



Galbraith

BALGOWN FARM

KIRKCOLM, STRANRAER, DUMFRIES AND GALLOWAY



BALGOWN FARM, KIRKCOLM, STRANRAER, DUMFRIES AND GALLOWAY, SOUTH WEST SCOTLAND, DG9 0PY

An excellent, compact dairy farm in a productive region of South West Scotland.

Stranraer 6 miles ■ Belfast 73 miles (inc. by ferry)
Glasgow 94 miles ■ Carlisle 112 miles

Acreage 444.56 acres (179.91 hectares)

- 3 reception rooms, 4 bedrooms
- 12:24 swingover Parlour with cubicle housing for 200 cows.
- 1 Million Gallon Slurry Lagoon
- Range of Traditional buildings including stables, workshop and stores.
- We understand from the clients farm consultant, that a mechanism exists for transferring the existing First Milk contract to a qualifying purchaser.

FOR SALE AS A WHOLE

Offers Over £3,500,000



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



SITUATION

Balgown Farm is situated in an elevated position near the northwest coast of the Rhins of Galloway peninsula and located 2 miles from the small village of Kirkcolm and 6 miles from Stranraer. Kirkcolm has a primary school, church, community hub and two hotels.

Stranraer has a wider range of amenities including primary schools a secondary school, hospital (Galloway Community Hospital), offices, shops including three supermarkets, restaurants, and various leisure facilities including a marina.

The delightful fishing and sailing village of Portpatrick is about 12 miles south of Kirkcolm, a very popular seaside location which attracts visitors all year round. There are a number of shops, a primary school, church, putting green, beachfront hotels & restaurants.

Communications to the area are very good with the A75 trunk road providing quick access from the south via the M6, A74 and M74. The ferry links to Northern Ireland run from Cairnryan, which is approximately 14 miles from Balgown. Glasgow international airport is approximately 98 miles from the property.

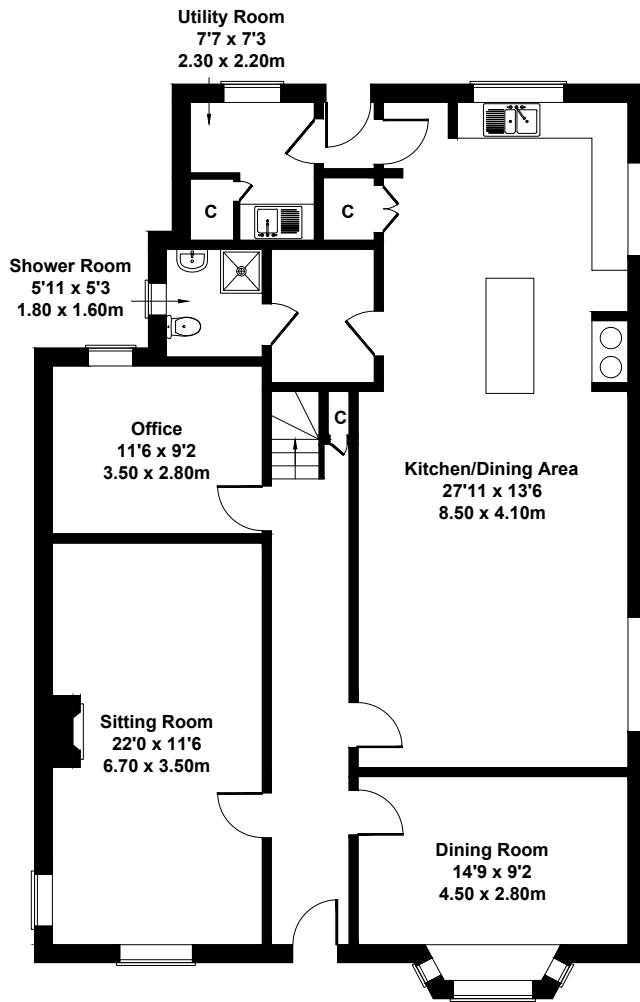
DESCRIPTION

Balgown Farm is a productive dairy, with around 350 acres of ground in silage, with 3 cuts per annum supplying fodder for the current herd of around 220. Milk is currently supplied to First Milk and we understand from conversations with the sellers Agricultural Consultant that the First Milk contract is transferable through an ownership transfer mechanism, subject to agreement between the parties and compliance by the purchaser with the terms of the contract. There is a traditional farmhouse, which has been modernised in recent years with a large kitchen / breakfast room and comfortable south facing sitting room. On the first floor the bedrooms have a large modern shower room and the second floor has a large open room, currently with a home gym, and a further bedroom.

