

Portencalzie

Kirkcolm, Stranraer DG9 0PD



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Presently run as a dairy farm, but would equally make an excellent arable and stock farm extending to 333.73 acres (135.06ha) with an excellent five bedroom farmhouse and extensive range of outbuildings for cattle housing.

The dairy benefits from three Lely Astronaut milking robots installed in 2010, cubicle shed for 127 with automatic scrapers, Dari-Kool bulk tank with capacity of 8,000 litres and dairy offices.

The farmhouse is a barn conversion completed in 2006 and offers extremely spacious and highly maintained living accommodation. The property benefits from oil fired central heating and uPVC double glazing.

Guide Price: Offers Over £1,700,000

Solicitor:
Helena Fox
AB & A Matthews
Bank of Scotland Buildings
Newton Stewart
DG8 6EG
Tel. 01671 404100



Location

Portencalzie is located 9.5 miles North East of Stranraer. The area's climatic conditions are influenced by the gulf stream and therefore the fertile land is well known for early and late grass production.

Directions

From Stranraer follow the A718 signposted Kirkcolm. Continue through the village of Kirkcolm onto the B738. Turn right signposted Lady Bay/Portencalzie and continue for approximately 1.7 miles, the entrance to Portencalzie is on the left hand side heading for Lady Bay.

Residential Accommodation

Portencalzie farmhouse is a modern barn conversion completed in 2006, and is constructed of a combination of traditional stone and block under a white render. The property has a slate roof covering and benefits from oil fired central heating, uPVC double glazing, mains electric and water and drainage is to a septic tank.

The farmhouse has been constructed, maintained and decorated to high quality and finish throughout.

GROUND FLOOR

Entrance Porch - 2.30m x 1.90m

Suitable for disabled access with uPVC door from side elevation, window, linoleum flooring and radiator.

Hallway

Custom made wooden staircase with under stair cupboard, leading to first floor with radiator.

Sitting Room - 4.70m x 5.50m

Large family room with carpeted floor, open coal fire, two radiators, television aerial socket and two large arched windows to the front and rear elevation.

Shower Room - 3.20m x 2.00m

Fitted with lino flooring with a toilet, sink, shower and radiator.

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Bedroom 1



Sitting Room



Dining Kitchen

Dining Kitchen - 7.60m x 4.80m

Large family kitchen with modern fitted base and wall units, Rangemaster oven with hob, extractor fan, brand new Zanussi integrated dishwasher, sink, two large built in cupboards, television aerial socket, radiator and a linoleum floor covering.

Utility Room - 2.15m x 3.45m

Fitted wall and base units, radiator, linoleum floor covering, boiler and connection points for washing machine and tumble dryer.

Sun Room - 4.40m x 3.40m

Leading from the kitchen, this room has windows on three elevations, with patio doors leading to the garden, television aerial socket and radiator.

Rear Hallway

Access from rear of the property, with radiator, built in cupboard and linoleum floor covering.

W/C - 1.90m x 1.40m

Toilet, sink, radiator and linoleum floor covering.

Office - 4.70m x 2.50m

Radiator and two built in cupboards.

FIRST FLOOR

Landing

Running the length of property, with carpeted floor covering and radiators.

Bedroom 1 - 4.70m x 3.80m

Large double bedroom with window to front elevation, two built in wardrobes, television aerial socket, radiator.

Bedroom 2 - 4.40m x 3.20m

Single bedroom with one built in wardrobe, radiators, television aerial socket.

Family Bathroom - 3.80m x 3.80m

Large family bathroom with toilet, sink, bathroom, double shower, linoleum flooring and built in airing cupboard

Bedroom 3 - 4.40m x 3.20m

Double bedroom with radiator, television aerial socket and two built in wardrobes.

Bedroom 4 - 4.70m x 3.20m

Double bedroom with radiator, carpeted floor, television aerial socket and two built in wardrobes.

Bedroom 5/Study - 2.80m x 3.20m

Potential single bedroom with carpeted floor, television aerial socket, radiator, built in wardrobe, built in cupboard housing hot water tank. Currently being used as TV Room.

OUTSIDE

Externally the farmhouse benefits from a gravelled driveway, large lawned garden with impressive views across Loch Ryan, and a patio area. To the rear of the property is a parking area with access to the farm stabling.

