESENTED TRADITIONAL SIX BEDROOM FARMHOUSE
- MODERN, PURPOSE-BUILT DAIRY UNIT
- FURTHER RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- DETACHED BUNGALOW & A DETACHED DAIRY COTTAGE
- RING FENCED FARM
- HIGHLY PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS: 111.47 UNITS REGION 1

**IN ALL ABOUT 292.27 ACRES (118.28 HECTARES)**

**FOR SALE PRIVATELY AS A WHOLE**

#### VENDORS SOLICITORS

Mr Grierson Dunlop  
Turcan Connell  
Princes Exchange  
1 Earl Grey St, Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



#### 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

Boreland of Borgue Farm is situated not far from the pretty coastal village of Borgue within Dumfries & Galloway.

Boreland of Borgue Farm is an exceptional, modern dairy farm benefitting from a very well-presented traditional farmhouse, a dairy cottage, detached bungalow and mainly modern farm buildings. The agricultural land amounts to about 270 acres and is down to grass for grazing and conservation (silage or hay), however the land is capable of growing a range of cereal and other forage crops. The remainder of the acreage is semi-mature woodland and the areas occupied by the roads, yards & buildings. For the avoidance of doubt, Boreland of Borgue is farmed in conjunction with two other farms, which are both being offered for sale at this time by Threave Rural of which particulars are available (Ingleston Farm and Chapel & Underwood), which lie within close proximity to Boreland of Borgue.

The farmhouse at Boreland of Borgue is a wonderful family home which has been very well-maintained. The property offers comfortable, spacious six-bedroom accommodation over two floors. In addition, there is a dairy cottage currently occupied by a farm worker and a detached bungalow which is let to a private tenant, however, it is intended that vacant possession will be offered at the time of completion.

The Village of Borgue is an active and friendly community with many local events taking place throughout the year. There is a hotel in the middle of the village, a church, primary school and local community hall.

All essential 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 schooling and secondary schooling is 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.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within an easy drive of the farm. There are mainline railway stations at both Dumfries and Lockerbie.

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.

## 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 Boreland of Borgue Farm are sought **in excess of: £3,600,000**

## VIEWING

By appointment with the sole selling agents:

**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

### BORELAND OF BORGUE FARMHOUSE



This traditional farmhouse occupies a site within its own garden grounds adjacent to the traditional farm steading. The property is set over two floors with most of the accommodation affording wonderful views across the surrounding farmland. A floor plan is included within these particulars depicting the layout and dimensions of the accommodation.

The property offers six-bedroom accommodation, including a spacious master-suite, large farmhouse kitchen, sitting room, lounge, dining room with a sunroom off, utility room and farm office. This light and airy house gives a feeling of space and character whilst conveniently located not far from the main farm steading. A floor plan is contained within these particulars showing the layout and dimensions of the property.

#### OUTSIDE

The farmhouse benefits from its own garden grounds, which are mainly laid to lawns and mature shrubs. The property is accessed via the traditional farm steading.



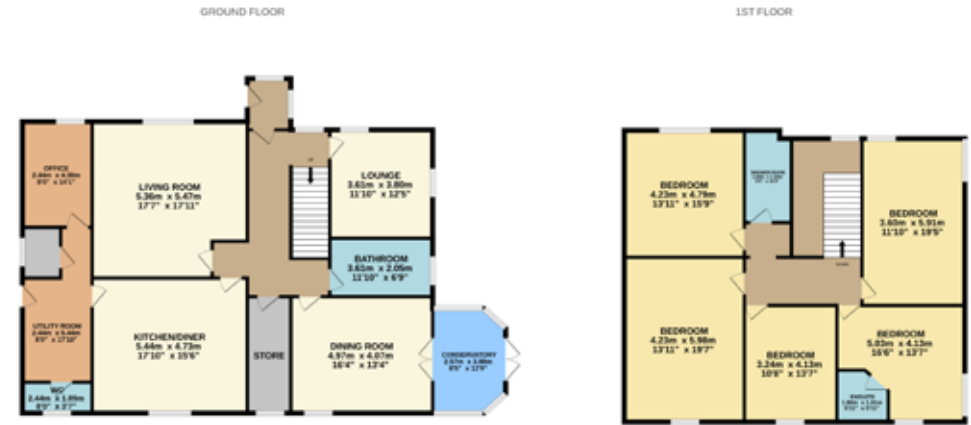
### BORELAND OF BORGUE DAIRY COTTAGE

Located within the farm steading is a two-storey dairy house. The property is set over a single floor and benefits from three-bedroom accommodation within its own garden grounds. A floor plan is contained within these particulars depicting the layout and dimensions of the property.