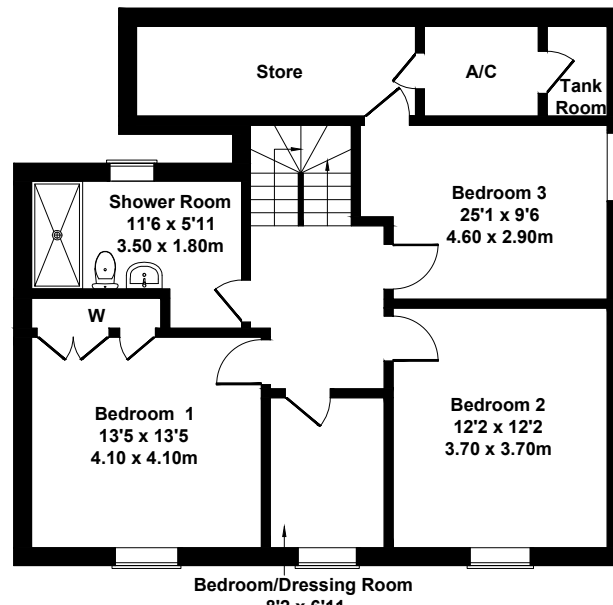


Balgown

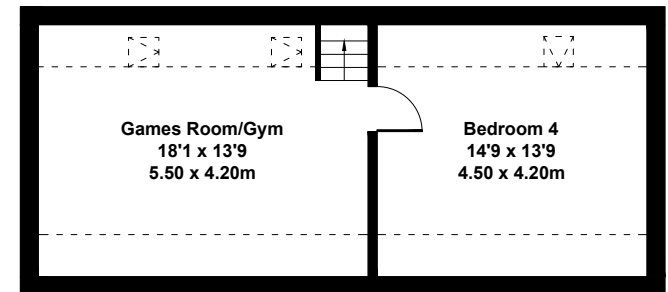
Approximate Gross Internal Area
2648 sq ft - 246 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

METHOD OF SALE

Balgown Farm is offered for sale as a whole. Neighbouring Drumdow Farm (in separate ownership) is also on the market available to purchase, subject to separate negotiation.

Farm Buildings

Balgown Farm is well equipped dairy farm. The buildings lie to the north of the farmhouse with a sizeable yard area adjacent to both buildings. The farm buildings comprise:

Traditional Byre

Stone construction which has been painted with a box profile and fibre cement roof and concrete floor. This traditional building has been upgraded in order to house kennels, a stable and general storage.

Dutch Barn (14m x 9m)

Steel portal frame, tin roof with a concrete floor. Currently houses fertiliser and feed.

Bulk Tank Room (9.6m x 5m)

Stone walls with a concrete floor and box profile roof. Used as a chemical store with staff facilities also located here.

Parlour & Collecting Area

Steel portal frame, stone and brick walls with a fibre cement roof, concrete floor and Yorkshire board cladding. Houses a swingover parlour and a foot bed joinery crush.

Cubicle Shed 1 (36m x 12m)

Steel portal frame, concrete panel walls, fibre cement roof and a concrete floor with vent air cladding. Houses 86 matted cubicles, two scrapers and an outdoor feeding area.

Cubicle Shed 2 (23m x 13m)

Block walls, fibre cement roof, concrete floor and Yorkshire board cladding. Houses 61 cubicles, slats and two automatic scrapers which feed to an external channel.

Cubicle Shed 3 (33m x 7m)

Stone walls, concrete floor and a box profile roof. Houses 26 cubicles with the rest of the shed space being utilised as loose calving pens.

Cubicle Shed 4

Concrete frame, block, concrete panel and timber sleeper walls with a concrete floor and fibre cement roof and cladding. Houses 53 cubicles with a side feed passage, fixed head yokes and Yorkshire board cladding on one gable end.

Feed Tower

3x Collinson feed towers.

Slurry Ring

330,000 gallons capacity

Silage Pit

Concrete floor with earth banks.

