



GLENQUICKEN ESTATE

CREETOWN, NEWTON STEWART, DUMFRIES AND GALLOWAY, DG8 7ET

Galbraith



Foreground marsh ridge dyle, aspen forest beyond and Cree Estuary in the distance - Lot 2

GLENQUICKEN ESTATE, CREETOWN, NEWTON STEWART, DUMFRIES & GALLOWAY, DG8 7ET

Unique mixed, upland 800 acre estate.

Available as a whole or in five lots:

Lot	Description	Approx. Area	Offers Over
1	Glenquicken House & grounds, species rich grassland, sand & decorative gravel, approved new woodland scheme, and approved domestic hydro scheme.	176.60 acres	£850,000
2	Exceptional Conifer Forest, approved new woodland, lapsed retreat centre, and windfarm proposal.	434.72 acres	£3,100,000
3	Hill summer grazing/possible tree planting, windfarm proposal	73.03 acres	£90,000
4	Unique aspen forest, 50+ deer stalking/sporting, potential to create large water creation areas.	109.20 acres	£350,000
5	Smallholding, former Creetown water supply, stunning possible house site, heritage info point	4.71 acres	£75,000
Whole		798.26 acres	£4,450,000

Additional information on each Lot can be found online in the folders and supplementary information. Access to this information should be requested through Galbraith.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



Aspen forest looking west - Lot 4



Lowland looking south. Highland cattle in fore grazing - Lot 1



Description

Estate Summary Folder – Brochure, Supplementary Information, Location Plan, Lotting Plan and Estate Features Plan.

The current owner has owned the property for over 30 years, during which time it has been developed as a farming and forestry estate, with income from agriculture, stalking and forestry.

As a whole, Glenquicken offers;

- 1800s Timber farmhouse in 12 acres, 3 lakes, gardens, 5m waterfall, viewpoints
- Species rich grassland on 320 acres (93 species), extensively grazed by Highland cattle
- Aspen Forest on 110 acres includes Englishman's Burn, open land, wide biodiversity and many deer
- Conifer Forest on 350 acres, well above growth tables, projected £100k tax free for 20years
- Multiple development opportunities including:
 - Approved hydro scheme
 - Retreat Centre on the mountain
 - New large, water areas
 - Specialised sands and gravels
 - Former town water supply in top 2 Scottish drinking waters
 - Part built two storey floor office/store
 - Wind farm proposal
 - 100 acres of grant approved new woodland

It is situated on edge of the Galloway Hills and Galloway Forest Park with a dramatic backdrop. Geologically, the site is made up of metamorphic rocks with mineral rich veins from the granite mountain, which is the the main view from Glenquicken House. These veins were last mined for copper, lead and silver in the 1800s. Five glaciers are thought to have met on Glenquicken depositing sand and gravel. While the site was mined for at least 200 years, significant quantities remain.

Lot 1: Glenquicken House & grounds, species rich grassland, sand & decorative gravel, approved new woodland scheme, and approved domestic hydro scheme and office store (176.6 acres)

