

FOR SALE

Challochmun Farm

Glenluce, Newton Stewart, DG8 0JW



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Challochmun Farm

Glenluce, Newton Stewart, DG8 0JW

An opportunity to purchase 241.94 acres (97.91 hectares) or thereby of good quality grazing with well-equipped modern steading, traditional Farmhouse, cottage, holiday lodge and bungalow.

Lot 1: Well-equipped modern steading, traditional Farmhouse, cottage, holiday lodge and 241.94 acres (97.91 hectares) of grazing

Lot 2: Challochmun Bungalow 3 bedroom Bungalow with ample garden and stunning views of the Glenluce coastline.

The farm is well fenced with clean pastures and serviced by mains water; the land is classified as a mix of 3.1/4.1 under the James Hutton Institute. The majority of the farm is ploughable and capable of a mixture of livestock and arable crops.

Available as a whole or in 2 lots.

- Well-equipped thriving modern steading with good quality grassland
- Stunning views of the Rhinns Pensinsula
- Excellent opportunities for diversification

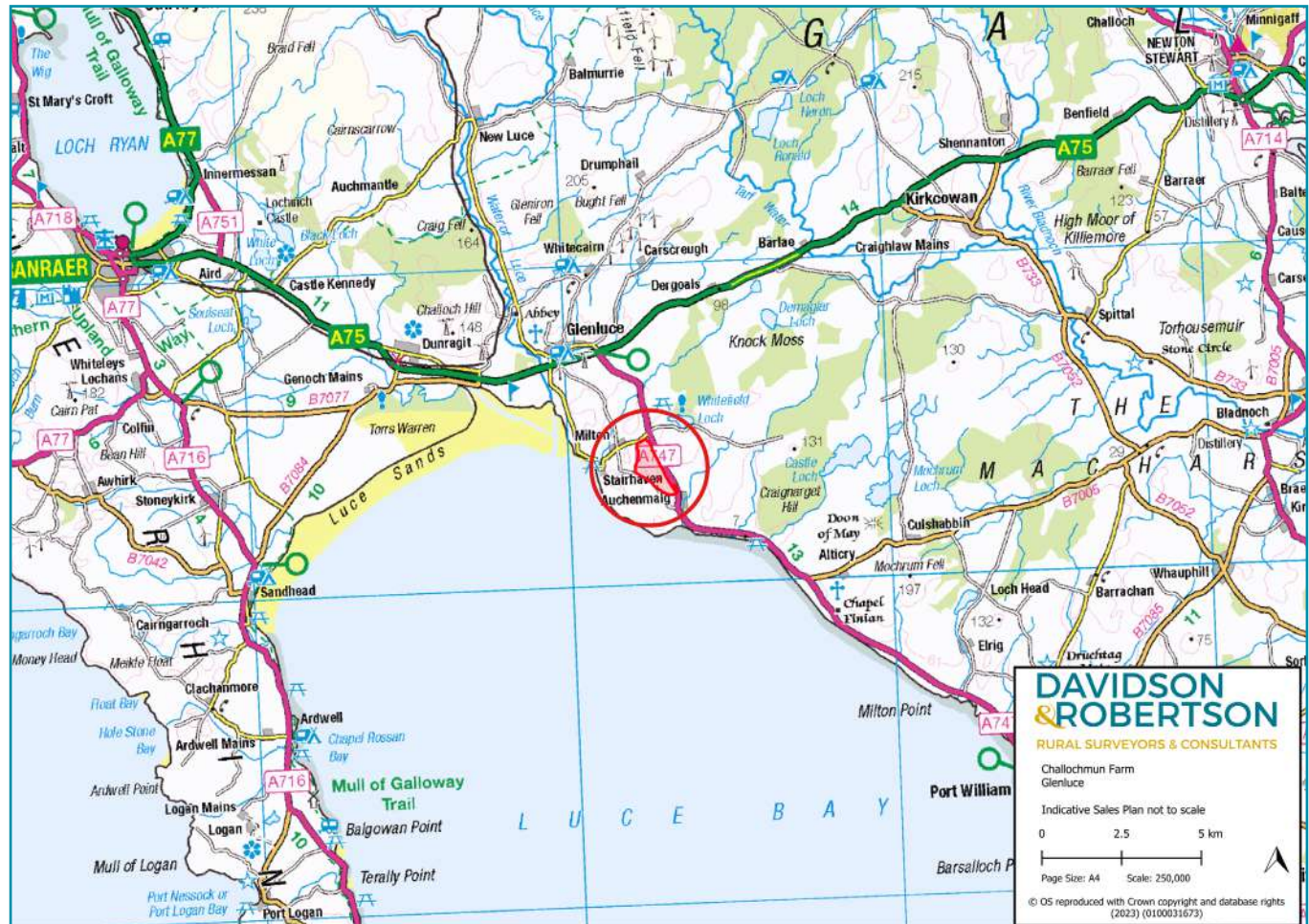
| | |
|----------------|----------|
| Stranraer | 14 miles |
| Newton Stewart | 18 miles |
| Dumfries | 65 miles |
| Glasgow | 96 miles |