Cattle Court & Calf Shed (40m x 18m)

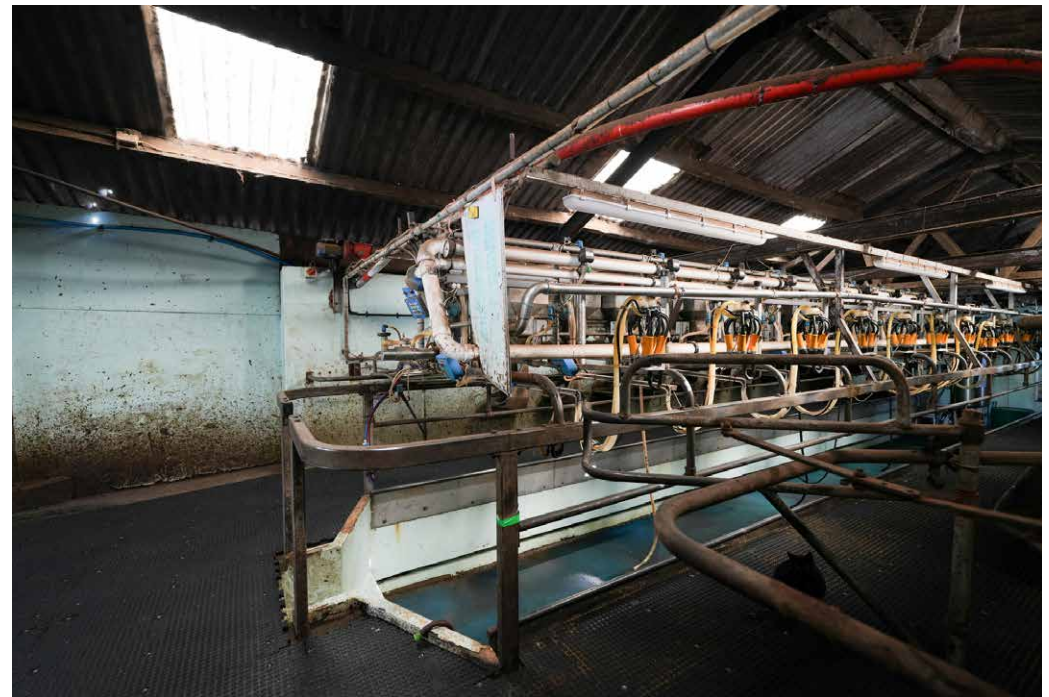
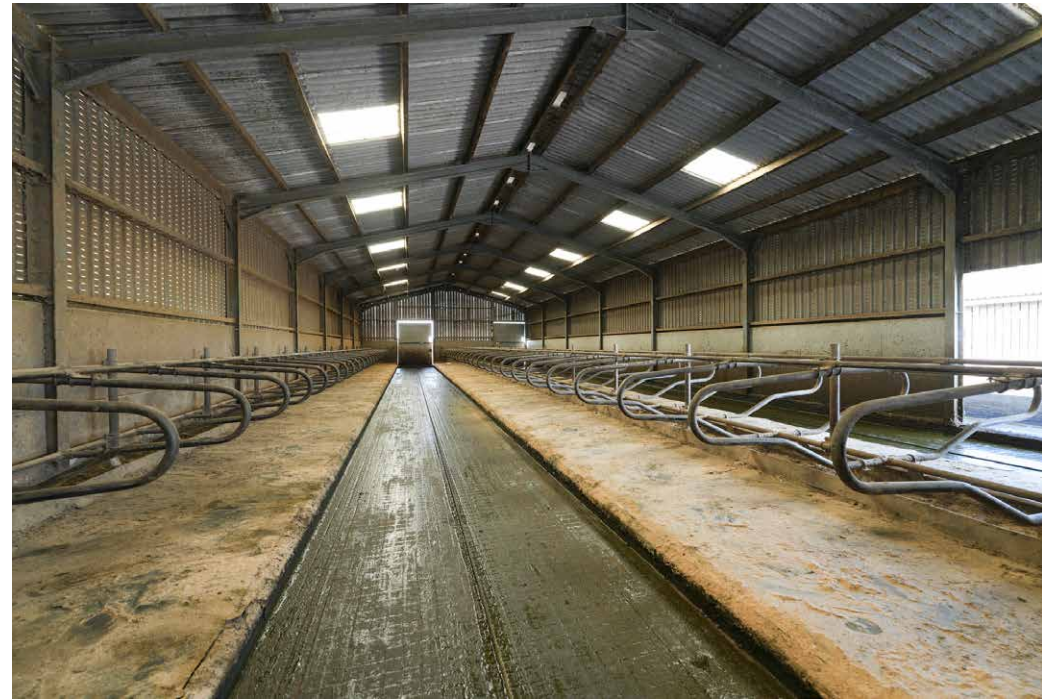
Steel portal frame, concrete panel walls, concrete floor, fibre cement roof, vent air cladding. Fixed yokes.