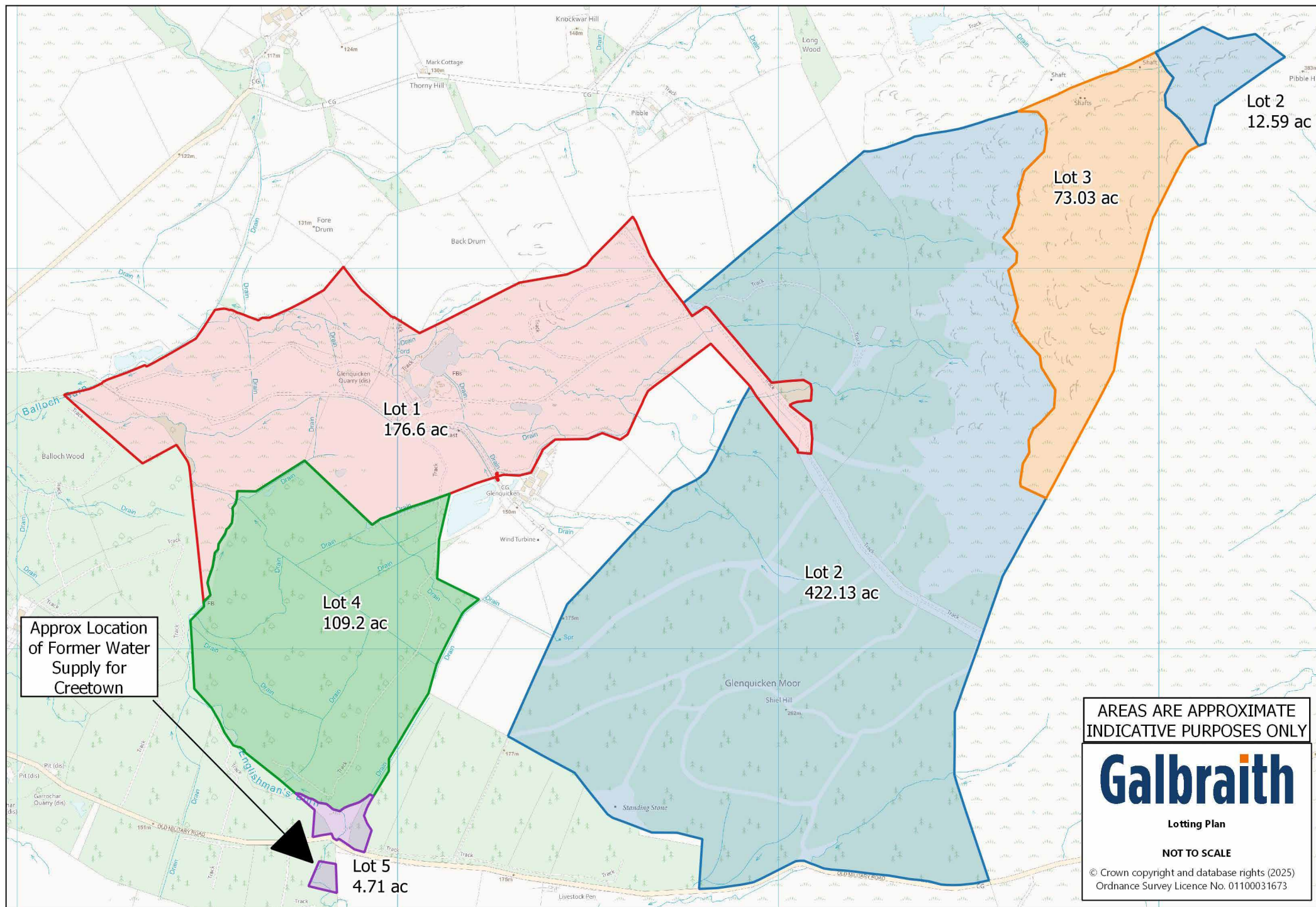
Lot 1 Folder - House photomosaic before/during/after construction, grounds plan, air source heat pump information, water supply information, solar panel information, floor plan, Energy Performance Certificate.

Glenquicken House

A unique Swedish timber house which has been featured in The Times, Scotsman and Herald newspapers, and in the Country Life magazine. The site for the house was dug out of two hills with the creation of large stone walls, cliffs, high boundary banks, access, and viewpoints. Water areas were created, including a 5m waterfall.

An 1800s two-storey house in Sweden was taken down, architecturally designed and rebuilt in 2005 at Glenquicken. With turf roof, large windows and a connecting glass, barn timbered veranda joining the guest annex and main living spaces of the house, a balance of traditional and modern has been struck while maximising 360° panoramic views.





Internally, the house has attractive wooden floors, a modern kitchen with American black walnut worktops and wetroom bath/shower rooms. The house is sustainable built with energy efficiency in mind including having been built with traditional timber construction with 0.55 U value, high levels of insulation, Pilkington environment glass, air source heat pump, Scandinavian wood burning stoves, solar panels assisting mains electricity, and a private water supply with a 40m fall. It is circa 132m above sea level.

The accommodation of circa 220m² over two floors comprises:

Ground Floor:

Vestibule, kitchen, hallway, dining/living room, shower room.

Lower Ground Floor:

Veranda, Hall with utility, back vestibule, shower room, living room.

First Floor (adjoined on ground floor by veranda):

5 bedrooms including master, 2 bathrooms, and attics.

Grounds (12 acres)

A garden wraps around the house on all sides. Looking north, views over the lochan towards Cairnsmore of Fleet. Looking east across species rich grassland towards the conifer forest and Pibble Hill. Looking south, garden waterfall, earth cellar and in the distance, the aspen forest. To the west, orchard with fruit trees and raised beds.

In the entrance courtyard in front of the house, there is a substantial two-level barn/garage (6.7m x 7.7), a unique Earth Cellar (4.81m x 2.13m) which retains a temperature of circa 11°C all year round, potting shed, and wood store.

