

DRUMDOW FARM

KIRKCOLM, STRANRAER, DUMFRIES AND GALLOWAY, SOUTH WEST SCOTLAND



DRUMDOW FARM, KIRKCOLM, STRANRAER, DUMFRIES AND GALLOWAY, SOUTH WEST SCOTLAND, DG9 0RA

An outstanding, well renowned, stock farm in one of the most productive early grass regions of the UK.

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

Acreage 559.35 acres (226.36 hectares)

- Modern Farmhouse 3 Reception Rooms, 4 Bedrooms
- Excellent range of stock & calf housing, storage buildings
- 100kW Wind Energy System Wind Turbine

	Acres	Hectares
Arable	139.98	56.65
Temporary Grass	142.43	57.64
Permanent Grass	143.47	58.06
Rough Grazing	99.41	40.23
Woodland	27.18	11
Roads, Yards & Buildings	6.89	2.78
Total	559.36	226.36

FOR SALE AS A WHOLE

Offers Over £4,000,000

Galbraith

Castle Douglas
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SITUATION

Drumdown 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 Drumdown. Glasgow international airport is approximately 98 miles from the property.

DESCRIPTION

Drumdown Farm is a well renowned beef rearing farm, winning the Scotch Beef Farm of the Year Award in 2016. The farm runs a calving herd of 220 cows and heifers, known as Black Baldies, all calving to Hereford and Angus bulls. All cows and bulls are outwintered on a 52 hectare moor, making the best use of the unique topography of the region to its best advantage. The current system had cows that are home-bred with heifers joining the herd calving as two-year-olds. The farm has an active Facebook Page 'Drumdown Black Baldies' which showcases the farms activities. The farm also had 200 easycare ewes and gimmers across the holding as well as taking on wintering for 150 Blackface lambs. As one of the finest farms in the North Rhins of Galloway, Drumdown offers an excellent opportunity to undertake productive activity in this early grass, gulf stream influenced part of the UK, which is synonymous with producing some of the best livestock and produce in the UK.

The farm is a well equipped beef and sheep unit, which could support an array of stock rearing enterprises.

METHOD OF SALE

Drumdown Farm is offered for sale as a whole.

Drumdown Farm

Farmhouse

Drumdown Farm Farmhouse is an excellent comfortable farmhouse, constructed 1994, under a slate roof enjoying a south easterly aspect.

The accommodation arranged over two floors, as shown in the accompanying floorplan, comprises:

Ground Floor:

Entrance Hall, Utility Room, Boiler / Drying Room, Farm Office, Sun Room, Kitchen / Dining Room, Staircase Hall, Sitting Room, Snug.

