

LAND AT BALGOWAN FARM

ARDWELL, STRANRAER, DUMFRIES AND GALLOWAY

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Productive Arable and Silage Land on the Rhins of Galloway Peninsula

Ardwell Village 1.5 miles ■ Stranraer 12 miles ■ Ayr 64 miles

Acreage 157.46 acres (63.72 hectares)

Offers Over £1,000,000

- High quality and highly productive arable land
- Large field enclosures
- Predominantly Grade 3(1) and Grade 3(2)
- Approximately:

	Hectares	Acres
Arable	43.11	106.53
TGRS	14.08	34.79
Woodland & Rough Grazing	6.45	15.93
Mast Site	0.08	0.21
Total	63.72	157.46

Galbraith

Castle Douglas
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SITUATION

Land at Balgowan Farm is situated on the Rhins of Galloway peninsula. Ardwell is the nearest small village approximately 2 miles north of Balgowan, and Port Logan approximately 2.4 miles west is a peaceful hamlet set in a stunning coastal location with a beach, picturesque harbour, and the world’s oldest Marine Life Centre, Logan Fish Pond. Logan Botanic Gardens, Scotland’s most exotic gardens is less than 2 miles from Balgowan, where a variety of tropical plants flourish in the warmer climate, a result of the Gulf Stream being prevalent in this part of the region.

METHOD OF SALE

Land at Balgowan Farm is offered for sale as a whole.

The Land

The Land at Balgowan Farm extends to approximately 63.72 Hectares (157.46 Acres) of highly productive arable and grassland with generous yields having been produced in recent years. The land benefits from free-draining soils and is principally classified as Grade 3(1) and 3(2), with a small area of Grade 4(2) and Grade 5(2) on the periphery of the field boundaries to the north and south, according to the James Hutton Institute. The fields are gently undulating, with those closest to the shore sloping towards sea level. The land rises from approximately 3m to 37m above sea level at its highest point and is all bound by a combination of post & wire and post & rylock fencing as well as dry stone dykes. Situated in an area with an extended growing period, the land lies to the east of the A716, following the shoreline along the coast. Access to the fields is taken direct from the A716, from the track leading to Balgowan Farmhouse, or from field to field access. There is a Core Path named New England Bay to Ardwell (Path ID – KIRK/401/1) which runs along the coastline boundary of the property. At the centre of the southern block of land is an area of Rough Ground and Woodland, with former pheasant pens located within (the land was originally part of Logan Estate). There is a Mast Site, located in a separate pocket of land to the south, on a commercial lease until 2027. Further details are available from the selling agent.

The Land at Balgowan is renowned for being some of the most productive land in the local area. The land benefits from rough grazing and woodland areas to assist in meeting possible future environmental requirements, whilst the ploughable land is capable of producing high yields.

The land can be classified as follows:

	Hectares	Acres
Arable	43.11	106.53
TGRS	14.08	34.79
Woodland & Rough Grazing	6.45	15.93
Mast Site	0.08	0.21
Total	63.72	157.46

NITRATE VULNERABLE ZONE (NVZ)

The Land at Balgowan Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2023

There seller does not own any Basic Payment Entitlements, therefore none are available or included in the sale.

Any payments relating to the 2025 scheme year will be retained by the current tenant of the land. 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) 2023 for the remainder of the scheme year.



LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Dumfries and Galloway Council

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID
Russell House
King Street
Ayr
KA8 0BE

MINERALS

The mineral rights are included.

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.