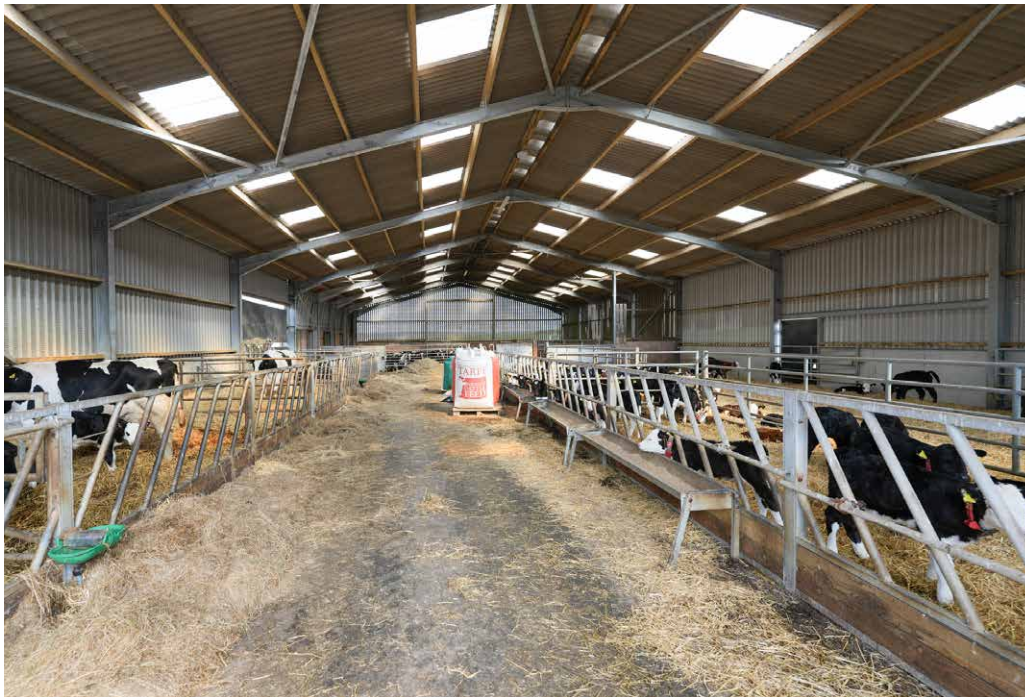
Calf Shed & Feed Store (18m x 5.8m)

Brick and stone walls, concrete floor and fibre cement roof.

Slurry Lagoon (located in fields to south)

1 Million Gallon capacity





The Land

Balgown Farm extends to approximately 444 acres (179 Ha), to the north and south of the B738 public road with a farm track leading north directly to the farmhouse and buildings, and a concrete track leading south to the slurry lagoon, with field access at various points. The land is principally classified as Grade 3(1) by the James Hutton Institute with the fields all benefiting from a south facing aspect. Balgown Moss is Grade 5(3). The land rises from approximately 50m to 100m above sea level at its highest point. The average rainfall for the region is around 1045mm. The fields are of a good practical size, predominantly enclosed by stone dykes, mainly accessed via the internal farm track with further excellent field-to-field accesses. A well in field parcel 4 is pumped to various field troughs.

The land can be classified as follows:

Land Type	Acres	Hectares
TGRS	287.26	116.25
PGRS	69.50	28.12
Moss	58.57	23.70
Woodland	7.51	3.04
Roads, Yards & Buildings	12.16	4.92
Total	444.56	179.91

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Balgown Farmhouse	Mains	Septic Tank	Mains	Oil Fired	Band D	F33

IACS

All the farmland is registered for IACS purposes and the farm code is 861/0002

NITRATE VULNERABLE ZONE (NVZ)

The land at Balgown Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2025

Basic Payment Entitlement was established on 15th May 2015. There are 141.64 Region 1 and 9.04 Region 2 Basic Payment Entitlements included in the sale. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser 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) 2025 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 & Galloway Council

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government
Agriculture and Rural Economy
161 Brooms Road
Dumfries
DG1 3ES

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(s) of Balgown 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(s) 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.

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

From Stranraer town centre take the A718 heading towards Leswalt. At the Craigencross roundabout, turn right towards Kirkcolm. Follow this road north along the coast and through the village of Kirkcolm. Follow the B738 north and then sharp turn west, for approximately 2 miles and the entrance to Balgown Farm will be found on your right hand side.