Services

The farm is supplied by mains electricity (Dual Phase) and mains water with foul drainage to a septic tank. The majority of the land has mains water available.

Council Tax

Portencalzie is scheduled in Band F payable to Dumfries and Galloway Council.

Farm Buildings

Cubicle Shed - 25.00m x 42.60m

7 bay steel portal framed shed with concrete block walls, Yorkshire board and fibre cement panel roof. Internally the shed is fitted with 127 cubicles, slatted floors with underground slurry reception pit. The shed has a feed barrier running along the length of the West side of the shed, and has Dairy Master automatic scrapers.

At the Southern end of the shed are three Lely Astronaut Milking Robots installed in 2010.



Loose Housing



Cubicle Shed

Dairy - 5.10m x 5.80m

Adjoining the main cubicle shed, and constructed of concrete block walls, concrete floor and under a PVC roof. The building houses a Dari-Kool bulk tank with the capacity of 8000 litres which was installed in 2010.

Office - 5.00m x 2.10m

Attached to the dairy the farm office, constructed out of concrete block walls with concrete floors and under a PVC roof.

Lean-to - 24.00m x 12.00m

Mono-pitch lean-to building attached to the Eastern elevation of the main cubicle shed. Constructed of steel portal frame with concrete block walls and a box profile roof. Currently being used for loose housing.

Cattle Handling Facilities - 6.50m x 22.00m

Uncovered handling pens with cattle crush located at the Northern end of the main cubicle shed.

Livestock/Storage Shed - 15.20m x 24.40m

Recently constructed in 2013 the building is constructed of steel portal frame, with concrete panel walls, box profile cladding and a fibre cement panel roof. The flooring is half concrete with the remainder as hardcore. The building is fitted with a feed barrier, livestock pens and a concrete pad extending to 2.00m outwards.

Cow Kennel Shed 1 - 25.00m x 6.80m

Constructed of a wooden frame under a tin roof, and is fitted with approx. 40 kennels.

Cattle Shed - 12.00m x 25.00m

Constructed with a wooden frame and a tin roof. Internally the shed has a central feed passage and loose housing pens.

Cow Kennel Shed 2 - 25.00m x 6.80m

Constructed of a wooden frame under a tin roof, and is fitted with approx. 40 kennels.

Crop Store 1 - 5.00m x 19.80m

Constructed of concrete block walls, under a fibre cement panel roof.

Crop Store 2 - 7.20m x 5.10m and 12.10m x 4.00m

L shaped building constructed of brick and traditional stone under a slate roof.

Former Byre - 15.00m x 6.40m

Single storey former byre constructed of traditional stone under a slate roof. Currently used for general purpose storage and calf housing.

Traditional Stone Range

Stone built with slate roof coverings and used for general purpose agricultural storage.

Slurry Tower 1

Capacity of 230,000 constructed in circa 1995.

Slurry Tower 2

Capacity of 280,000 constructed in 2010.

Silage Pit

Two pits separated by a concrete shuttered wall measuring 22.00m x 31.00m and 10.00m x 31.00m. Both are constructed of concrete and earth banked walls and a concrete floor. The pits have an effluent reception tank.

Former Silage Pit - 30.00m x 18.00m

Constructed block walls on the North and Southern elevations, the Eastern elevation is of wooden sleeper construction. The silage pit is current used for general purpose storage.

Feed Towers

2 x 12 tonne Collinson Feed Tower.

Diesel Tank

2,400 litre bunded diesel tank.

The Land

The excellent quality land extends in total 327.21 acres (132.42ha) of high quality arable and mowing land lying in a ring fenced unit. The land is dissected with the access road which provides excellent access to the fields.



Milking Robots



Silage Pit

The land is currently in a five year arable rotation and carrying a herd of 160 dairy cows plus followers. This year there are approximately 120 acres in barley and wheat. The boundaries are a combination of traditional stone walls and post and wire fencing. The land is of good heart and has is classified as 3¹ in the Macaulay Land Capability Survey.