EPC - E (54)

Selling agents

Davidson & Robertson

| | | |
|-----------------|--------|--|
| 162 King Street | Tel: | 01556 502270 |
| Castle Douglas | Email: | sales@drrural.co.uk |
| DG7 10A | Web: | www.drrural.co.uk |



Situation

Situated in the highly productive Dumfries and Galloway coastal landscape, the property lies 8 miles southeast of Glenluce and 14 miles south of Stranraer where a range of amenities including schooling and healthcare are available. Newton Stewart is located only 18 miles to the northeast providing a wide range of services and facilities.

Challochmun Farm is well situated for the transport network with the A75 affording quick access to the ferry port at Cairnryan which provides services to Ireland. The A75 runs east from the property to Newton Stewart, Dumfries and Gretna in the Southwest. The A77 provides access to the north and to the cultural hubs of Ayr and Glasgow. The nearest train station is located in Stranraer, where mainline services are available.



The closest airport is 68 miles to the northwest at Glasgow Prestwick Airport.

The land is located within a ring fence and sits adjacent to the A747 with outstanding views of Luce Bay, Mull of Galloway and the Isle of Man.

The property is well served with an array of independent shops, and four major supermarkets, leisure businesses, golf course and community facilities located in nearby Stranraer.

Primary schooling can be easily accessed close by in the village of Glenluce and both primary and Secondary schooling can be accessed within Stranraer and Newton Stewart.

Newton Stewart is the market town for the historical county of Wigtownshire and supports a variety of cultural offerings and outdoor pursuits.

The town supports a regular and well-attended livestock mart.

Wigtownshire offers an array of stunning coastlines from Luce bay and the Isle of Whithorn to the south, and Portpatrick to the west. The area hosts a variety of cultural offerings from Castle Kennedy Gardens and Glenluce Abbey to the north, St Ninians Cave and Bladnoch distillery to the east. The property is situated in close proximity to the cultural hub of Wigtown, Scotland's National Book town, which hosts the renowned annual book festival.

The area enjoys a varied and picturesque landscape, from the rugged undulating hills and moorland and forests of the Galloway uplands to the sandy bays, beaches and salt marshes of the Wigtownshire coastline. The area is nationally renowned for its natural heritage including the Galloway Forest Dark Sky Park and the Southern Ayrshire UNESCO Biosphere.

Access

Travelling from the north or south, Challochmun is accessed from the A75 at Glenluce take the A747 the farm is 3 miles along this road on the right.

Directions

Traveling from Dumfries, take the A75 to Glenluce, then turn left onto the A747 South and Challochmun Farm is located 3 miles on your right.

Traveling from Stranraer, take the A75 to Glenluce, then turn right onto the A747 Challochmun is 3 miles on your right.

What3words

Entrance to Farm – probably.both.wiggling

Description

The land at Challochmun is predominantly flat with a west facing aspect, the land extends to 241.94 acres (97.91 hectares) or thereby and comprises of 19 enclosures of productive arable and grassland. With most of the farm sitting between 40 and 70 metres above sea level, initial appraisals of Challochmun would suggest the majority of the land is both silageable and ploughable.