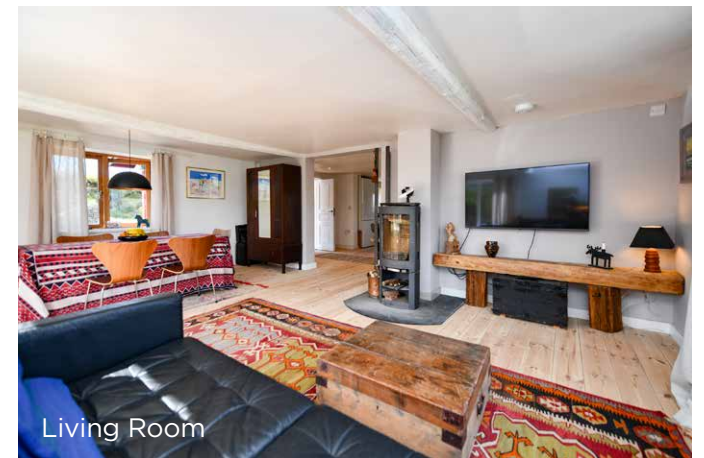




Living/Dining Room



Veranda



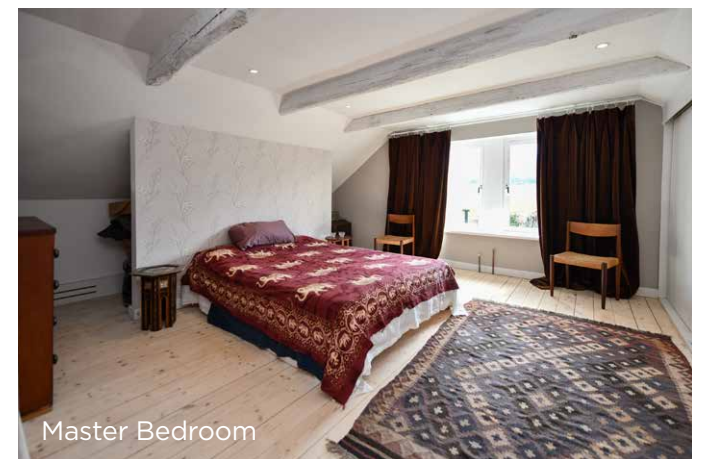
Living Room



Open Plan Kitchen



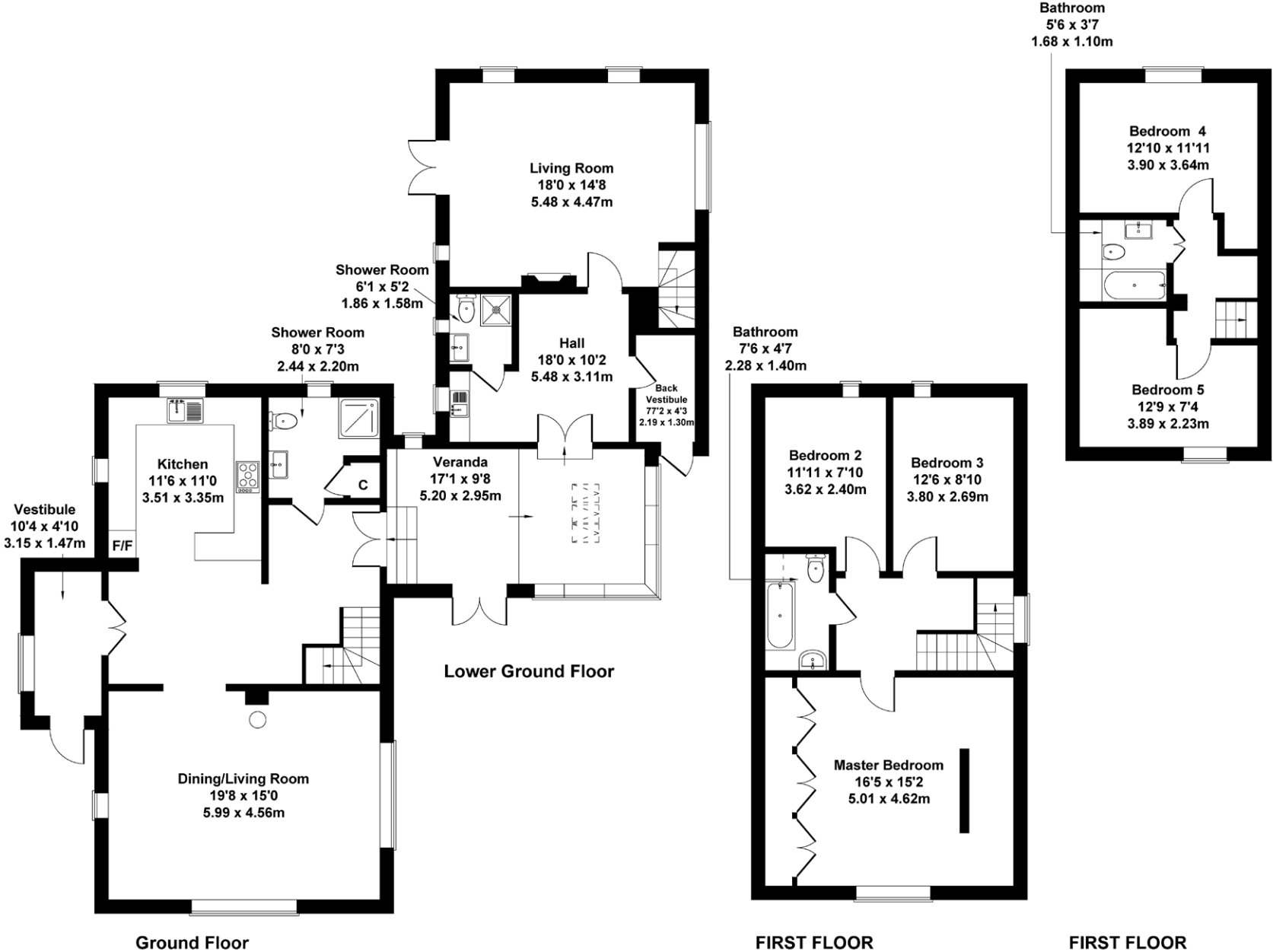
Annex West Bedroom



Master Bedroom

Glenquicken House

Approximate Gross Internal Area
2368 sq ft - 220 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The wider grounds include extensive gardening with many tree and shrub species, viewpoints, paddock, stable site, lunging ring, water areas, and a part built, waterside building.

Lot 1 Additional Information

A windfarm proposal has been received for a few turbines on Lot 2. As tall turbines proposed on neighbouring high ground would still be visible. In the event windfarm turbines are erected on Lot 2, the turbine income is to be split 50/50 between Lot 1 and 2.

Species Rich Grassland

Lot 1 Folder - County botanical recorder statement, (Agriculture) - SAF 2025 and agent’s submission, RPID land units map.

Extract from Single Agricultural Form 2025	Hectares	Acres
PGRS	23.97	59.23
RGR	39.15	96.74
TOTAL	63.12	155.97

The agricultural lowland is grazed by a fold of Highland cattle which are included in the sale. The land comprises nutrient rich grassland with two very small burns, sand and gravel hillocks, relic hay meadow, wetland and bogland, the Englishman’s burn, mosaic woodland with veteran willow trees will enhance the landscape, provide shelter and enable better grazing control of the currently unfenced, large, open areas.