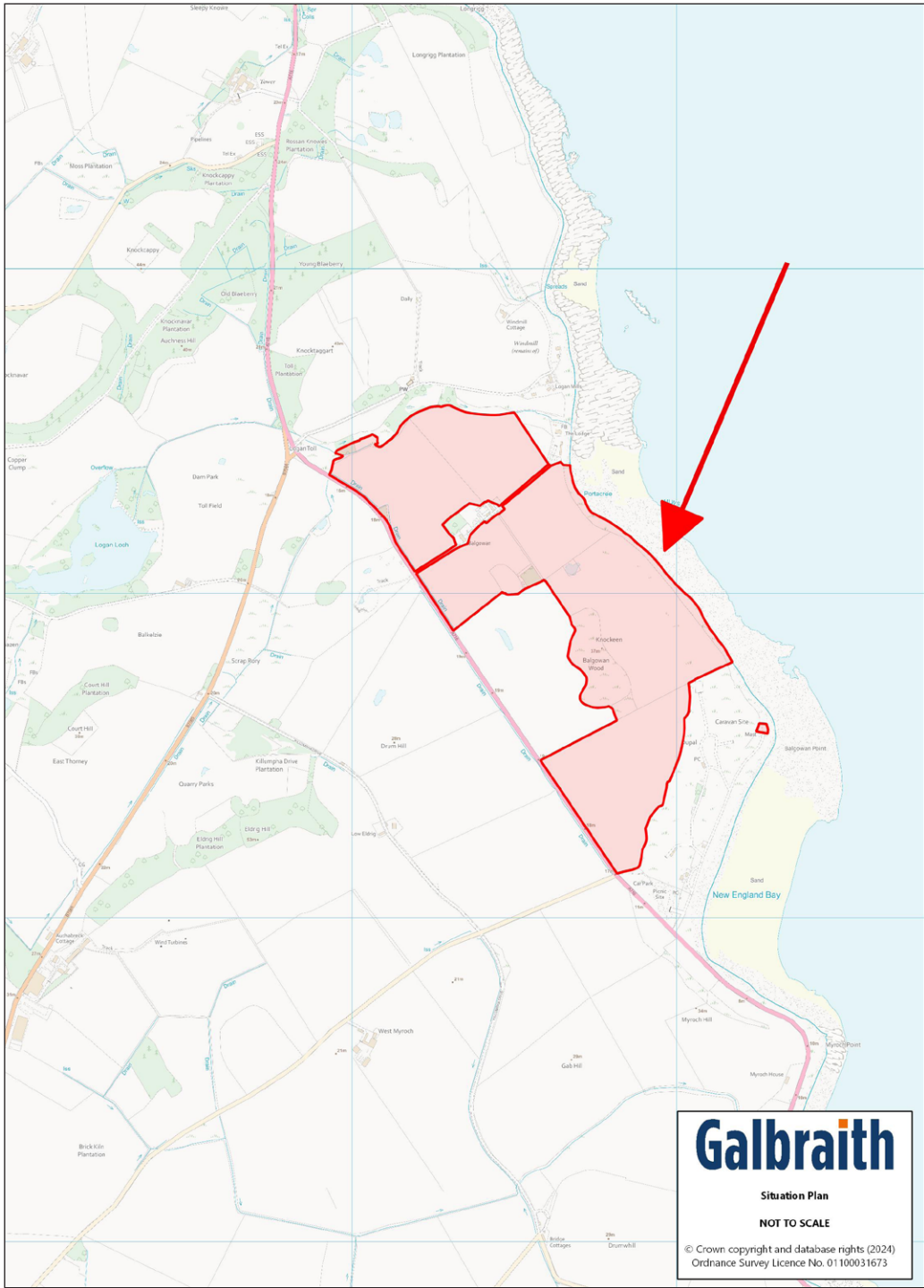
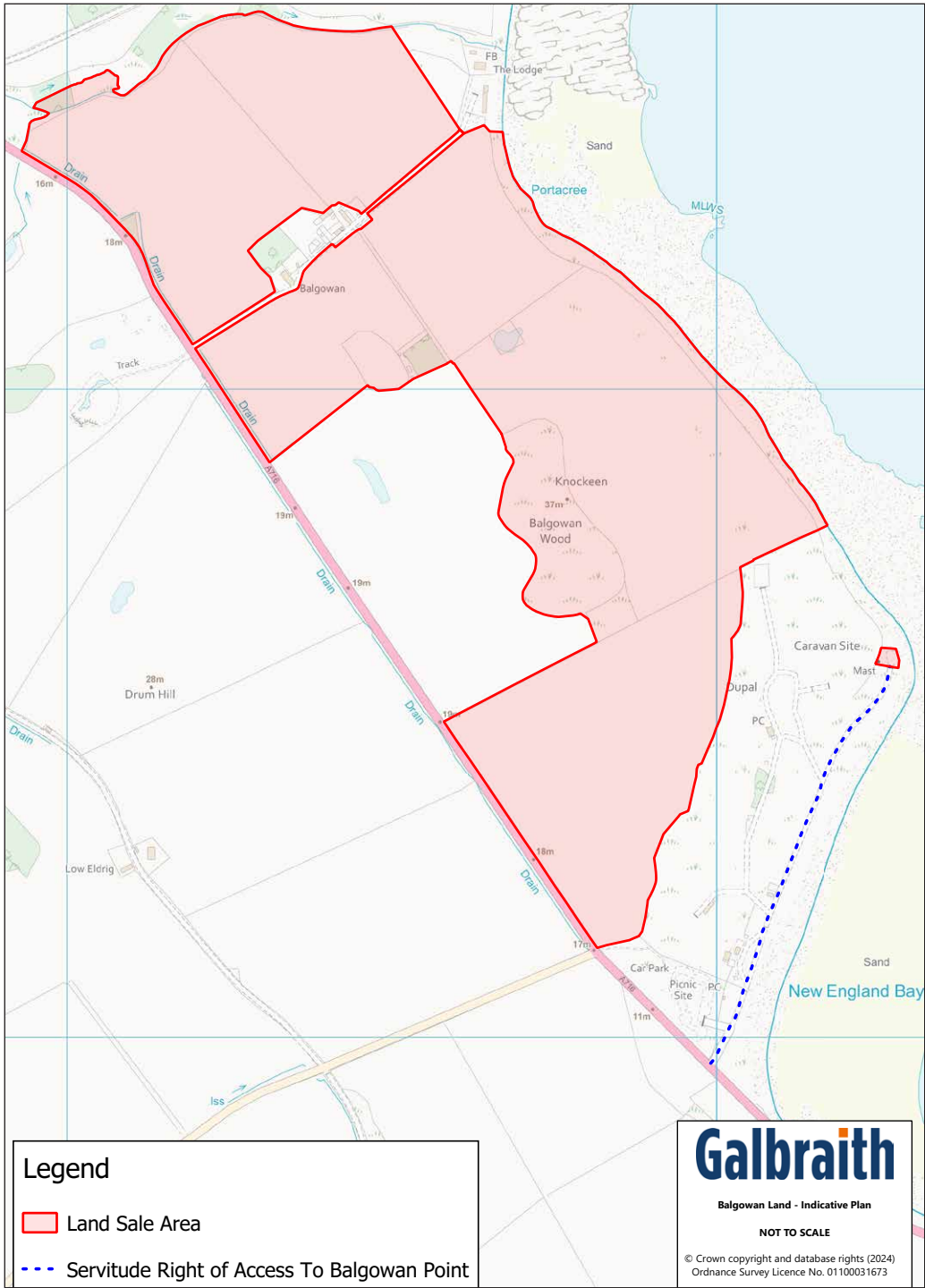
INGOING VALUATION