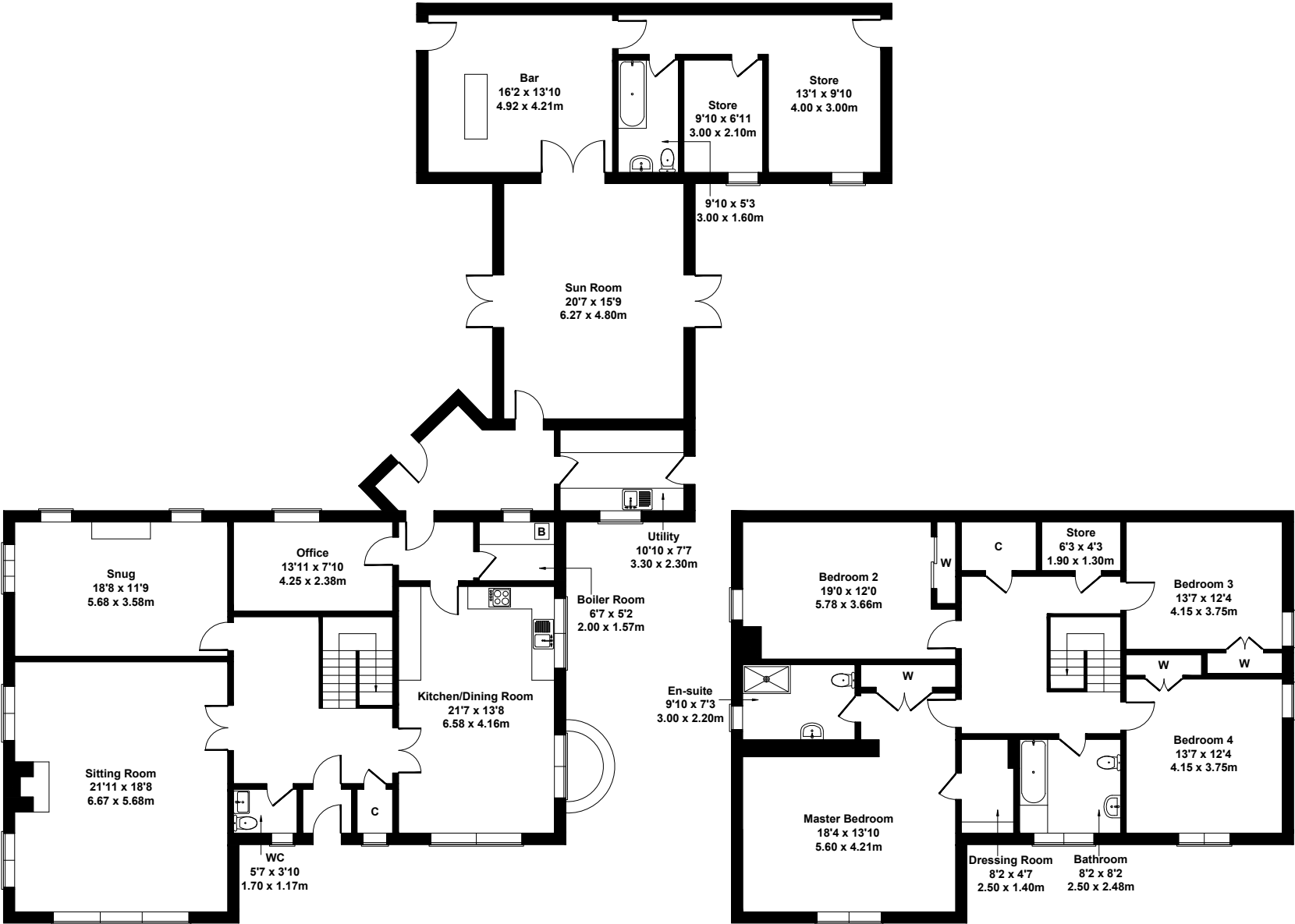
First Floor:

Master Bedroom Suite, Three Double Bedrooms, Bathroom, Cupboards.

The adjoining former traditional steading building has been partially converted to provide an occasional bar and entertaining area, with a bathroom and stores, but is not a permanently habitable feature of the property.

Drumdown Farmhouse

Approximate Gross Internal Area
3929 sq ft - 365 sq m



GROUND FLOOR

FIRST 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.

Farm Buildings

Drumdown Farm is a very well-equipped holding, with a farming system that makes the most of the land across the farm, from wintering the cattle on the moor to highly productive grassland for silage and grazing, with rotational crop fields for fodder production if desired. The excellent range of buildings lie to the north of the farmhouse with a sizeable courtyard area to the rear of the house, with traditional and modern buildings and stores, with modern stock housing and bespoke cattle handling yard adjacent (the cattle crush is available by separate negotiation). The steading benefits from three phase electricity.

In accordance with the enclosed steading plan, the farm buildings comprise:

A traditional U-shaped range which has been well maintained and is used for a variety of purposes. They are predominantly of stone and slate construction with concrete floors.

1. **Log Store - 2.5m x 4.8m**
2. **Covered Car Port - 4.6m x 7.8m**
3. **Byre - 15.7m x 4.1m**
4. **Two Storey Byre**

This traditional building has a workshop (10.1m x 4.9m) and store (5.3m x 5.6m) on the ground, and a large 1st floor storage area (16.3m x 3.9m) which houses the controls and meters for the wind turbine.

5. **Kennels - 12.2m x 4.9m**

7. **Calf Housing - 23.0m x 6.7m**

Benefiting from a modern box profile roof, this traditional stone building has been upgraded to provide youngstock loose housing.

Modern Buildings

6. **Lean-To Cattle Court - 21.9m x 12.71m**

Stone and block walls with Yorkshire board and box profile cladding, fibre cement roof and feed barrier.

8. **General Purpose Shed - 10.35m x 27.14m**

Currently used as a feed and grain store, this GP shed is of modern steel portal frame construction with block walls, concrete floor, fibre cement roof and box profile cladding.