The land is currently down to a 7-year grass leys with break cropping. Historically the farm has accommodated up to 700 cattle in the Cattle Court with grazing to support 400 forward stores.

Most of the land at Challochmun has been maintained to a very high standard and capable of a mixed livestock and arable enterprise.



Farmhouse

Challochmun farmhouse is a substantial traditional 1 3/4-storey, 4 bedroom house, under a slate roof with a private good-sized garden to the southeast. To the north and east of the farmhouse, lies a range of modern and traditional steading buildings.

Internally, the property has been modernised throughout to an exceptionally high standard and is in move-in condition. The house benefits from mains water supply, gas hob with an electric oven and live-in flame gas fire, biomass central heating which benefits from annual RHI payments and drainage is to a septic tank.

Council Tax: Band E
EPC Rating: Band E (44)

Accommodation comprises:

Ground Floor:

Front door/entrance porch

Lounge (4.56m x 5.80m)

Good sized secondary living room with gas fireplace.

Dining Room (4.66m x 4.44m)

Spacious dining room with modern fireplace.

Kitchen/Diner (8.10m x 3.92m)

Spacious kitchen/diner with modern fitted floor and wall units, large central kitchen island, gas hob and electric oven with dining area.



Living Room (8.21m x 4.63 m)

Light and spacious modern living room with a gas fireplace.

Shower Room (2.38m x 1.48 m)

Modern downstairs toilet and shower room with mains shower and white goods.

Utility Room (2.38m x 2.84m)

Good sized utility room with plumbing for washing machine.

Store (2.91m x 4.45 m)

Externally accessed spacious storeroom with fridge freezer.

1st Floor

Bedroom 1 (3.63 m x 3.14 m)

Large Double bedroom with radiator.

Bedroom 2 (4.5 m x 2.53 m)

Good sized double bedroom with radiator.

Bedroom 3 (4.09 m x 3.14m)

Good sized double bedroom with radiator.

Bedroom 4 (5.33m m x 2.51m)

Good sized double bedroom with built in cupboard.

Bathroom (2.20m x 2.20 m)

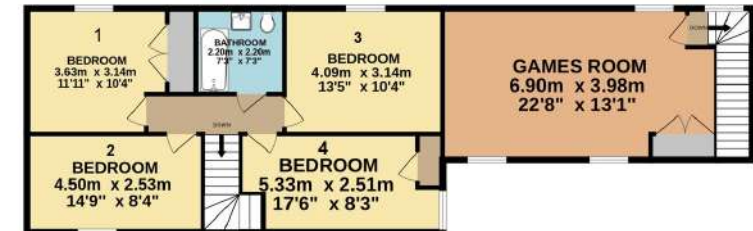
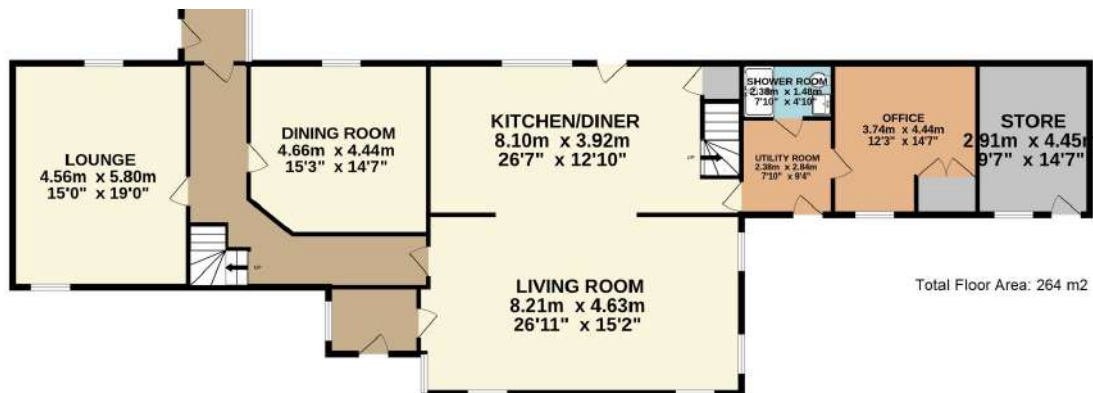
Large bathroom with WC Wash basin and bath.

