



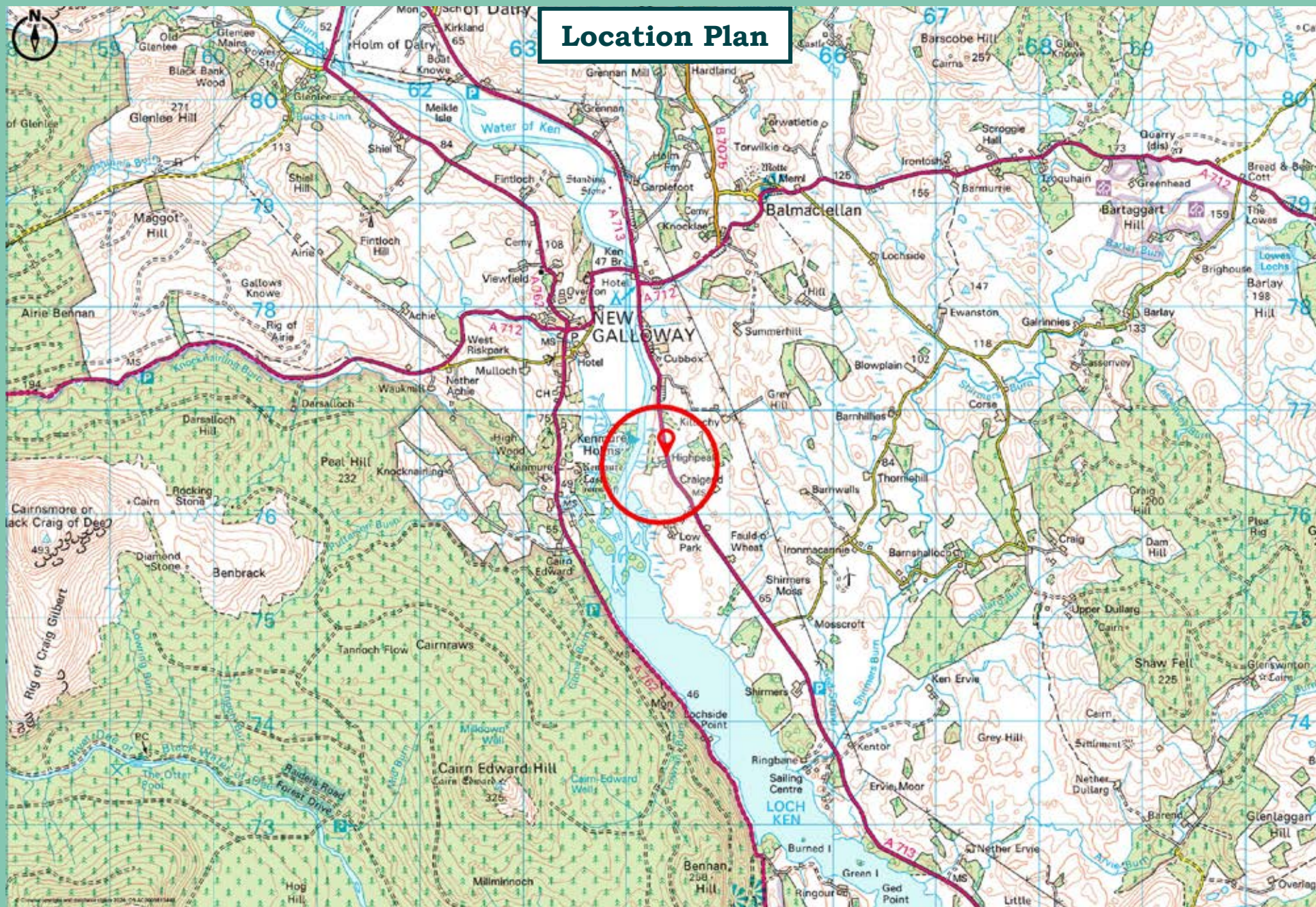
HIGH PARK FARM

Balmaclellan, Castle Douglas, DG7 3PT



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

HIGH PARK FARM

Balmaclellan, Castle Douglas, DG7 3PT

Balmaclellan 2 miles, Dalry 4 miles, Castle Douglas 12 miles, Dumfries 25 miles, Ayr 40 miles, Glasgow 70 miles

A HIGHLY PRODUCTIVE STOCK REARING FARM (FORMER DAIRY FARM) LOCATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL FOUR-BEDROOM FARMHOUSE (REQUIRES A DEGREE OF REFURBISHMENT)
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- PRODUCTIVE ARABLE AND GRASSLAND
- RING FENCED FARM
- BASIC PAYMENT (58.72 REGION 1 & 6.71 REGION2)
- FARMHOUSE EPC RATING –D58

IN ALL ABOUT 165.71 ACRES (67.06 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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

High Park Farm is situated on the banks of the Water of Ken at the Northern end of Loch Ken it is a productive stock rearing farm, benefitting from modern and traditional farm buildings, a traditional farmhouse (development potential) and about 164 acres of agricultural land. The agricultural land is all down to grass for grazing or forage crops.