9. **Cattle Shed 1 - 26.78m x 27.19m**

Separated into four internal sections with a central feed passage. The building is constructed of a concrete frame, walls and floor, fibre cement cladding and roof and Yorkshire board gable cladding.

10. **Cattle Shed 2 - 54.84m x 12.54m**

Open on one side with feed barriers and concrete external path, this shed provides cattle housing and storage. It is constructed of concrete shutter walls, steel portal frame, vent air and Yorkshire board cladding, and fibre cement roof.

11. **Covered Handling Facility - 13.93m x 5.74m**

Currently housing a crush, it is constructed of steel portal frame, concrete walls and floors, box profile cladding and fibre cement roof.

12. **Nissen Style Store**

Small tin cylindrical building used for storage with brick base.





Shed at Bankswell – 26.24m x 10.47m

A general purpose building currently used as a straw and machinery store. It is constructed of stone and block walls, with steel portal frame, tin cladding, tin and box profile roof and earth floor.

The Turbine

A 100Kw WES (Wind Energy Systems) Wind Turbine was erected in 2012 and provides a useful income to the farm, exporting around 200,000Kw per annum (weather and operation dependant) which returns around £100,000 in income through export and Feed in Tariff. There are associated insurance and maintenance costs, but the benefit to the farm has been significant. 20 Year FIT contract commenced November 2012.

The Land

The agricultural land at Drumdow Farm extends to approximately 553.02 acres (223.81 hectares). The land is bisected by the B738 minor public road which leased south (becoming the B798) to Stranraer. The land is predominantly Grade 3(2) and Grade 4, with smaller areas of Grade 5 and 6 according to the James Hutton Institute with the fields all benefiting from a southerly aspect. The land rises from approximately 50m to 85m above sea level at its highest point. The average rainfall for the region is between 1000mm to 1500mm annually. The fields are of a good practical size, predominantly enclosed by stone dykes and fences, accessed both from the public road and an internal farm track to the east (to the Turbine) and to the west across the moor. The majority of the fields have mains water troughs, with the remainder having a natural supply.

The is currently used for arable and silage cropping with permanent grazing supporting the current livestock enterprise. An approximate breakdown of the land use is as follows:

	Acres	Hectares
Arable	139.98	56.65
Temporary Grass	142.43	57.64
Permanent Grass	143.47	58.06
Rough Grazing	99.41	40.23
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SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Drumdow Farmhouse	Mains	Septic Tank	Mains	Oil Fired Central Heating	Band F	D61

IACS

All the farmland is registered for IACS purposes and the farm code is 98/861/0012.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS)

Basic Payment Entitlement was established on 15th May 2015. There are 171.57 Region 1 and 27.89 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(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) 2025 for the remainder of the scheme year.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

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

HISTORIC SCOTLAND (Category B Designated Monument)

The white-painted Marian Tower sits on the top of Craigengerloch Hill above Drumdow farmhouse. Recently repaired, it is once again a major landmark in the north Rhinns.

A stone plaque on the side of the tower is inscribed 'Marian Hill 1802'. Some people say the tower was built to commemorate one of the women from the Ross family of nearby Balsarroch House (the birthplace of the polar explorer, Sir John Ross). Others claim it is a memorial to a local girl killed by a bull. Whatever the truth, the views from the monument out to Ailsa Craig and the Firth of Clyde are superb.