Games Room (6.90m x 3.98m)

Large Games room located above the kitchen, with access taken from the kitchen.

Externally

Externally the dwelling benefits from ample parking. To the front of the house is a good-sized garden and is laid down to lawn.



Challochmun Cottage

Challochmun Cottage is a charming traditional 3-bedroom 1 ½ storey farm cottage with roughcast stone walls, slate roof and private garden to the rear. The property is located next to the farm steading and is heated by the biomass boiler. The property has a gas fire in the living room and an oil fired Raeburn, a gas hob, and electric oven, in the kitchen.

The property hosts a large kitchen/dining room and a good-sized bathroom, spacious lounge and sunroom with 2 good sized double bedrooms on the ground floor.

On the first floor there is a large master bedroom with ensuite.

Council Tax: C
EPC: Band D (64)



Challochmun Cottage



Challochmun Cottage



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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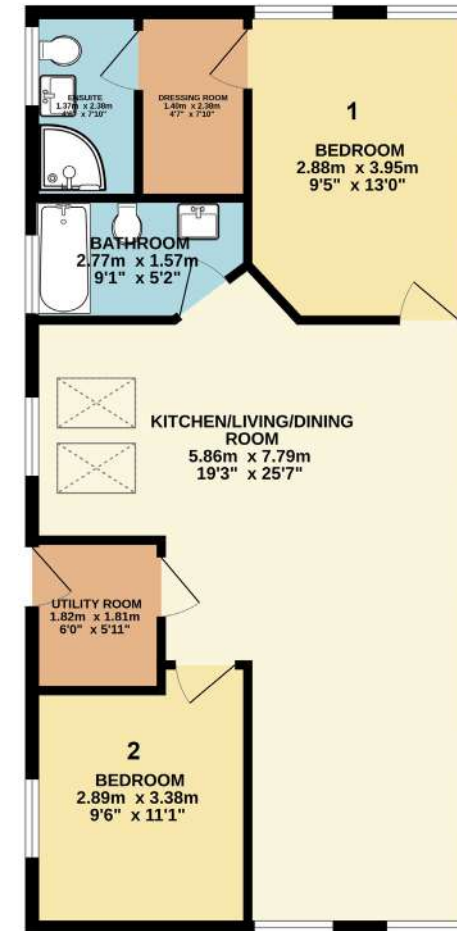
Challochmun View

Challochmun View is a holiday lodge that provides an excellent opportunity to purchase a successful farm diversification enterprise with an annual average of over 40 weeks of bookings.

The holiday lodge is a modern well-maintained 2-bedroom property with a good-sized decking area and garden laid to lawn.

Challochmun View has a spacious open plan kitchen/living room and diner with gas hob, electric oven and gas fire. The property has two reasonably sized bedrooms, a good-sized main bathroom, an ensuite and utility room, and is heated by gas central heating.

Council Tax: G
EPC: Band E (52)



Steading

Included in the sale is a well-maintained steading with ample of modern buildings to support a variety of farming operations.

(1) Slurry Lagoon (50m x 35m)

Slurry Lagoon with capacity to hold 1 million gallons.

(2) Steel Portal Framed Cattle Court (30.50 m x 15.24 m)

Galvanised Steel Portal Framed building with box profile sheet cladding, big six fibre cement corrugated sheet roof corrugated sheet roof, concrete floor and 1.35m concrete panelling. The building has a cantilever apron feeding area.

(3) Steel Portal Framed Cattle Court (30.50 m x 15.24 m)

Galvanised Steel Portal Framed building with box profile sheet cladding, Big Six Fibre cement corrugated sheet roof, concrete floor and 1.35m concrete panelling. The building has a cantilever apron feeding area.

