



MAINS OF DHULOCH

Kirkcolm, Stranraer, DG9 0RF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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MAINS OF DHULOCH

Kirkcolm, Stranraer, DG9 0RF

Stranraer 6 miles, Cairnryan Ferry Port 12 miles (to Belfast 2 hours), Ayr 56 miles, Dumfries 78 miles

A COMPACT PRODUCTIVE STOCK REARING FARM SITUATED IN A STUNNING RURAL LOCATION WITH FAR REACHING SEA VIEWS

- TRADITIONAL GENEROUSLY PROPORTIONED FIVE BEDROOM FARMHOUSE
- RANGE OF MAINLY TRADITIONAL FARM BUILDINGS (DEVELOPMENT POTENTIAL)
- RING FENCED FARM
- PRODUCTIVE GRAZING LAND INCLUDING 69.5 UNITS OF REGION 1 BPS
- FARM COTTAGES MAY BE AVAILABLE BY SEPARATE NEGOTIATION
- POTENTIAL DEVELOPMENT PLOT (RUINOUS FORMER COTTAGE)
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR COMMUTING NETWORKS

IN ALL ABOUT 183.1 ACRES (74.10 HECTARES)

VENDORS SOLICITORS

Mr Peter Matthews
A B & A Matthews
37 Albert Street
NEWTON STEWART
DG8 6EG
Tel: 01671 404100



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

Mains of Dhuloch Farm is situated on the outskirts of the village of Kirkcolm a small village situated on the northern tip of the Rhins of Galloway peninsula.

Mains of Dhuloch benefits from a generously proportioned traditional farmhouse set over two floors with far reaching sea views from the upper floor. To the rear of the farmhouse is a traditional courtyard steading extending out to the more modern farm buildings, which in past years were utilised for housing the former dairy herd.

There also exists a ruinous cottage, which may have redevelopment potential.

The land at Mains of Dhuloch extends in total to about acres 183.1 The agricultural land is at present down to grass for grazing and conservation (silage). This area of Southwest Scotland is renowned for the production of its quality livestock and early grass growing potential with the peninsular favoured with a mild climate given the proximity of the gulf stream to the coastline.

In addition, the successful purchaser may be afforded the opportunity to purchase the farm cottages.

Local services are available at Kirkcolm by way of a hotel that is open to diners and a village store with a post office. There is primary schooling available within the village with the nearest secondary at the nearby Stranraer. Stranraer offers a wider range essential services and a comprehensive range of leisure facilities to include, shops and supermarkets, a retail park, curling club, coastal rowing club, sailing club, sports centre, cinema and a modern medical centre and hospital.

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 for Mains of Dhuloch are sought **in excess of: £870,000**

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

Web: www.threaverural.co.uk



PARTICULARS OF SALE

MAINS OF DHULOCH FARMHOUSE

A traditionally built farmhouse under a slated roof occupying an elevated site providing bright, spacious living accommodation very briefly comprising:



GROUND FLOOR

- **Boot Room**
With triple aspect windows and a cloakroom off.
- **Kitchen**
With a range of floor and wall units, plumbed for white goods, double aspect windows.
- **Inner Hallway**
With built-in storage cupboards.
- **Central Hallway**
With stairs off to the first floor.



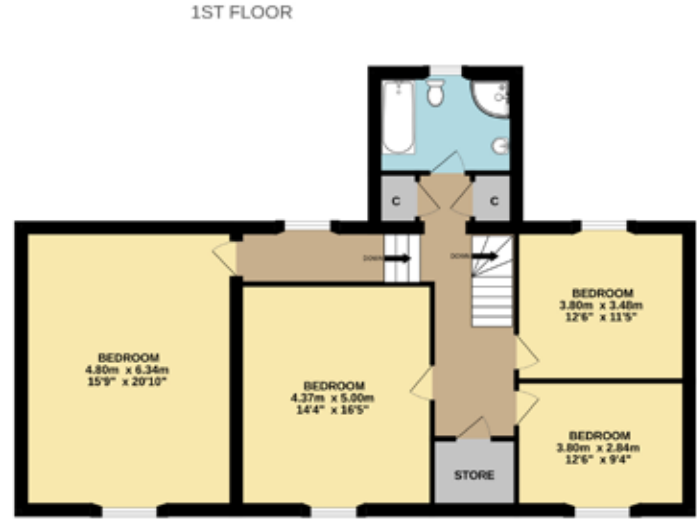
- **Dining Room**
With double aspect windows with the window to the front affording lovely far-reaching views, an open fire is set in a feature fireplace.



- **Front Door Porch**
With a window to the front, built-in cupboards, part glazed UPVC door.
- **Study**
With built-in cupboards.
- **Lounge**
With patio doors, open fire and a window to the rear.

FIRST FLOOR

- **Upper Hallway**
With built-in storage cupboards.
- **Bathroom**
With a corner shower cubicle, bath, WC, WHB, window to the rear.
- **Double Bedroom 2**
A spacious double room with a large picture window to the front affording elevated over the surrounding countryside towards the Irish Sea.



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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- **Double Bedroom 3**
With wall-to-wall built-in wardrobes, window to the front.
- **Double Bedroom 4**
With a window to the front.
- **Double Bedroom 5**
With a window to the rear.



SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|----------|-------------|---------|-------------|-----|
| Mains | Private | Mains | Biomass | C | G |

THE FARM STEADING

The farm steading comprises of a range of modern & traditional farm buildings, which have been utilised in the past for dairy production. These farm buildings have been utilised for storage, stock housing and handling. In addition, the steading would lend itself to any agricultural usage and indeed the holding could be configured to become a standalone livestock unit. Adjacent to the dwelling is a 28kw biomass boiler which is on an RHI tariff averaging a payment of around £3,000. In addition, within field number 1 there is a wind turbine which is not owned by mains of Dhuloch, however a lease is in place where the power generated from this is fed back to Mains of Dhuloch. The lease has around another 10 years before expiring.





THE LAND

Mains of Dhuloch Farm extends in total to about 183.1 acres (74.10 Ha), including the areas occupied by the farmhouse, steading, yards, access roads etc.

The holding features 5 good sized field enclosures, which are currently all down to grass for grazing and conservation (silage).

The land is classified as yield class 4 & 5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.



BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions. 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).

Mains of Dhuloch benefits from 69.5 units of region 1 entitlements with an illustrative unit value of €160.66 (Euros). 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 2024 Basic Payment and 2024 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 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 **A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

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 April 2024

Sale Plan