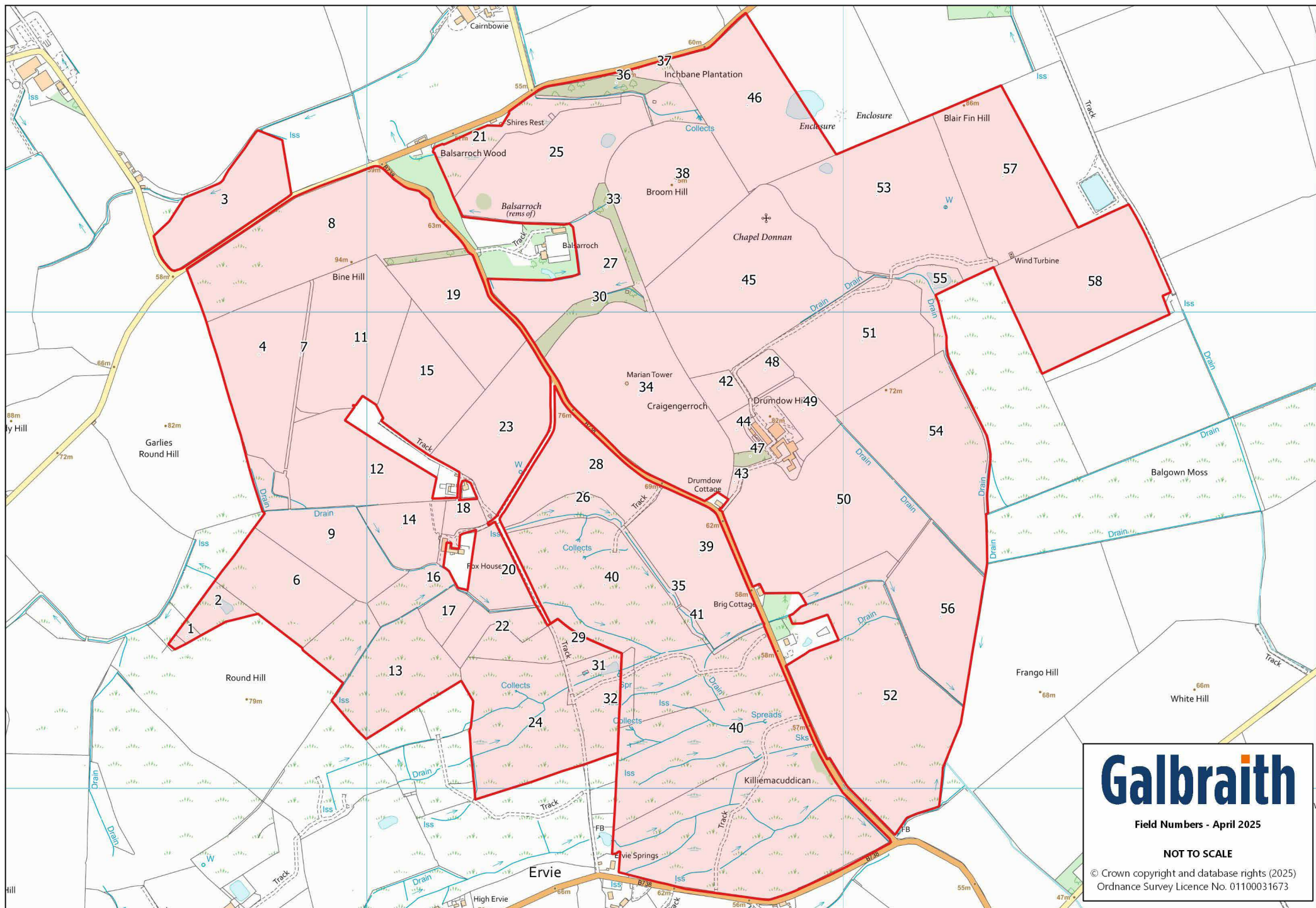
LOCAL AUTHORITY

Dumfries & Galloway Council

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

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





Galbraith

Field Numbers - April 2025

NOT TO SCALE

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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. The vendors are in receipt of an annual maintenance payment for a small area of newly planted woodland. More information on this can be requested from the selling agents.

SPORTING RIGHTS & FARM SHOOT

In so far as these rights form part of the property title they are included within the sale. The seller has had a successful small family farm shoot at the farm for many years, with release pens and small woods used for driving birds around the farm.

FIXTURES AND FITTINGS

The Cattle Crush is available by additional negotiation. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Drumdow 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. Travel straight over the Craigencross roundabout and continue into the village of Leswalt. In the village, turn right (north) onto the B798 heading north towards Ervie. Immediately following / on a sharp left bend, turn right and continue north on the B738. After 750m the entrance to Drumdow Farm will be found on the right.

