



CUTREOCH & MORRACH FARMS

Isle of Whithorn, Newton Stewart, DG8 8JD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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CUTREOCH & MORRACH FARMS

Isle of Whithorn, Newton Stewart, DG8 8JD

Whithorn 4 miles, Newton Stewart 21 miles, Stranraer 34 miles, Dumfries 66 miles, Carlisle 102 miles, Isle of Man 40 miles (*nautical*)

AN EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING AND FEEDING FARM LOCATED WITHIN A SPECTACULAR COASTAL REGION OF DUMFRIES & GALLOWAY

- TWO WELL- PRESENTED SEMI-DETACHED FARM COTTAGES
- RANGE OF MODERN FARM BUILDINGS
- PRODUCTIVE GRAZING & MOWING LAND
- AREAS OF NEW TREE PLANTING AND POTENTIAL FOR MORE BIODIVERSITY

IN ALL ABOUT 521.13 ACRES (210.9 HECTARES)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr K Paterson
Rankin & Aitken
4/6 S Strand St
Stranraer
DG9 7JW
Tel: 01776 702336



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

Cutreoch and Morrach Farms are situated in a spectacular coastal location on the periphery of the historical village of the Isle of Whithorn. Cutreoch and Morrach Farms are productive stock rearing and feeding farm benefitting from two semi-detached farm cottages, farm steading and about 510 acres of agricultural land.

Cutreoch and Morrach Farms are highly productive stock rearing units with the land classified as mainly yield classes 4 & 5 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The land is fertile, well drained and fenced with access tracks given the topography of the land, it affords the property a degree of sporting potential and further potential for natural capital projects.

The farm cottages until recent times have been utilised as very successful holiday lets but it has to be noted that originally they were a single unit, known as Morrach Farmhouse. It will be the buyer's prerogative to keep the cottages as holiday lets or farmworkers' accommodation/ restore them to their former glory as the main Farmhouse / live in one cottage while renting out the second one for a steady stream of revenue / or for a young family to live in the large cottage while using the other one as a small, independent Granny's Annexe. The potential is all there.

The Machars region is noted for its spectacular coastline, hills and magnificent forests. This area lies within the climatically favoured Southwest corner of Scotland, which is noted for its mild climate and long growing season, owing to the proximity of the Gulf Stream and is known as one of the most productive grass growing regions of the United Kingdom.

The Isle of Whithorn is one of the most southerly villages and seaports in Scotland, about four miles from Whithorn and about 21 miles from the market town of Newton Stewart. The village is the location of the long-ruined 13th-century Saint Ninian's Chapel, previously a chapel linked to Whithorn Priory and a stopping off point for pilgrims landing on Isle Head and making their way to Whithorn. The main street was originally a causeway, with the harbour located on what was then the true Isle. From the Isle of Whithorn there are many popular walks including Burrow Head Coastal Circuit, the southernmost point on the Machars. The clifftop here was used to film the final scenes from The Wickerman and provides dramatic scenery.

Local services by way of a village shop and a pub-restaurant can be found within the village with a further range of services available at nearby Whithorn, 5 miles away, including small shops, Post Office and Primary School.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves for wild swimming within a very short distance of the property, with the area boasting 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, with the international airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow. And only 46 miles (as the crow flies) from Isle of Man (Castletown Airport) to Whithorn.

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 Cutreoch and Morrach Farms are sought **in excess of: £2,200,000**

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
Web: www.threaverural.co.uk

PARTICULARS OF SALE

THE FARM COTTAGES (once the original Morrach Farmhouse)

These traditional period cottages are accessed via a sweeping, private tarmacked road running along the scenic coastline. The properties occupy an elevated site within their own generous garden grounds, and boast stunning, uninterrupted sea views over the Solway Firth and the Isle of Man. Prime rock-fishing is available just 300 yards away from the cottages.

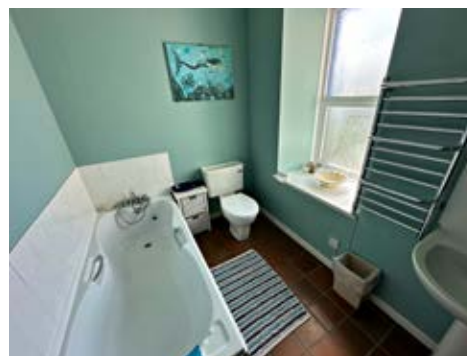


Cottage number one **MORRACH** offers very spacious four-bedroom accommodation over two floors with a large kitchen, lounge, bathroom, walk-in shower room and two bedrooms on the ground floor with the second floor having two bedrooms and a bathroom.