(4) Steel Portal Framed Cattle Court (30.50m x 11.50m)

Galvanised Steel Portal Framed Building with box profile roofing and Yorkshire boarding and underground slurry pit.

(5) General Purpose Storage Shed (27.5m x 23m)

Steel portal framed shed with box profile roof, concrete floor, Yorkshire boarding and concrete block walls.

(6) Slurry Lagoon (190 m2)

Slurry lagoon with capacity to hold 50,000 Gallons.

(7) Steel Portal Framed Cattle Court (36.50 m x 15.50 m)

Galvanised Steel Portal Framed cattle court with 1.5m shuttered concrete panelling, box profile cladding concrete floor, feed passage and 1.8m cantilever over feed area.

(8) Converted Traditional Cattle shed (52m x 9m)

Painted steel framed building with box profile roof and cladding. A mixture of traditional stone wall and shuttered concrete panelling. 10 ft feed passage and feed bunker.

(9) Cattle Shed (25 m x 20 m)

Steel portal framed building with box profile roof and cladding. Concrete panel walls and floor.

(10) Former Covered Silage Pit (24 m x 10m)

Steel framed shed with pitched box profile roof and cladding, shuttered concrete panelling and concrete floor.

(11) Lean To Straw Shed (24m x 9.5m)

A lean to steel framed shed with concrete panel walls, Yorkshire boarding and corrugated metal sheet roof.

(12) Animal Housing and Feed store (30m x 22.5m)

Steel portal framed building with fibre cement roof, 1.5m concrete panelling and a mixture of Yorkshire boarding and box profile cladding with a 30,000 gallon underground slurry pit.

(13) Lean to Cattle Court (22.50m x 17.50m)

Two steel framed lean to sheds with central concrete feed passage.

(14) Earth Bank Silage Pit (863 m2)

Earth bank silage pit with a concrete floor.

(15) Feed Store (12.5m x 4m)

Shuttered concrete panel feed store with concrete floor.

(16) Cattle Handling Pens

(17) Feed store (30m x 5m)

Feed Store with 1.5m shuttered concrete panel walls and concrete floor.

(18) Concrete Panel Storage Area (30m x 15m)

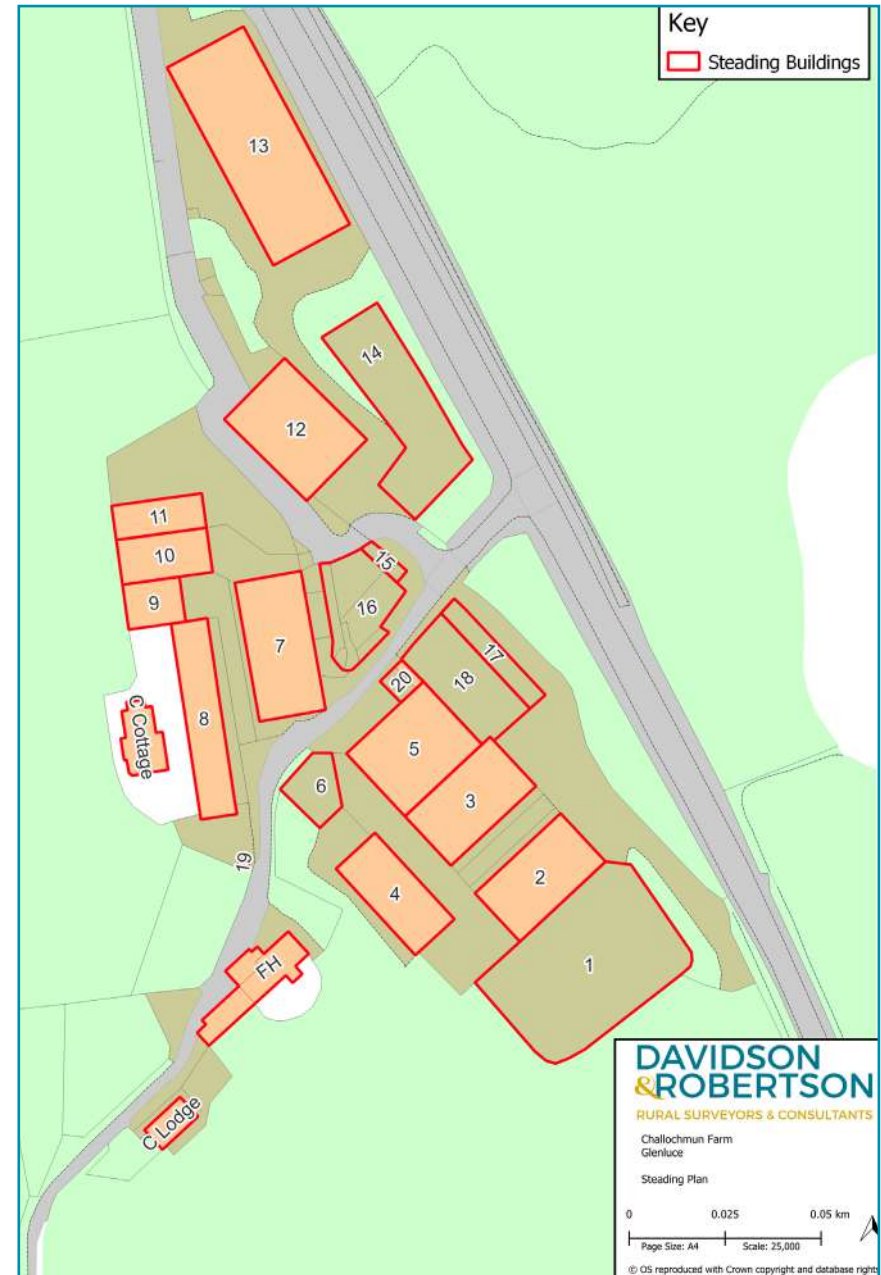
Open storage area with 3m high concrete panel shuttered walls and concrete floor.