Field	Reference	Ha	Acres	Description
1	NX 02739 71244	10.09	24.93	Arable/Mowing
2	NX 02581 71060	12.29	30.37	Arable/Mowing
3	NX 02292 71029	11.72	28.96	Arable/Mowing
4	NX 02106 71324	7.73	19.10	Grazing
5	NX 02277 71484	8.56	21.15	Arable/Mowing
6	NX 02457 71579	6.02	14.88	Arable/Mowing
7	NX 02482 71974	13.04	32.22	Arable/Mowing
8	NX 02229 71958	3.88	9.59	Arable/Mowing
9	NX 02076 71852	3.46	8.55	Grazing
10	NX 02067 71608	5.08	12.55	Arable/Mowing
11	NX 01790 71577	13.01	32.15	Arable/Mowing
12	NX 01714 71853	9.08	22.44	Arable/Mowing
13	NX 01501 71445	4.63	11.44	Arable/Mowing
14	NX 01353 71623	10.72	26.49	Arable/Mowing
15	NX 01131 71602	7.95	19.64	Grazing
16	NX 01081 71741	5.16	12.75	Grazing
		2.64	6.52	Steading, Track & North of Field 10
		135.06	333.73	

The current occupants currently rent a further 36.92 acres (14.94 ha) of land adjacent to the foreshore. This land is available on a Short Duration Limited Tenancy (SDLT) by separate negotiation with the landlord.

Lady Bay Cottage

A farm cottage is available by separate negotiation. Please contact H&H Land and Property for more information.

Entitlements

The land is registered for the Basic Payment Scheme (BPS) and a 2015 claim submission was made on or before the 15th June 2015. All of the land is in Payment Region 1, with exception of Field 16 which is Payment Region 2. The Scottish Government will assign entitlements based upon the 2015 BPS application and will notify the claimant in due course. At the present time, there is no mechanism in place to transfer BPS Entitlements until an allocation has been made by the Scottish Government. The transfer of entitlement to the Purchaser(s) will be undertaken as soon as practically possible following allocation, in time for the 2016 BPS claim entitlement transfer deadline. For the avoidance of doubt the 2015 claim value will be retained in full by the Vendor. The cost of transferring the entitlements will be £250 plus VAT payable by the Purchaser(s) upon transfer.

Ingoings

The successful purchaser will be responsible for purchasing all crop in store at the date of completion. This valuation will be carried out by H&H and their decision is final.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

Sporting & Mineral Rights

The sporting and mineral rights are included from the sale, in so far as they are owned by the Seller.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Vendor's Solicitor: Helena Fox, AB & A Matthews, Bank of Scotland Buildings, Newton Stewart, DG8 6EG. Tel: 01671 404100.

Viewings

Viewings are strictly by appointment through H&H Land and Property. Tel 01228 406260.

Offers

Offers for the property should be submitted in Scottish Legal Form to, H&H Land and Property Limited, Borderway, Rosehill, Carlisle, Cumbria, CA1 2RS. A closing date for

offers may be set and those parties wishing to be kept informed should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. However the Selling Agents reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

Deposit

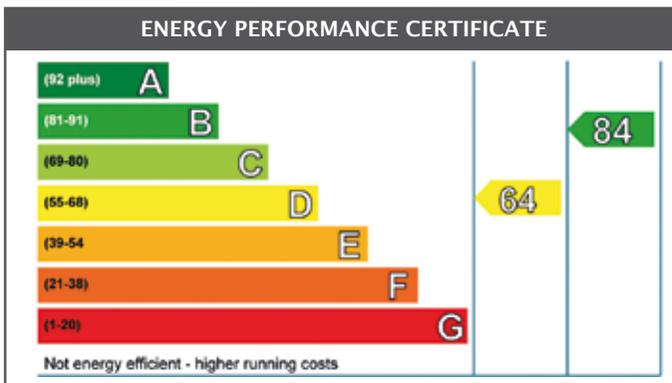
A deposit of 10% of the purchase price will be payable within seven days of completion of missives not withstanding this, the property will not pass from the seller to the buyer until the balance of the price is paid in full.

Interest

Interest will be paid by the Purchaser on the deposit and the balance of the purchase price from the dates on which they respectively become payable at a rate of 5% per annum above the base lending rate of The Royal Bank of Scotland until payment.

Consignation

Consignation of the purchase price will not be effectual in excluding payment of interest. In the event of the Purchaser failing to pay the full purchase price within fourteen days from the date of entry the seller will be entitled to, but not bound to, resale from the bargain and re-sell the property without prejudice to their rights to recover from the Purchaser any loss occasioned by them thereby.