The agricultural land is easily accessed by a network of internal roads and tracks. It has been managed to maintain the species rich grassland by grazing native cattle. No fertilisers or pesticides have been used, developing an organic approach. The county botanical recorder identified 93 plant species and advised the biodiversity was equal to two Sites of Special Scientific Interest he had surveyed in the county. The range of biodiversity is detailed in other surveys.

The land is classified between Grade 3(2) and 6(3) by the James Hutton Institute. The land is bound by post and rylock fencing and dry-stone dykes which are detailed in the features map. The land rises from approximately 110m to 383m (LOT 3) above sea level at its highest point.

Sand and Decorative Gravel

Lot 1 Folder – Sand & Gravel - Geological Institute survey, Sand and Gravel Map.

Extending over circa 50 acres, the deposit was worked by Barrs up to the 1980s. In the 1990s, an outline survey by Scott Plant estimated there was 500,000 tonnes, of which 45% was decorative gravel. Trial digging indicated the depth of sand and gravel extend at least 2m below the water table. The map area of 50 acres is approximate and based on extent, not depth or quality. Since the 1990s the use has been to create kilometers of roads and tracks, as well as thousands of tonnes around the house and grounds.

Approved New Woodland Creation Scheme Areas

Lot 1 Folder – Forestry Grant Scheme Approval 23FGS75335, 24FGS79139 (part), Lowland Sand & Gravel (Peat) Map.

There are two approved new woodland schemes in 4 areas totalling about 25 acres, designed to enhance the landscape. The main species is sitka spruce and some hybrid aspen, with some Caledonian pine and native broadleaves, of which 350 metres along the Englishman's burn. There is also potential for more grazing land to be planted.