(19) Biomass shed

80 KW chip and pellet Biomass boiler heating both the farmhouse and the cottage.

(20) Feed Bin

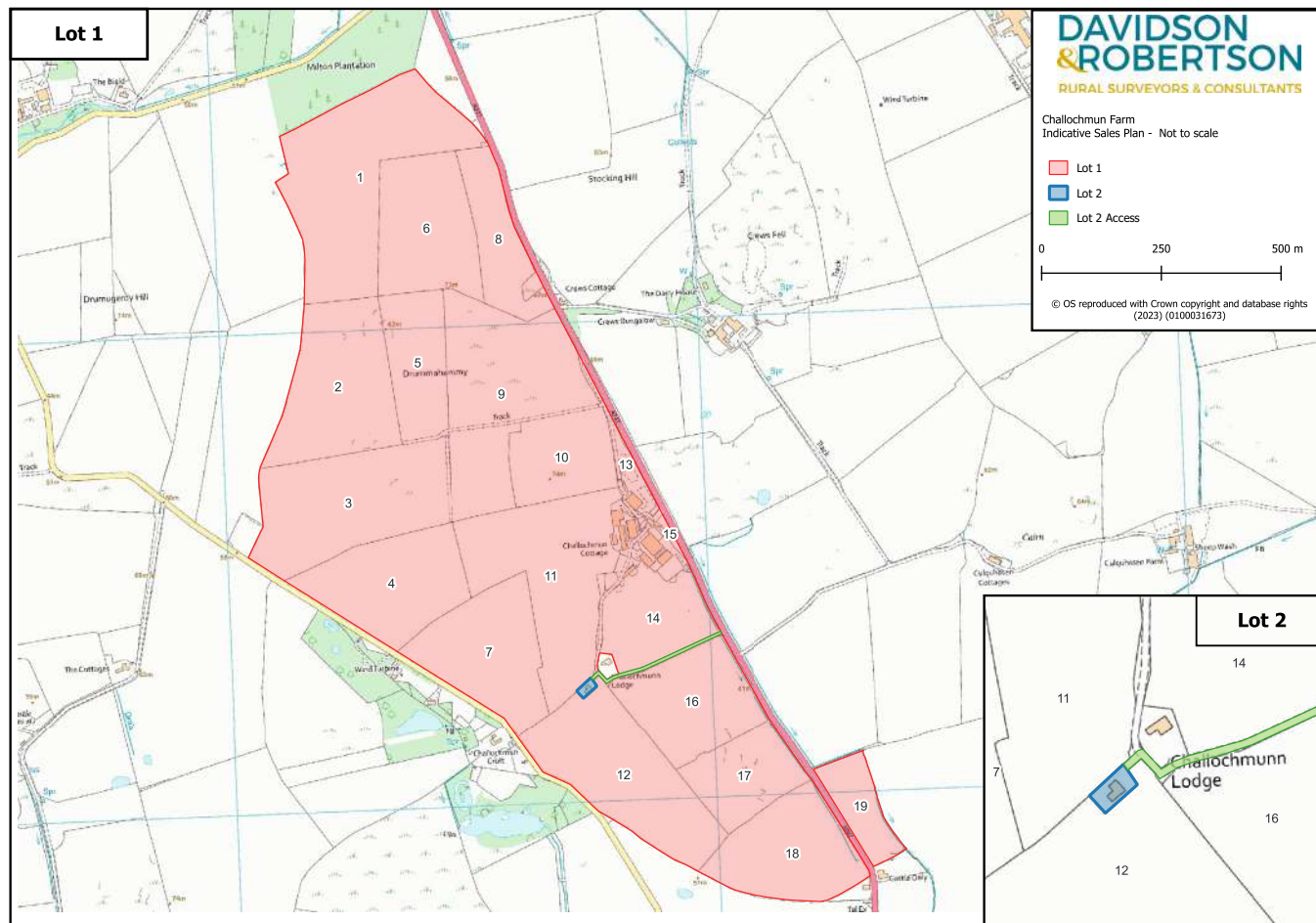
12 tonne feed bins



Land

The land is predominately west facing with good sized, regular shaped fields, all with easy access to the steading via a well-maintained track. The land is of predominately of 3.1/4.1 James Hutton Institute Land Classification for Agriculture and is in excellent condition with renewed drainage throughout.

| Field Number | Land Parcel Identifier | Hectares | Acres | Claimed BPS 2023 (ha) |
|--------------|------------------------|--------------|---------------|-----------------------|
| 1 | NX/22239/54334 | 9.96 | 24.61 | 9.96 |
| 2 | NX/22244/53885 | 6.85 | 16.93 | 6.84 |
| 3 | NX/22260/53638 | 8.18 | 20.21 | 8.11 |
| 4 | NX/22342/53466 | 5.83 | 14.41 | 5.75 |
| 5 | NX/22412/53929 | 3.65 | 9.02 | 3.63 |
| 6 | NX/22429/54226 | 5.60 | 13.84 | 5.60 |