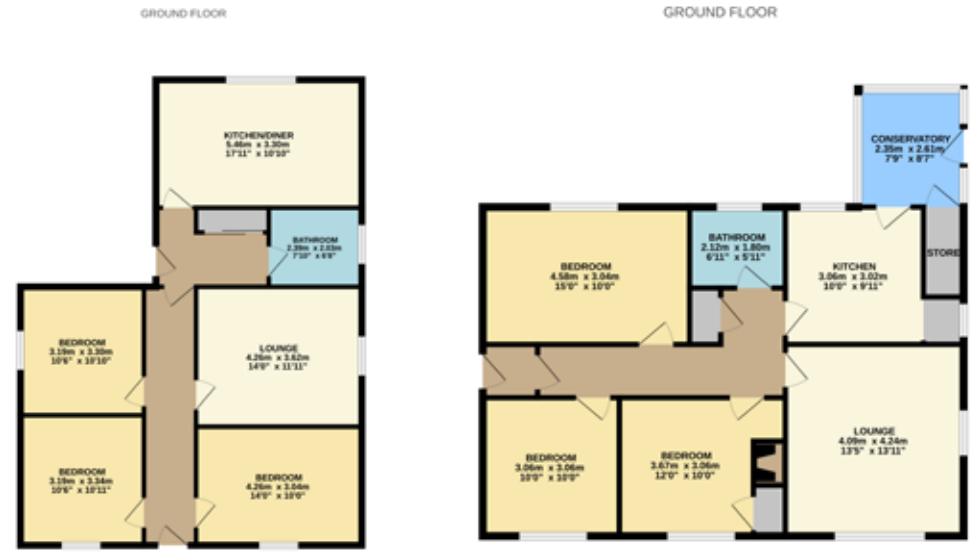


### BORELAND OF BORGUE BUNGALOW

The bungalow is set away from the main farming operations and occupies a generous plot within its own garden grounds. The property is set over a single floor benefiting from spacious three-bedroom accommodation, again, a floor plan is contained within these particulars depicting the layout and dimensions of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and/or 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 architect, 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

PROPERTY	Water	Drainage	Electricity	Heating	Council Tax	EPC
Farmhouse	Mains	Private	Mains	Oil Fired	E	F
Dairy Cottage	Mains	Private	Mains	Oil Fired	C	F
Bungalow	Mains	Private	Mains	Oil Fired	C	E

The farmhouse has an array of roof mounted solar panels which benefit from an RHI feed in tariff.

## BORELAND OF BORGUE FARM STEADING

The farm steading at Boreland of Borgue is mainly of modern construction utilised for the dairy herd and has, over the past few years, been constructed in a manner as to facilitate milk production whilst maintaining a comfortable and airy environment for the dairy herd. The steading very briefly comprises:

- **Dairy Complex**

Five linked sheds of steel portal construction under fibre cement roofs with slatted tanks, modern cubicles for over 600 head with feed passages. The dairy complex boasts a 30/60 parlour with ACR's and milk meters, a modern bulk tank of 9,000 litre capacity, dairy office, collection yard and cattle handling facilities. The cubicle sheds are contained in five areas and are capable of housing up to 600 cows in cubicle accommodation, with a further steel portal shed containing calving boxes and a further 30 cubicles.

Adjacent to the dairy complex is a Collinson feed bin and a slurry separator is located on the west side of the yard. The silage clamp has a concrete floor, earth bank walls and an effluent tank and is of sufficient size to facilitate the overwintering of the herd.

A modern slurry lagoon is located to the west of the dairy complex and provides sufficient storage.

## TRADITIONAL STEADING

Located over the minor public road and adjacent to the farmhouse is a full range of traditional farm buildings. These buildings are now mainly utilised for general and agricultural storage, however, would lend themselves to a range of uses.







### **THE LAND**

Boreland of Borgue Farm extends in total to about 292.27 acres (118.28 ha), including the areas occupied by the farmhouse, cottages, steading, yards, access roads, woodland, etc.

The holding features 14 specific field enclosures, which are currently all down to grass for grazing and conservation (silage) or other 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 in good heart and fertile and is easily accessed.

### **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).

Boreland of Borgue Farm benefits from 111.47 units of region 1 with illustrative unit value of €160.66 (Euros). 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 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' solicitor, **Mr Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. The farm is subject to the usual wayleaves etc., by utility companies.
2. Marked on the sale plan points between points 'A' & 'B' a servitude exists for a neighbouring proprietor for access and for laying of any telecommunications / control / data / fibre optic cables, including all associated apparatus.
3. From points 'A' to 'C' on the plan, there is access to a residential property.
4. In field number 9 a servitude right of access exists to a neighbouring property, marked blue on said sale plan.

#### **EMPLOYEES**

There are a number of employees and it is expected that they will transfer to the Purchaser Under the Transfer of Undertakings (Protection of Employment) Regulations (TUPE). Further details available from the Vendor's solicitor.



## **APPORTIONMENT**

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

## **INGOING**

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. or an independent valuer appointed by Threave Rural whose opinion will be final and binding to both vendor and purchaser.

## **ADDITIONAL INFORMATION**

Boreland of Borgue is at present run as a highly productive dairy unit. The potential purchaser(s) may be afforded the opportunity to take over the dairy herd and young stock at valuation, a valuer will be appointed by Threave Rural Ltd, to carry out an independent appraisal. Further details of numbers can be obtained from the vendor or sole selling agent.