IMPORTANT NOTICE

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- (viii) The property is sold subject to reserve(s).
- (ix) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

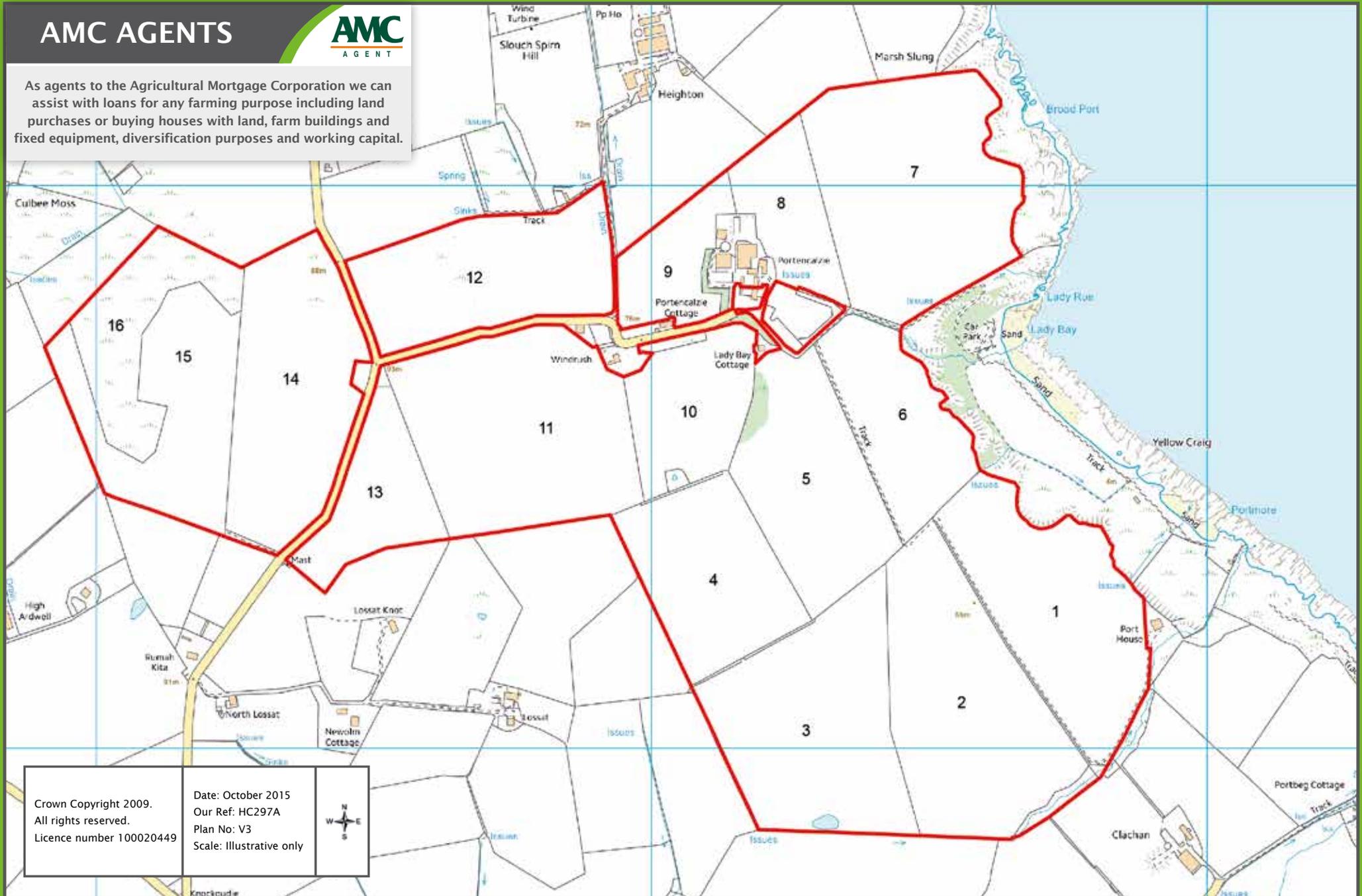
These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property.

Particulars prepared July 2015

AMC AGENTS



As agents to the Agricultural Mortgage Corporation we can assist with loans for any farming purpose including land purchases or buying houses with land, farm buildings and fixed equipment, diversification purposes and working capital.



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