| 7 | NX/22524/53312 | 5.72 | 14.13 | 5.72 |
| 8 | NX/22581/54213 | 3.21 | 7.93 | 3.18 |
| 9 | NX/22584/53857 | 8.98 | 22.19 | 8.87 |
| 10 | NX/22705/53721 | 3.64 | 8.99 | 3.64 |
| 11 | NX/22709/53479 | 8.39 | 20.73 | 8.39 |
| 12 | NX/22709/53046 | 7.56 | 18.68 | 7.56 |
| 13 | NX/22849/53683 | 0.51 | 1.26 | 0.00 |
| 14 | NX/22897/53395 | 3.69 | 9.12 | 3.69 |
| 15 | NX/22923/53553 | 0.12 | 0.30 | 0.12 |
| 16 | NX/22957/53201 | 5.19 | 12.82 | 5.19 |
| 17 | NX/23061/53041 | 3.45 | 8.52 | 3.15 |
| 18 | NX/23152/52877 | 5.38 | 13.29 | 5.38 |
| 19 | NX/23294/52967 | 2.00 | 4.94 | 2.00 |
| Total | | 97.91 | 241.94 | 96.78 |



Lot 2: Challochmun Bungalow

Challochmun Bungalow is a spacious 3-bedroom property in excellent condition with stunning views of the Glenluce coastline. Built 22 years ago, the property sits in an elevated position with 360 degree views to the Galloway hills, Luce Bay and the Isle of Man and the bungalow has beautiful sunset views over the Rhinns Peninsula.