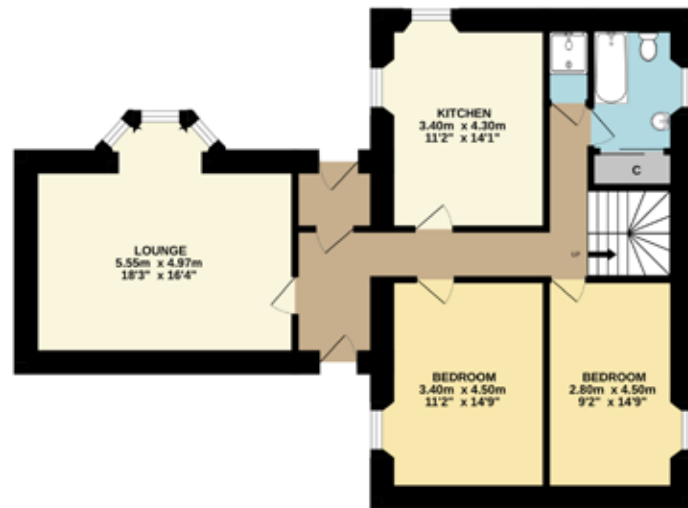
Cottage number two **PEREGRINE** is very cosy, with two bedrooms a lounge, kitchen and bathroom all set over a single floor.

SERVICES

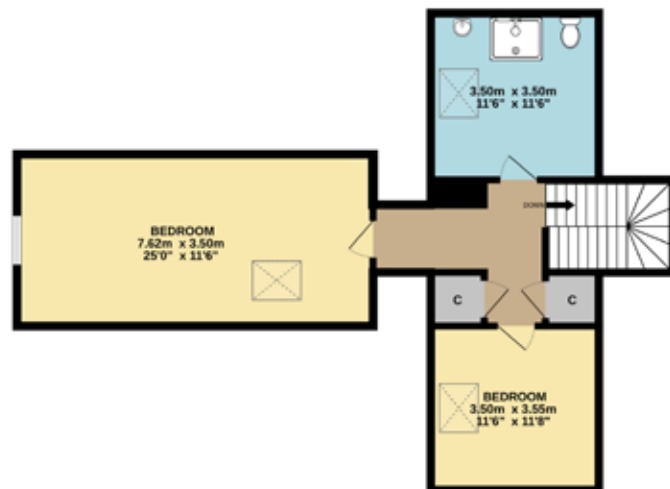
Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
MORRACH	Private	Private	Mains	Electric	D	G (18)
PEREGRINE	Private	Private	Mains	Electric	B	F (29)



GROUND FLOOR



1ST FLOOR

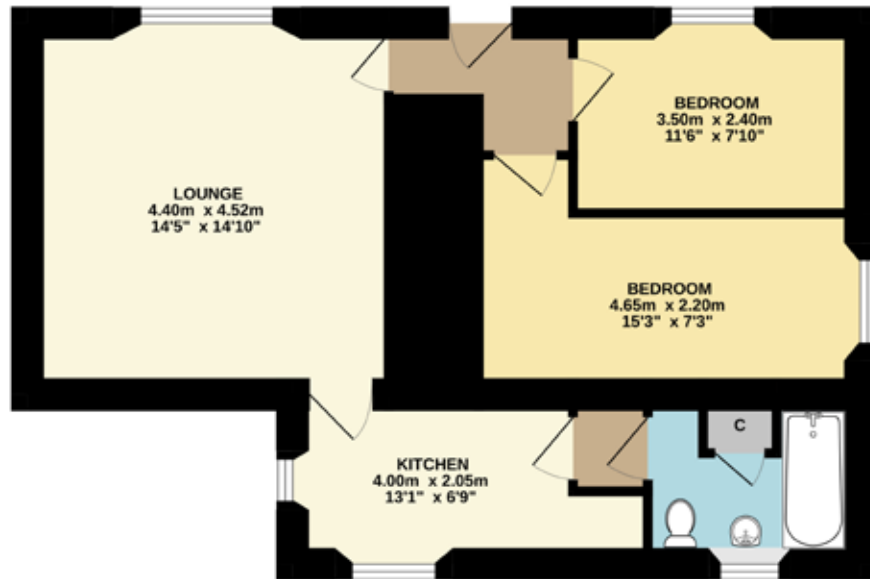


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



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FARM STEADING

The steading comprises of a range of modern farm buildings of mainly steel portal construction. The buildings are set up for the overwintering of cattle and the storage of fodder.

The steading contains four main structures with one benefitting from a lean-to on either side. The roofs are mainly big six sheeted. A further shed, closer to the cottages, is utilised as general storage and benefits from extra height at the eaves.

An aerial photograph is included as part of these particulars and gives a true reflection on the size and scope of the accommodation.





THE AGRICULTURAL LAND

Cutreoch and Morrach Farms extends in total to about 521.13 acres (210.9 hectares) to include the areas occupied by the cottages, steading, access roads, woodlands, etc.

The agricultural land lies within a ring fence and is contained within 29 field enclosures. The land is at present all down to grass for grazing or mowing, with some areas of new planting under a farm woodland grant. The land has great potential for natural capital projects, but at present, is grazed on a seasonal basis.

The whole of the property is served by private water which is situated on the area to be retained by the sellers, however, the necessary servitude will be granted in favour of the purchaser in this respect.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1 & 3. 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).

Cutreoch and Morrach Farms benefits from 184.04 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 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, 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, **Mr K Paterson, Rankin & Aitken** 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.