Approved Hydro Scheme

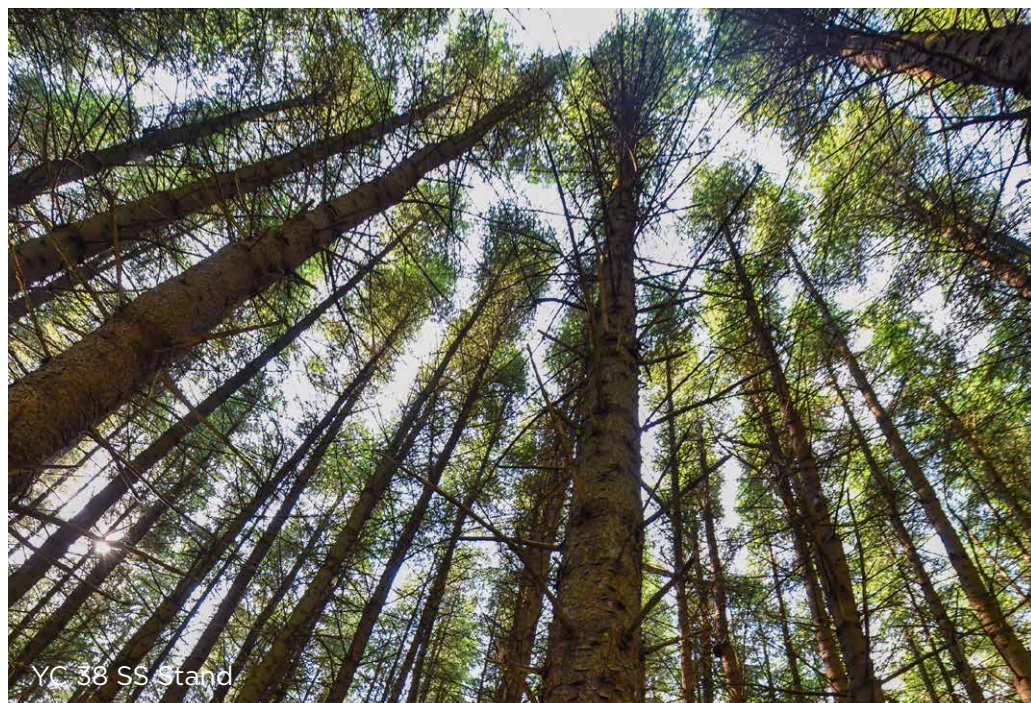
Lot 1 Folder – Micro-Hydro Scheme - approval including overview and dams cross sections.

There is an approved 3kW microhydro dam scheme with two dams to provide renewable electricity to the house, for a purchaser to complete. The new dams should also enhance the biodiversity.

Approved Office & Store

Lot 1 Folder – Office Store Plans with current structure, overview and cross sections.

Under permitted development rights, Dumfries and Galloway Council have confirmed that no prior approval is required for the erection of an extension to an existing agricultural/forestry building to form an office, tree cell lab, welfare room, store and greenhouse. The planning reference for this is 22/1831/DPA with all documents available to view online at the Dumfries and Galloway Planning Portal.



The building over two floors is approved for a large office, dry stores, welfare room, tree cell lab and greenhouse. It has been partly built with many of the build materials available on site. It is circa 60m from the house, with a water connection and electricity nearby.

The original plan for the tree cell lab in the office/ store was for micropropagation of elite hybrid aspen, uniquely UK proven in the Aspen forest. The building has been designed for possible conversion to a house, subject to consent.

Deer Stalking Accomodation

There is currently a heated shooting lodge which has five bunks, kitchenette, larder and ancillary storage. The purchaser of Lot 4 which includes the deer stalking on Lot 2, has the option to uplift this. Circa 20 years ago when this accommodation was approved, the Council preferred for it to be in a woodland setting . A road and a bridge have been built to a site near the March gate for this purpose, as a possible alternative shooting lodge site.

LOT 2 - Exceptional Conifer Forest, approved new woodland, lapsed retreat centre, and windfarm proposal. (434.72 acres)

Lot 2 Folder - Forest Long term Plan, excel compartment data, survey info and photography, potential open space planting map and table.

The exceptional conifer forest extends to approximately 350 acres and is predominantly sitka spruce with areas of significant growth up to YC40. It was planted in 1992 with mainly sitka spruce with some lodgepole pine and smaller areas of Scots pine, douglas and noble fir, and a mixture of broadleaves. Norway spruce and hybrid aspen have been added in recent replanting.

There is an approved Long Term Forest Plan in place which details a 20 year period of forestry management including felling and restocking. The current plan has three remaining felling phases at 8-year intervals starting 2030 and averaging circa 20 hectares per phase. When annualised income is calculated by the seller at over £100k per annum, based on quality, growth and optimal felling time. The woodland has good access and is in close proximity to the A75 trunk road.