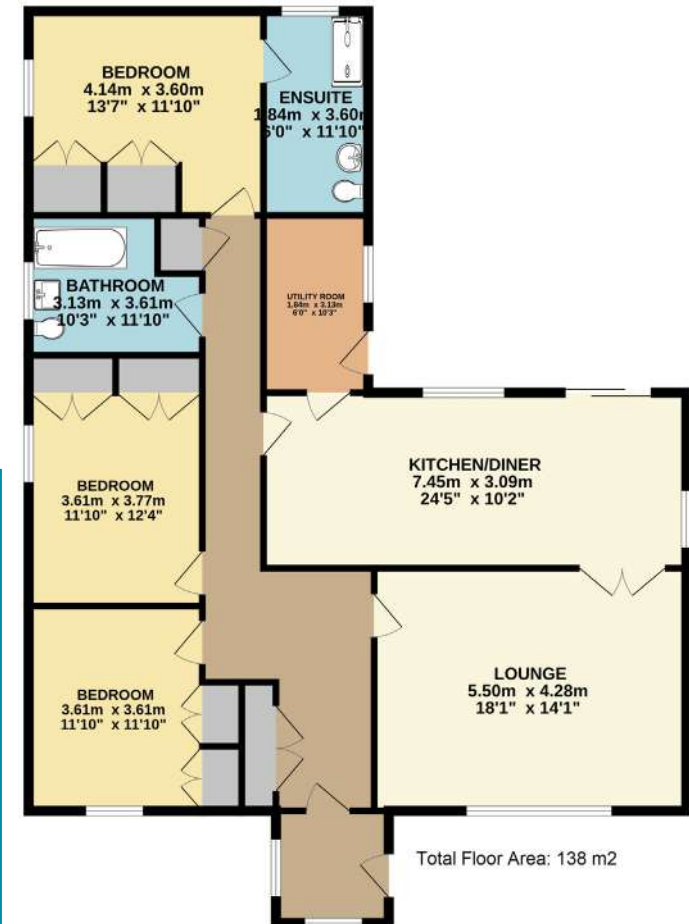
The property would make a suitable home for a couple or family looking to relocate or an excellent investment opportunity as a holiday cottage.

In recent years the property has been successfully run as a holiday cottage by the owners, with annual average of over 40 weeks of bookings.

The bungalow hosts a king-sized master bedroom and ensuite with walk-in shower, two large double bedrooms, spacious kitchen/ diner with gas hob and electric oven and comfortable living room with gas fire.

The property is heated with oil central heating.

Home report available on request
EPC: Band D (58)



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Basic Payment Scheme (BPS)

The whole of the agricultural land has been classified region 1. We are advised the vendors are active farmers, they have also submitted an IACS/SAF this year a copy can be made available on request from the sole selling agents.

Challochmun holds 96.78 units of region 1 entitlements. The sellers will endeavour to complete the necessary documentation to transfer the basic payment entitlements to the purchaser.

All payments already applied for prior to the completion date will be retained by the seller. i.e., all the BPS and Greening payments 2023.

The purchaser upon completion of the sale will be required and responsible to comply with the management requirements including good agricultural practice as laid down within the cross-compliance guidelines.

Wayleaves

Scottish Power wayleave payments exist across the farm with an annual payment. Broadband wayleave exists at the farm.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Dumfries and Galloway Council
Council Offices
English Street
Dumfries
DG1 2DD

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. An established biosecurity policy is in place at Challochmun, interested parties are requested to clean their boots prior to viewing and utilise the disinfectant provided by the vendor on arrival.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Dales Solicitors
18 Wallace Street
Galston
Ayrshire
KA4 8HP

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by Davidson and Robertson whose valuation will be final and binding both to the vendor and purchaser.





**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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