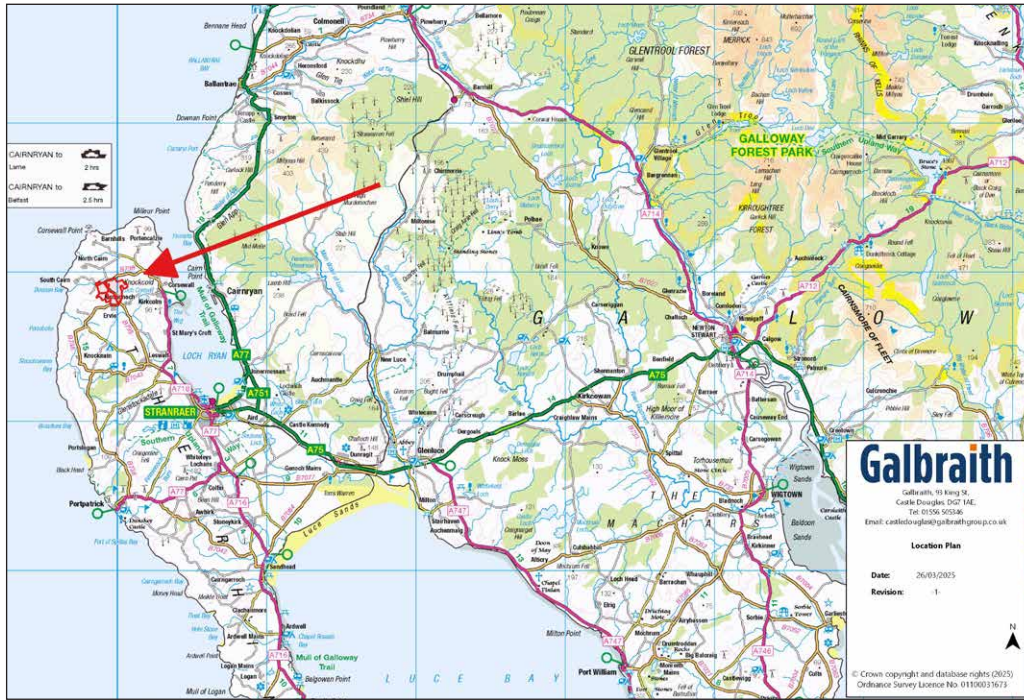
POST CODE

DG9 ORA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///hothouse.patch.copiers

Drumdow Farm Field Schedule			
IACS Number	Hectares	Acres	Land Use
1	0.2	0.49	RGR
2	0.79	1.95	RGR
3	3.76	9.28	PGRS
4	5.02	12.40	TGRS
5	0.65	1.61	PGRS
6	3.55	8.77	PGRS
7	0.23	0.57	TRACK
8	8.89	21.97	PGRS
9	3.4	8.40	TGRS
10	1.42	3.51	WAF
11	5.74	14.18	ARABLE
12	4.54	11.22	ARABLE
13	3.96	9.79	RGR & WAF
14	1.93	4.77	PGRS
15	3.9	9.64	ARABLE
16	1.21	2.99	PGRS
17	0.79	1.95	PGRS
18	0.53	1.31	PGRS
19	3.87	9.56	TGRS
20	1.77	4.37	PGRS
21	1.97	4.87	RGR
22	2.35	5.81	PGRS
23	4.64	11.47	ARABLE
24	5.74	14.18	RGR
25	6.2	15.32	PGRS
26	0.9	2.22	WAF
27	3.11	7.68	PGRS
28	3.76	9.29	TGRS
29	0.54	1.33	PGRS
30	0.78	1.93	WAF
31	1.23	3.04	WAF
32	1.2	2.97	RGR & WAF
33	0.51	1.26	WAF
34	9.16	22.63	TGRS
35	0.24	0.59	WAF
36	1.79	4.42	WAF
37	0.31	0.77	WAF
38	6.36	15.72	TGRS
39	4.8	11.86	ARABLE
40	28.65	70.79	RGR & WAF
41	0.29	0.72	WAF
42	0.76	1.88	PGRS
43	0.09	0.22	WAF
44	0.44	1.09	PGRS
45	10.13	25.03	ARABLE
46	6.42	15.86	TGRS
47	0.2	0.49	WAF
48	0.75	1.85	PGRS
49	1.23	3.04	PGRS
50	9.09	22.46	ARABLE
51	5.79	14.31	TGRS
52	12.19	30.12	PGRS
53	9.32	23.03	TGRS
54	7.41	18.31	PGRS
55	0.96	2.37	RGR
56	4.54	11.22	TGRS
57	6.07	15.00	ARABLE
58	7.74	19.13	ARABLE
	223.81	553.02	



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(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 farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

There is a small section of Mains Gas Pipeline crossing the farm and Electricity Wayleaves for Scottish Power poles and stays. 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, and the inclusion of items in photography does not include it in the sale. 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 September 2024, for the purposes of a launch in Spring 2025.





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