Within the Long Term Forest Plan (LTFP), there is circa 15 hectares of open space with potential for additional planting. The Long-Term Forest Plan is due for renewal by 2030 and includes the species diversification of the aspen forest (Lot 4). The formation road through the approved new planting area in Lot 2 is designed to link through existing forest which reduces the extraction distance.

Approved New Woodland Creation (circa 75 acres)

Lot 2 Folder – New Woodland Creation contracts.

Approval is for approximately 30 hectares (75 acres) of new woodland creation. The site is currently mainly bracken and sheltered by topography. YC 18 or better is expected based on the nearby forest and ground quality.





Approval is for mainly sitka spruce with 15% hybrid aspen on bracken areas for landscape and biodiversity. Previously, the hybrid aspen which was planted in 1997 grew above the bracken in the 1st year and is now circa 24m tall. The road formation has been put in for access for new planting.

Within the current LTFP, there is a circa 15 hectares (35 acres) of open space which, could be used for further woodland creation.

Lapsed Retreat Centre

Lot 2 Folder – Retreat Centre with site photos, approval plans, historical extracts.

The former Craigneuk Steading is a pre 1700 ruinous farmhouse under Craigneuk Fell. It has lapsed planning permission for a Retreat Centre, and benefits from landscape views across Wigtownshire (to Cairnsmore of Fleet.)

Windfarm proposal

Lot 2 Folder - Proposed exclusivity area and options agreement, relative correspondence.

The purchaser has the option to sign a 12-month exclusivity and subsequent option agreement with RME for their consideration of Glenquicken Lot 2 and 3 as a wind area. The proposal includes between three and five 350m tall turbines. There is the possibility to generate significant income from the scheme, with payments due to the landowner for the option and exclusivity in addition. Further information and proposed option and payments are available in the additional information.

Lot 1 (Glenquicken House) to receive 50% of turbine rental income from Lot 2.

Lot 3 – Hill summer grazing/possible tree planting, windfarm proposal (73.03 acres)

Lot 3 Folder – Upland peat plan and New Woodland Creation contract.

Lot 3, the hill land, extends to approximately 73 acres and currently provides useful cattle summer grazing comprising small semi-alpine upland 'meadows', mixed grass and herbs, heathery knolls, and bilberry slopes. There are various points of natural water supply. If Lot 3 is sold separate from Lot 2, the purchaser will be required to erect and maintain a stockproof fence where no forestry/deer fencing. Access will be granted to Lot 2 via Lot 3, and to Lot 3 over Lot 2.

Lot 3 is also subject to the same option and exclusivity proposal, see Lot 2 above for details.

Lot 4 - Unique aspen forest, 50+ deer stalking/sporting, potential to create large water creation areas. (109.20 acres)

Unique Aspen Forest

Lot 4 Folder – Aspen Forest Mosaic and aspen forest photos.

The 110 acre Hybrid Aspen forest was planted at Glenquicken in 2005. This is a unique forest, the matrix of which is Swedish Match research hybrid aspen. Hybrid aspen grows 2-4 times quicker than native aspen. The wood has varied end uses. The trees have exceptional biodiversity. It

renews itself after felling, without need for replanting or weeding. It is attractive to deer. Half of the roe deer at Glenquicken are culled within the aspen forest, with potential to shoot more. It can also be used for pheasant shooting, and once established for sheep grazing, or on firm ground for cattle.

Open space with possible planting potential is identified on map and table in Folder (10). The aspen forest is in the Long Term Forest Plan in Conifer Forest folder (10). It currently contributes the increasing LTFP broadleaved diversification requirements for the Conifer Forest, which plan is to be renewed by 2030.

Deer Stalking

Lot 4 Folder – Stalking & returns including stalking plan and 5-year stalking returns.

This Lot also includes Deer Stalking and Sporting rights on Lot 2 subject to meeting the requirements set out in the Deer Control contract. These 2 areas comprise the majority of the Deer Stalking on the Estate. Deer stalking culled circa 15 red deer and 40 roe deer last year, on the whole property. The estimated 12 resident hinds attract large stags from the Galloway Forest Park, and the Aspen Forest is a magnet for roe deer which are replaced from outside as soon as shot. Deer control is required to protect woodland from browsing and stripping damage.

There is a deer control contract ending March 2026, with containers in a sand quarry converted for on site stalker accommodation and storage on Lot 1. The purchaser will be entitled to uplift this from Lot 1.

There are geese, duck, snipe and woodcock on the property. Sporting could be further developed.

Possible Large Water Areas

Lot 4 Folder – Estate features plan and fish survey.