The traditional farmhouse would benefit from a degree of refurbishment, however, provides a blank canvas to any potential purchaser, and is situated in a lovely location with far reaching countryside views across the valley High Park benefits from a range of modern and traditional buildings. The buildings have been utilised for the overwintering of the beef herd.

Balmaclellan is a small hillside village of stone houses with slate roofs, set within a fold of the Galloway hills in Southwest Scotland. The village has a thriving friendly community with a variety of village run activities taking place throughout the year. In addition to this, The Old Smiddy within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available.

A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance.

METHOD OF SALE

The property is offered for sale by Private Treaty.

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 High Park Farm are sought **in excess of: £1,100,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

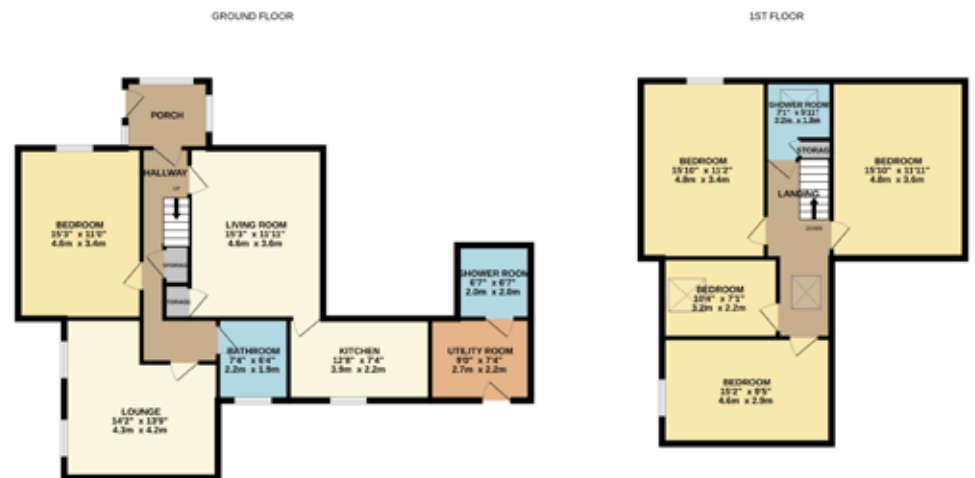
HIGH PARK FARMHOUSE

As mentioned earlier, High Park Farmhouse would benefit from modernisation and refurbishment, presenting an excellent opportunity to create a spacious family home in an area of outstanding natural beauty. The ground floor comprises a utility room, shower room, kitchen, living room, sitting room with dining area, bathroom and a ground-floor bedroom. The first floor provides three further bedrooms, a shower room and an office, which could alternatively be used as a fourth bedroom. Please refer to the floor plan for layout and dimensions.



HIGH PARK FARM STEADING

The steading buildings comprise of a mixture of traditional and modern portal structures under various roofs. The buildings have now been configured for cattle overwintering and there is a silage clamp adjacent to the steading, along with adequate forage storage. Some of the traditional buildings may have development potential subject to the necessary permissions



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The 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. Made with floorplan 5.0.0.0





THE AGRICULTURAL LAND

High Park Farm extends in total to about 165.71 acres (67.06Ha) to include the areas occupied by the farmhouse, steading, yards, access roads, amenity woodlands etc. The land lies within a ring fence split only by the A713 road. The holding features 19 specific good sized field enclosures, which are currently all down to grass for grazing and conservation (silage). 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 farm is self-sufficient in-home grown forage and capable of any type of livestock production.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private with Mains back up	Private	Mains	Oil	D	D (58)

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment regions 1&2. 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 2026 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

High Park Farm benefits from 58.72 units of region 1 entitlements and 6.71 region 2 with illustrative unit values of €164.52 (Euros) and €34.35 (Euros) respectively. The sellers will use their best endeavours to complete the necessary documentation to transfer the 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 2026 Basic Payment and 2026 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 2026, this obligation expires on 31st December 2026.



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' solicitors **Hall Baird**, for a definitive list of burdens subject to which the property is sold. However it is noted that

1. The property lies adjacent to the Water of Ken which is controlled by Drax for Hydro Electric generation and that the Farm boundary does not extend to the waterline .

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, grain, straw, fuel, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor 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.

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 July 2026

Field Number	Area (Ha)	Region or Description
1	4.40	R1
2	6.40	R2
3	0.45	R2
4	3.88	R1
5	2.99	R1
6	1.26	R1
7	0.32	R1
8	4.21	R1
9	4.84	R1
10	5.36	R1
11	0.34	R2
12	5.50	R1
13	3.91	R1
14	3.70	R1
15	0.60	R1
16	5.04	R1
17	6.55	R1
18	0.25	N/A
19	6.46	R1
RYB	0.60	ROADS YARDS & BUILDINGS ETC
Total: 67.06 Ha (165.71acres)		

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 **67.06 Ha (165.71 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

BPS Entitlement on Eligible Land Claimed 2026

Region 1 – 58.72 Units (Indicative Value 2026 €160.66 Euros

Region 2 – 6.71 Units (Indicative Value 2026 €34.35Euros



Sale Plan