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 June 2024



Field Number	Area (Ha)	Region	CLAIMED
1	0.22	R1	0.21
2	5.8	R1	5.73
3	10.65	R1	9.66
4	1.03	R1	0.86
5	18.63	R1	17.24
6	13.89	R1	12.63
7	15.9	R1	14.55
8	6.24	R1	5.08
9	19.78	R1	17.00
10	9.58	R1	8.06
11	0.67	R1	0.47
12	9.09	R1	8.15
13	10.5	R1	9.56
14	7.16	R1	6.43
15	0.26	R1	0.20
16	9.31	R1	8.48
17	0.17	R3	0.00
18	0.34	R3	0.00
19	0.18	R1	0.00
20	0.92	R1	0.88
21	1.21	R1	1.12
22	3.24	R1	3.03
23	0.5	R1	0.00
24	8.08	R1	7.99

25	9.35	R1	8.72
26	17.39	R1	16.26
27	10.03	R1	9.83
28	3.43	R1	3.10
29	9.35	R1	8.80
A	2.45		RYB
B	5.55		UNMAPPED LAND TO HIGH WATERMARK
Total: 210.9 Ha (512.13 Acres)			

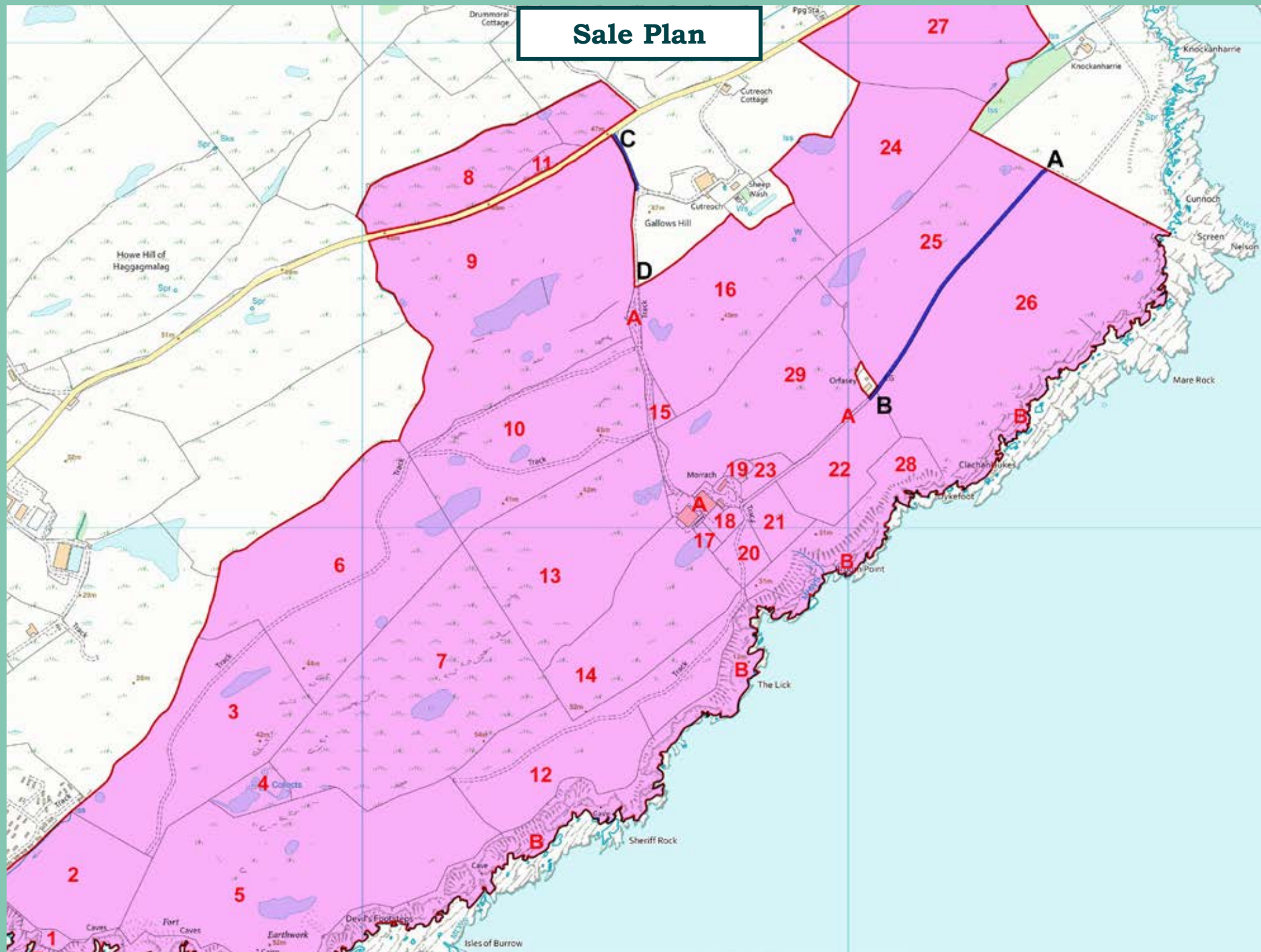
Disclaimer

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 **210.90Ha (521.13 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 Entitlements

Region 1 – 184.04 Units (Indicative Value 2024 €160.66 (Euros))

Sale Plan





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