POST CODE

DG8 0PY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///airbase.audio.comfort](https://www.what3words.com/)

SOLICITORS

Rankin & Aitken
4-6 South Strand Street
Stranraer
Wigtownshire
DG9 7JW

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

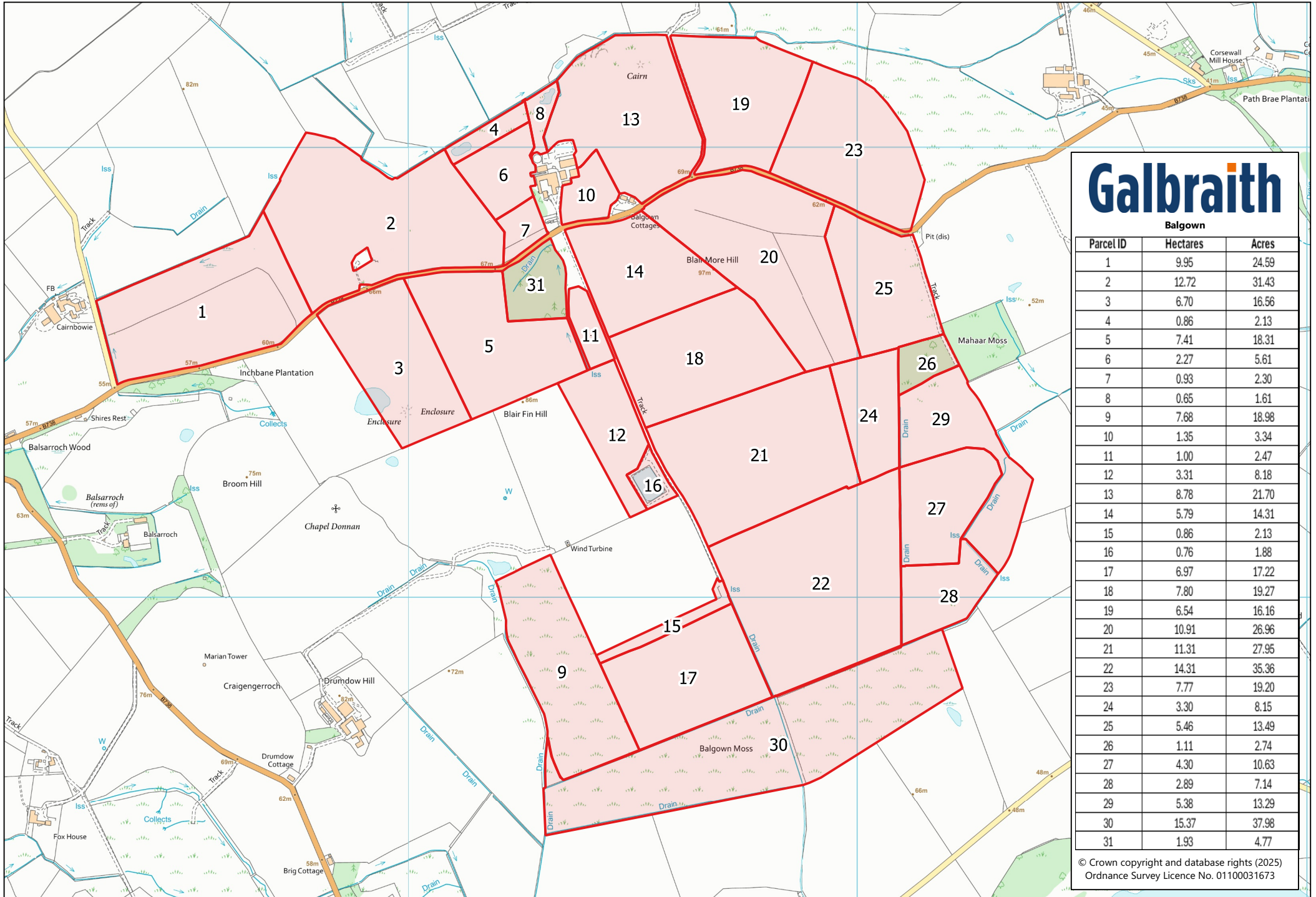
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to livestock, the farm buildings, farm land and water courses.

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.

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 in April 2025.



Galbraith

Balgown

Parcel ID	Hectares	Acres
1	9.95	24.59
2	12.72	31.43
3	6.70	16.56
4	0.86	2.13
5	7.41	18.31
6	2.27	5.61
7	0.93	2.30
8	0.65	1.61
9	7.68	18.98
10	1.35	3.34
11	1.00	2.47
12	3.31	8.18
13	8.78	21.70
14	5.79	14.31
15	0.86	2.13
16	0.76	1.88
17	6.97	17.22
18	7.80	19.27
19	6.54	16.16
20	10.91	26.96
21	11.31	27.95
22	14.31	35.36
23	7.77	19.20
24	3.30	8.15
25	5.46	13.49
26	1.11	2.74
27	4.30	10.63
28	2.89	7.14
29	5.38	13.29
30	15.37	37.98
31	1.93	4.77

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