The purchaser of Land at Balgowan Farm 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 with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.

3. 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.



DIRECTIONS

Drive through the village of Ardwell on the A716 and continue for approximately 1.8 miles, past the junction on your right signposted for Logan Botanic Gardens. The entrance to Balgowan is on the left just at the beginning of the long straight, known locally as the Balgowan Straight.

POST CODE

DG9 9NB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///nitrogen.coasting.newly

SOLICITORS

Morton Fraser MacRoberts
9 Haymarket Square
Edinburgh
EH3 8RY

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.

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 fences, uneven farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

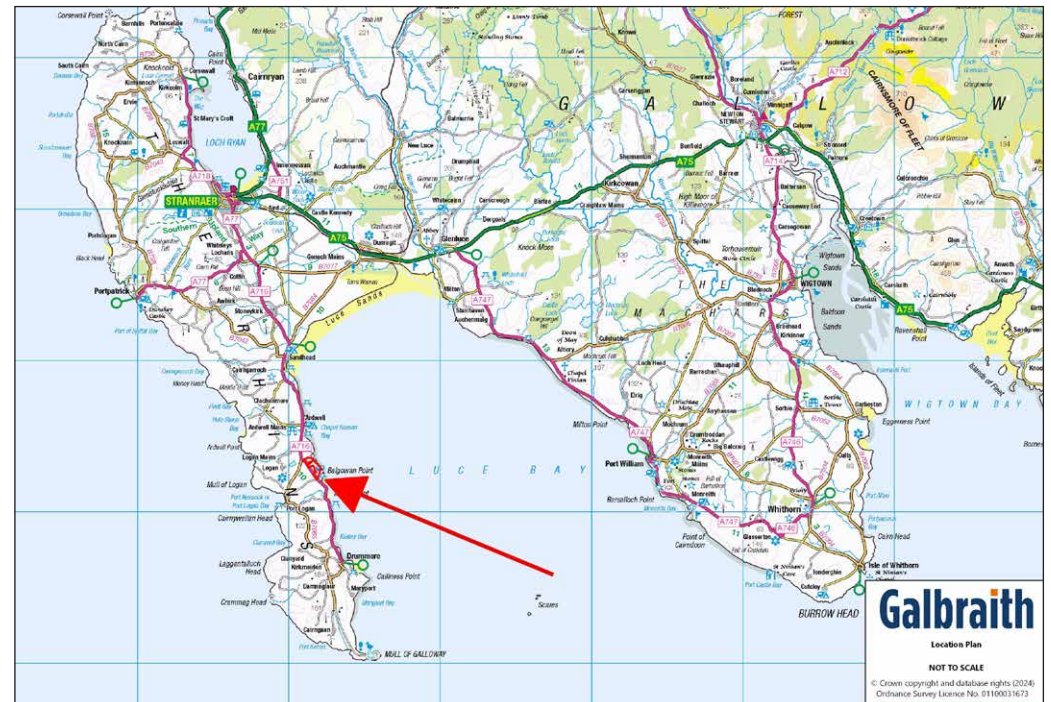
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the David Corrie or Katie Marr in confidence on 01556 505 346 or email: Castledouglas.Rural@galbraithgroup.com

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 Owners and Occupiers of the property. 8. Photographs taken in November 2023 and April 2025.





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