Two potential areas for water creation were identified and surveyed before the Aspen forest was planted twenty years ago, and as such have been left as open ground. If established, there is a central, raised area on which bothy or vernacular accommodation might be built, with materials on site, access from track close by.

Lot 5 – Smallholding, former Creetown water supply, stunning possible house site, and possible heritage information point. (4.71 acres)

Billy Diamond's Cottage Site

Lot 5 Folder with historic note and plan.

Former Billy Diamond's Cottage – a ruinous cottage situated off the Old Military Road. () Water supply pipe on site, electricity, telecom and fibre in the public road, to be connected by a purchaser subject to necessary consents. The cottage was occupied by Billy Diamond together with his daughter and granddaughter circa 1850s, with rates last payable in 1925. He was Parish roadmender and gave his name to the adjacent bridge, Billy Diamond's bridge. Planning approval has been informally explored with the Council in which economic justification suggested – see Supplementary Information. Consent would be the responsibility of the purchaser.

Lot 5 extends to a total area of 1.91 hectares (4.71 acres), with the site to the east of the public road measuring 1.30 hectares (3.22 acres) and the former Creetown water supply to the west of the public road measuring 0.44 hectares (1.08 acres). Area comprises mainly open, partially fenced, land, both sides of the public road.

Former Creetown Water Supply

Lot 5 Folder – water test results and Estate features plan.

To the west of Billy Diamond’s Cottage, the site used to supply the village of Creetown (population 750). It was taken over by Scottish Water in the 1950s and was said to be in the top two drinking water supplies in Scotland. It has access off the public road, with underground cistern and original pipework in place. A hard track to the cistern could be upgraded and water extracted by tanker or processed on site.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Glenquicken House	Private Supply via UV filtration system. i)	Septic Tank ii)	Solar Panels supplemented by a mains supply	Air source heat pump & wood burning stove	Band D iii)	Freehold	B81

Once works are complete, the microhydro dam will also provide domestic electricity to the House, particularly in winter.

- i) Reliable run off supply via holding dam, 2x10k litre buffer water tanks, extra external filtration bed fitted, water quality tested.
- ii) Approx 2.4m wide x4.8m long x2.4m high, in 2 chambers, 1m below ground, 70m sand percolation trench, with overflow.
- iii) Incorporates Farm Council Tax Band reduction

IACS

All the farmland is registered for IACS purposes and the farm code is 82/496/0043.

NITRATE VULNERABLE ZONE (NVZ)

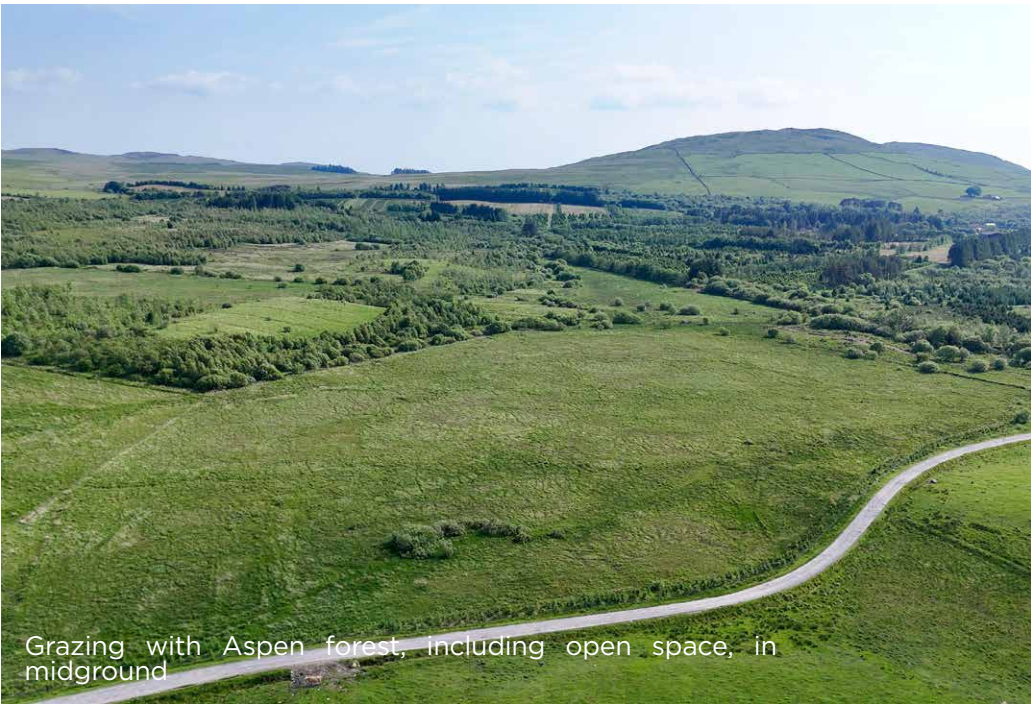
The land at Glenquicken Estate is not included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

There are currently no AECS schemes running on the subject land. However, there is significant potential for a future application for AECS funding.

FORESTRY TAXATION

Income from commercial forestry is Income and Corporation Tax free and there is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief is available where a forestry business has been operated by the owner for a period of at least two years. Potential purchasers should however seek their own tax advice as appropriate.



BASIC PAYMENT SCHEME (BPS) 2025

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements are included in the sale of Glenquicken and comprise 9.27 Region 1 Entitlements and 115.27 Region 2 Entitlements.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.

FORESTRY GRANT SCHEME

There are two approved Forestry Grant Schemes for new woodland creation which the purchaser can take over and implement (FGS reference 23FGS75335 and 24FGS79139). The purchaser will also be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contracts, felling permissions and the Long Term Forest Plan for the remainder of the scheme. Formal transfer of obligations will be required in relation to all FGS schemes from the seller to the purchaser.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Severely Disadvantaged Less-Favoured Area.

HISTORIC SCOTLAND

In the very north east corner of the subject, Glenquicken hosts part of a Scheduled Monument for the Pibble lead mines, with reference number SM5289.

OTHER DESIGNATIONS

The whole subject property is part of the Galloway and Southern Ayrshire Biosphere Reserve designated by NatureScot.

LOCAL AUTHORITY

Dumfries and Galloway Council
109-115 English Street
Dumfries
DG1 2DD

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID
161 Brooms Road
Dumfries
DG1 3ES

SCOTTISH FORESTRY

South of Scotland Conservancy
55-57 Moffat Road
Dumfries
DG1 1NP

MINERALS

The mineral rights are included insofar as they are owned. Any extraction licenses for sand, gravel and mining rights will be transferred to any purchaser insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Glenquicken Estate shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Follow brown tourist signs for 'Glenquicken Farm Fishery' from A75.

Turn off A75 into Creetown. At Clocktower in main street turn uphill, at sharp left bend keep straight uphill, out of Creetown. Turn left at junction on brow of hill, circa 1 mile on at 1st cattle grid in public road turn right downhill on farm road. At bottom of hill March gate "Keep stock gate closed" sign, go on 30 yards, turn left thru stock gate, and keep on to Glenquicken House (left in compound when see red wooden buildings)

POST CODE

DG8 7ET

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///spouting.confining.topping

SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the cattle, farm buildings, farm land, forestry and bodies of water/water courses.

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 as satisfied themselves in respect thereof. There are two high pressure gas pipelines crossing the property. There are machine crossing points identified within the forest rides. There are various accesses to Glenquicken both owned and on servitude rights of access.

Lot 1: Garrochar access servitude for Lot 2 forest access, includes a provision for direct access to Glenquicken Farm.

Lot 2: Lot 3 summer grazing access is south along the gas pipe track, to and along the March dyke. Maintenance according to use.

Provision to be made for Lot 3 erecting a cattle pen at the end of the lorry turning circle, away from the March dyke. ATV access and occasional lorry use of forest roads not to be unreasonably withheld.

Purchaser of Lot 4 will be entitled to control deer and other sporting on this Lot, subject to meeting LOT 2 requirements on lines of current Deer Control contract (Stalking Folder 8).

Run off water supply to Glenquicken House while double filtered and buffer tanked, and with 2 settling ponds, requires silt control.

Lot 1 to have a servitude for water supply pipe and access along the gas pipe track to the water supply and adjacent grazing.

Lot 2 to have a servitude on track across LOT 1 grazing.

Lot 3 will allow access from Lot 2 to new woodland outlier on routes to be agreed.

Lot 3: Access will be granted to Lot 2 via Lot 3 - routes to be mutually agreed as required. Servitude access over Lot 2 along March dyke and on gas pipe track from Lot 1, and from public road to gas pipe track on forest road.

Servitude over Lot 2 to include provision for a cattle pen from turning point along from, but away from March dyke.

Lot 4: Servitude access via Lot 2 access over Garrochar and along Lot 5's south boundary, to gate on public road, with responsibility to make up and maintain as needed.

Lot 5: Servitude for Lot 4 access along the south March fence to gate on public road.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

6 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.

7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

8. Photographs taken between May and August 2024, and May and June 2025



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE