



LAND AT PORTPATRICK

Land Nr Old Spittal Croft, Portpatrick, Stranraer, DG9 9AE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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Plotted Scale - 1:50000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

LAND AT PORTPATRICK

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Stranraer 6 miles, Newton Stewart 27 miles, Ayr 56 miles, Dumfries 70 miles

A PRODUCTIVE BLOCK OF GRAZING AND MOWING LAND SITUATED NEAR THE VILLAGE OF PORTPATRICK

- PRODUCTIVE GRAZING LAND CONTAINED WITHIN A SINGLE FIELD ENCLOSURE
- GOOD ROADSIDE ACCESS
- MAINS WATER CONNECTION TO THE FIELD
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- IN ALL ABOUT 5.288 ACRES (2.14 HA)

VENDORS SOLICITORS

Mr Kenny Paterson
Rankin & Aitken
4/6 S Strand Street
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

The land at Portpatrick is conveniently located approximately 2 miles from the village of Portpatrick and around 6 miles from Stranraer. The land lies within an area renowned for the quality of its agricultural land. The block of land offers an excellent opportunity for agricultural or equestrian use in a rural yet highly accessible location.

Portpatrick is one of the most attractive coastal villages in Scotland. It is charming and full of character with much to offer locals and visitors alike; friendly restaurants and bars, stunning sunsets, angling, boat charters, local-stocked shops, cliff top walks and two golf courses.

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.

Transport links are excellent, with the A75 trunk road providing convenient access from the south via the M6 and M74 motorway network. Regular ferry services to Northern Ireland operate from Cairnryan, approximately 12 miles away.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The land is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for the land are sought **in excess of £26,500**.

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



DESCRIPTION

Comprising a single field extending to approximately 5.288 acres (2.14 hectares), the land is accessed directly from the B7042. The property is currently utilised for agricultural purposes and is farmed in conjunction with other land owned by the seller. Benefiting from roadside access, the land has a mains water connection and is enclosed by a solar-powered electric fence around its boundaries.

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 Kenny Paterson, Rankin & Aitken**, for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

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 June 2026

Sale Plan

For identification purposes only



Area: 2.14 ha (5.288 acres)

Brockloch Hill

Little Pi
C

0m 30m 60m 90m

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