## **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.

## **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, 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 May 2024*

Field Number	Area (Ha)	Region
1	3.11	1
2	8.14	1
3	1.54	1
4	24.89	1
5	0.15	1
6	2.31	1
7	0.23	1
8	13.31	1
9	28.75	1
10	0.12	1
11	6.08	1
12	2.86	Woodland
13	5.86	1
14	18.36	1
	2.57	Roads, yards, buildings, etc.
<b>Total: 118.28 Ha (292.27 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 118.28 Ha (292.27 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 Claimed 2020**

Region 1 – 111.47 units (Indicative Value 2024 €160.66 (Euros))

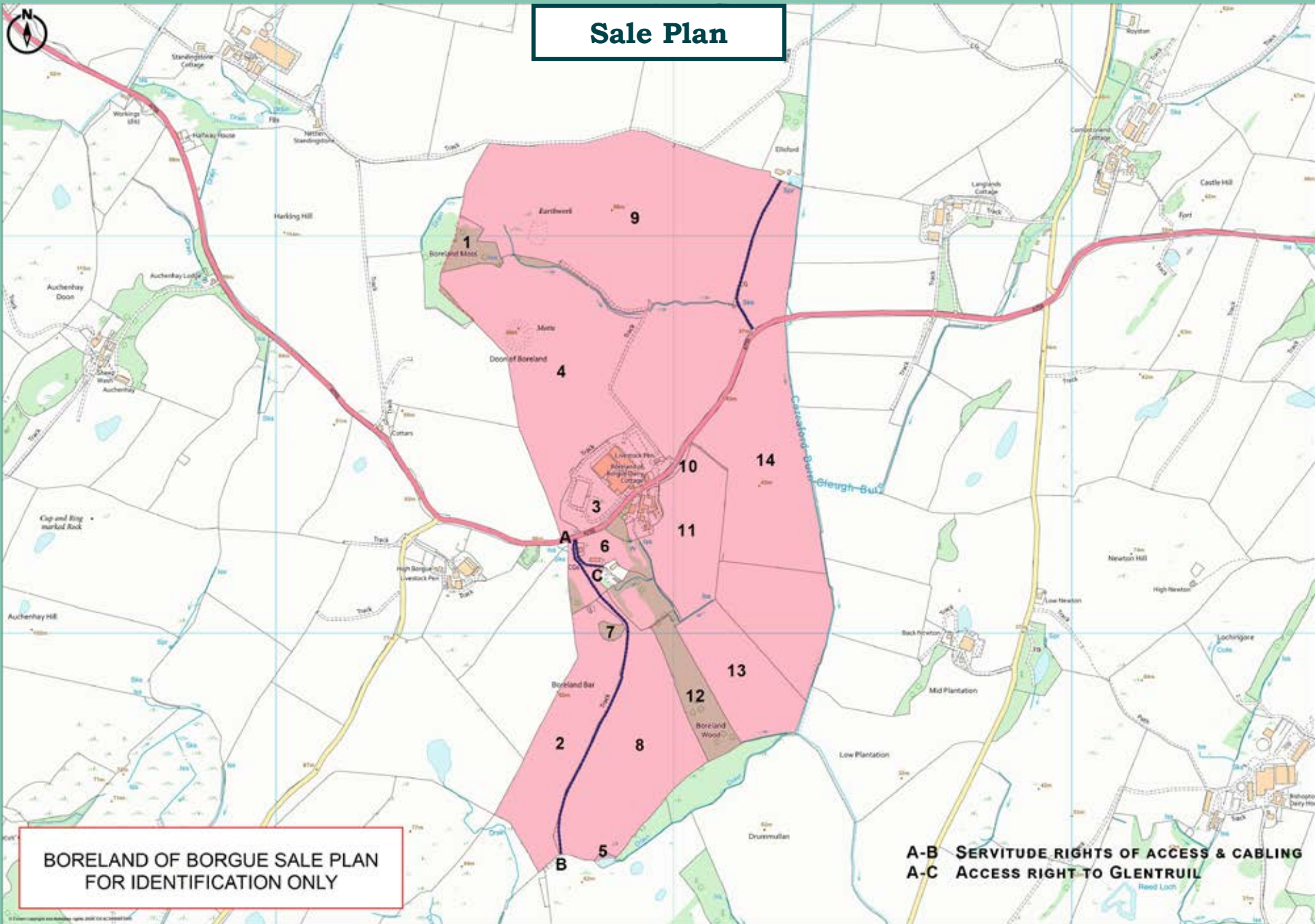
**NOTES**

Points 'A' to 'B' a deed of servitude exists in favour of a neighbouring proprietor for access and for laying any telecommunications / control / data / fibre optic cables including all associated apparatus.

Points 'A' to 'C' access to a residential property, the road marked in blue in field 9 is also access to a residential dwelling.



# Sale Plan



**BORELAND OF BORGUE SALE PLAN  
FOR IDENTIFICATION ONLY**

**A-B SERVITUDE RIGHTS OF ACCESS & CABLING  
A-C ACCESS RIGHT TO GLENTRUIL**



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS