

UPPER SENWICK SMALLHOLDING
BORGUE, KIRKCUDBRIGHT, DUMFRIES AND GALLOWAY



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An attractive smallholding, close to Kirkcudbright estuary, offered as a whole or in Lots.

Kirkcudbright 5.5 miles ■ Castle Douglas 15 miles ■ Dumfries 33 miles

Total Acreage 62.38 acres (25.24 hectares)

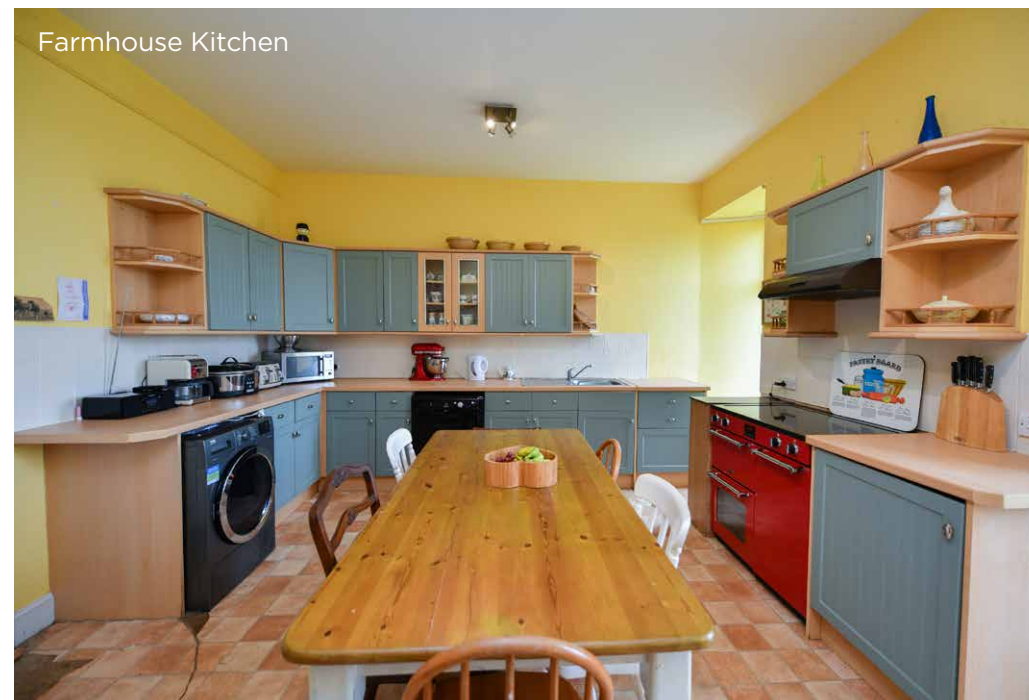
Lot	Description	Offers Over
Lot 1	Farmhouse and 6.94 acre paddock.	£420,000
Lot 2	Farm Steading with Planning Permission to Convert Traditional Farm Building into 3 Residential Properties.	£100,000
Lot 3	3 bedroom cottage with enclosed garden.	£175,000
Lot 4	Agricultural Building with change of use and alterations to form dwelling house.	£100,000
Lot 5	Agricultural Building in 2.09 acres	£50,000
Lot 6	9.10 Paddock with 'Secret Studio' holiday lodge, plus planning for 2 additional lodges	£125,000
Lot 7	25.10 acre paddocks with permitted development for erection of agricultural shed.	£100,000
Lot 8	15.91 acre paddocks with permitted development for erection of agricultural shed.	£80,000
Whole	As a whole:	£1,150,000

FOR SALE AS A WHOLE OR IN 8 LOTS

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Upper Senwick Smallholding is located approximately 6 miles from the fishing town of Kirkcudbright, which is known for its arts festivals, events and exhibitions. The farm is located within the Galloway and Southern Ayrshire Biosphere Reserve, which covers most of South West Scotland and is a testament to low levels of light pollution and dark skies. Benefitting from a coastal location, Upper Senwick Farm is a short drive from the beaches at Carrick and Knockbrex. Kirkcudbright offers town amenities including primary and secondary education, vet practice, local pubs and restaurants, medical centres and shops.

The market town of Castle Douglas is 15 miles from the subject and offers a wide range of amenities, including leisure facilities and supermarkets. Dumfries, which is the regions principal town, is approximately 33 miles to the north east of the subject, and hosts the region's main hospital, campuses for University of West of Scotland and University of Glasgow, and a large range of other amenities.

Railway stations can be found in Dumfries and Lockerbie, offering local and national services. The M74 southbound and the A74(M) northbound can be joined at Gretna or Beattock respectively in around 1 ¼ hours. Glasgow and Edinburgh Airports, offer international flights and are both approximately 115 miles from the property.

The south west of Scotland is well known for its mild climate and long growing season and is one of the most productive livestock areas in Britain. The area is also known for the diversity of its sporting and recreational pursuits.

The Galloway Hills, in the Galloway Forest Park offer hundreds of miles of hill walking, as well as mountain biking tracks Kirroughtree, as part of the 7 Stanes. Trout and salmon fishing in the regions lochs and rivers, as well as shooting and stalking, offer further recreational activities. The area also offers many golf courses.

DESCRIPTION

Formerly part of a larger farming unit, Upper Senwick Smallholding offers a diverse package, with development potential, to the market.

The land is laid to grass and is bound by dry stone dykes and post and rylock fencing. With reference to the James Hutton Institute, Lot 1 and 6 are Grade 5(1) and Lot 4 and 5 are Grades 5(1) and 5(2). The land is characteristic of the Borge area and suitable to graze livestock and horses. The land is currently all registered for IACS purposes and BPS Entitlements are available to purchase if required by separate negotiation.

Lot 1: Farmhouse and 6 acre Paddock

Upper Senwick Farmhouse is a traditional six bedroom stone built property under a tiled roof enjoying a south easterly aspect, maximising views onto Kirkcudbright Bay. The large two storey farmhouse provides ample family accommodation, benefitting from WC's on both floors, a central skylight over the upper staircase, and two large reception rooms. The garden wraps around the property, with car parking area to the north. The surrounding 6 acre paddock is laid to grass.



Upper Senwick Farmhouse:

Ground Floor:

Vestibule. Entrance Hall. Sitting Room. Drawing Room. Dining Room. Kitchen. Utility Room. Shower Room. Rear Hall. Storage.

First Floor:

Five Bedrooms. Study. Bathroom. Cupboard.

Lot 2: Farm Steading with Planning Permission to Convert Traditional Farm Building into 3 Residential Properties.

The buildings lie to the north of the farmhouse with a sizeable yard area adjacent to the buildings. The traditional range has a planning permission to convert into three residential dwellings.

The L-shaped white washed stone building includes slate roofed former stables, with the main footprint of the building under a fibre cement roof.

Architects plans can be found under planning reference 24/1493/FUL on the Dumfries and Galloway Council Planning Website.

Approximate size of the traditional building: 42.06m x 6.68m and 10.82m x 5.08m

The farm steading currently includes other modern farm buildings, but these will be dismantled and removed by the current owner.

Lot 3: New Cottage

New Cottage is situated centrally and benefits from a new car parking area, enclosed rear garden and three bedrooms. The property is currently used as secondary accommodation so not subject to any lease. It would make an excellent full time home or holiday let. There are three double bedrooms and the kitchen has access to the garden.

The garden lies to the rear and side with paved patio area. The large and private lawned garden could be utilised to extend the cottage, subject to the necessary consents. The woodland to the south of the cottage is home to an array of wildlife, flora and fauna.

Entrance Porch. Hall. Kitchen. Living Room. Bedroom 1. Bedroom 2. Bedroom 3. Bathroom. Rear Porch.

Lot 4: Development Plot in 1.62 acres

Change of use and alterations to agricultural building to form dwellinghouse (class 9) and installation of sewerage treatment plant. Planning for a four bedroomed residential dwelling, approx.. size 9m x 23m. Architects drawings can be found on Dumfries & Galloway Council website: 24/0570/FUL



Lot 5: 2.09 acre site with former agricultural shed with development potential.

Lot 6: 9.10 acre paddock with 'Secret Studio' holiday lodge

The Secret Studio is a unique, luxury architect designed off-grid bothy situated on the banks of the pond. It offers a privacy and luxury to its guests. The Secret Studio operates on solar powered electricity and gas powered hot water system. With nearby woodland walks through Senwick Wood and a short drive to the shores of Senwick Beach and White Beach, the idyllic site benefits from a whole host of wildlife including red squirrels, red kites, and a variety of flora and fauna. There is an additional room which could be utilised as a further bedroom. The wood burning stove and vast natural light make it an envious rural escape.

Planning Permission has been granted for two further holiday lodges within Lot 6, which benefits from its own separate access track. These sites have been prepared.

Lot 7: Paddocks totalling 25.10 Acres with Permitted Development for Agricultural Shed

The two grazing paddocks which have been assigned Grade 5(1) and 5(2) by the James Hutton Institute and are accessed off the farm track. It benefits from requiring no prior approval under Permitted Development Rights for the erection of a new agricultural shed. This permission was granted under reference 19/1890/DPA in December 2019. Base for the agricultural shed has been prepared and completed.

Lot 8: 15.91 Acre Paddock with Permission for Erection of a new Agricultural Shed

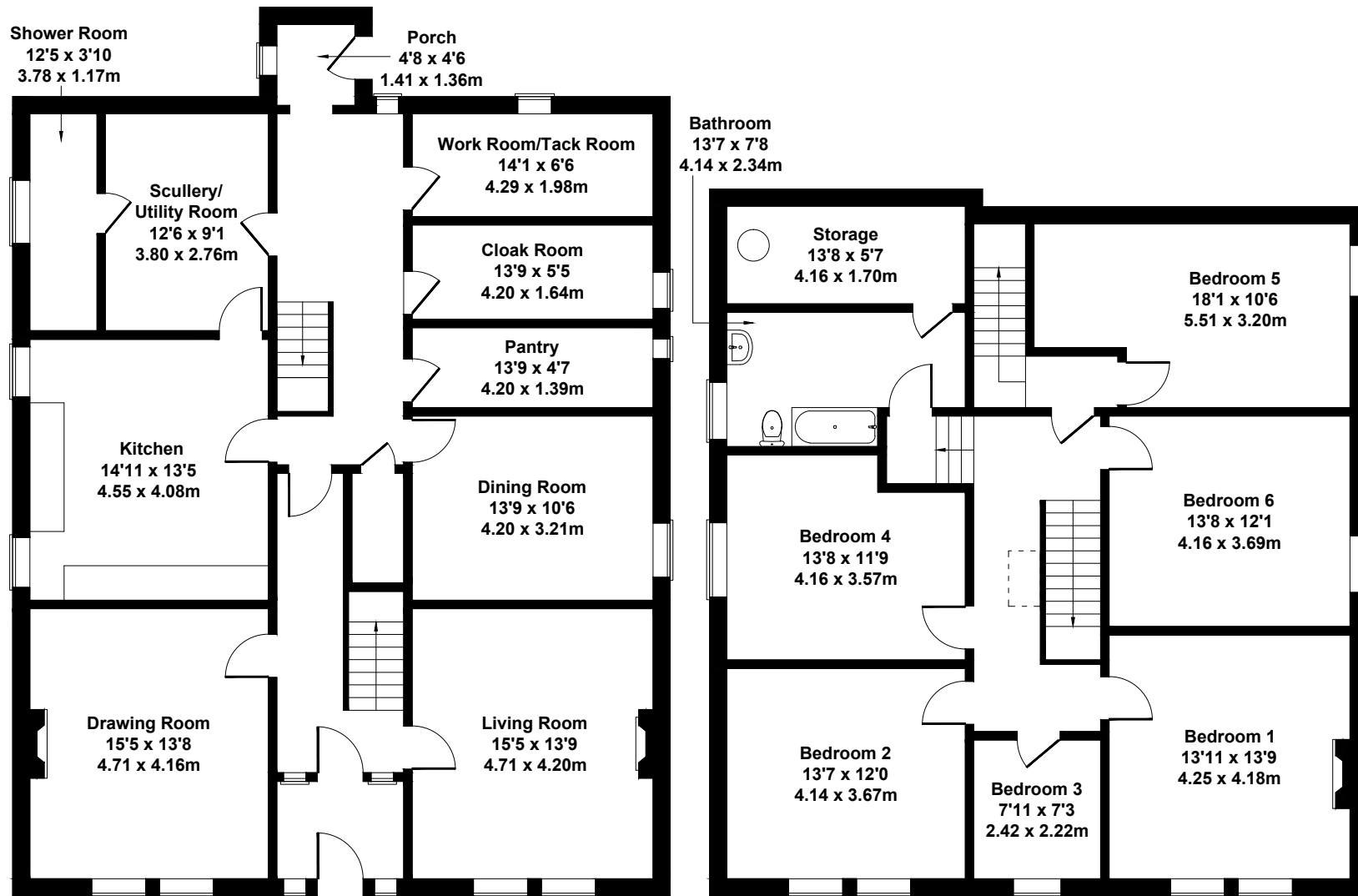
The paddock is situated to the south west of the farmhouse and steading, sharing a boundary on the north with the farm road, and a boundary to the west with the public road with access from each. In October 2022 under planning reference 22/1828/DPA, no prior approval was required under Permitted Development Rights to erect an agricultural building. The paddock has been assigned Grade 5(1) by the James Hutton Institute for its Land Capability for Agriculture.

METHOD OF SALE

Upper Senwick Smallholding is offered for sale as a whole or in 8 lots. Interested parties are encouraged to make the selling agents aware of which lots, if multiple, they are interested in.

Upper Senwick Farmhouse

Approximate Gross Internal Area
2939 sq ft - 273 sq m

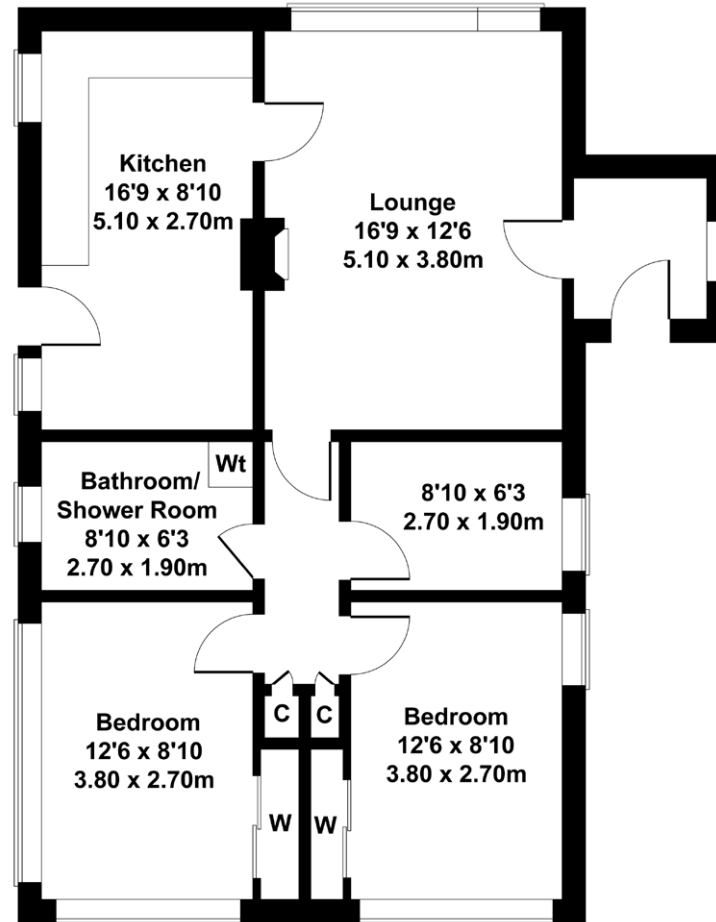


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Upper Senwick Cottage

Approximate Gross Internal Area
829 sq ft - 77 sq m



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Produced by Potterplans Ltd. 2025

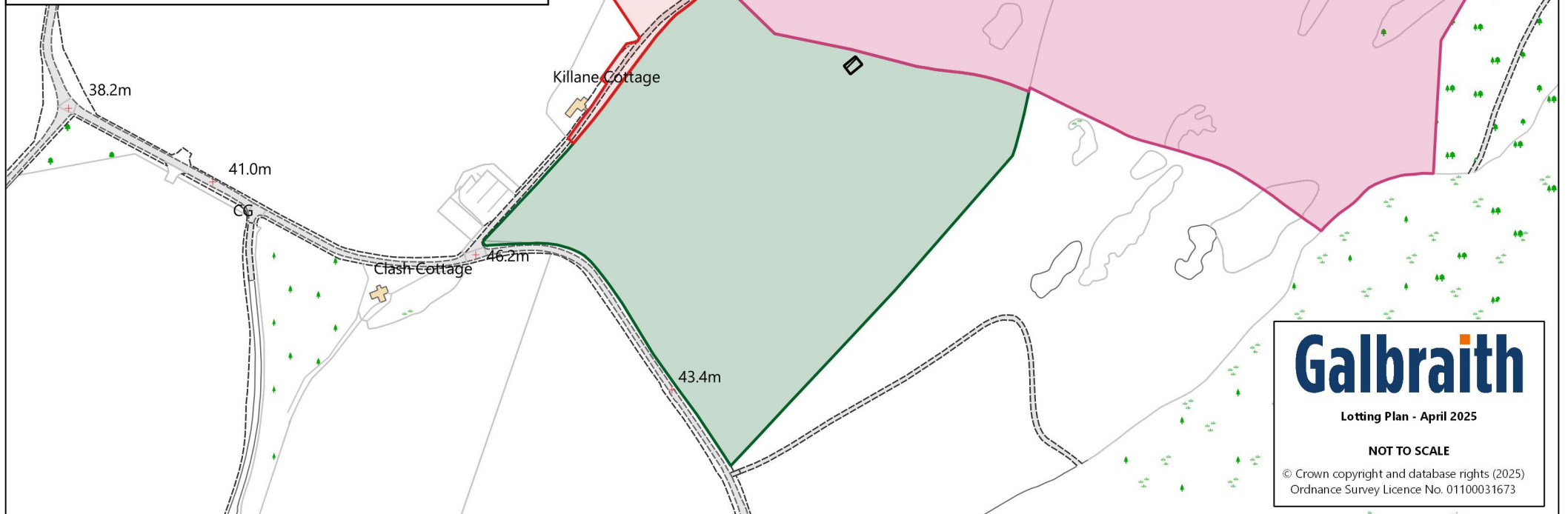
IMPORTANT NOTES

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. Photographs taken in March 2023.

Legend

- Lot 1 - Farmhouse & 6.94 acres
- Lot 2 - 3 x Development Plots in Steading (0.82 acres)
- Lot 3 - Cottage (0.79 acres)
- Lot 4 - Development Plot in 1.62 acres
- Lot 5 - 2.09 acres with possible development
- Lot 6 - 9.10 acre field with The Secret Studio plus planning for 2 additional pods
- Lot 7 - 25.10 acre field with shed plot
- Lot 8 - 15.91 acre field with shed plot
- 2 x Agricultural Shed Sites (to be developed)
- Track

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



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Lotting Plan - April 2025

NOT TO SCALE

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PLANNING APPLICATIONS

Upper Senwick Smallholding benefits from having multiple active planning permissions which a purchaser could choose to take forward. A summary of them are as follows:

Lot	Planning Description	Planning Reference Number
Lot 2	Alteration and change of use of steading building to form 3 dwelling houses and installation of shared septic tank and soakaway.	24/1493/FUL
Lot 4	CHANGE OF USE AND ALTERATIONS TO AGRICULTURAL BUILDING TO FORM DWELLINGHOUSE (CLASS 9) AND INSTALLATION OF SEWAGE TREATMENT PLANT	24/0570/FUL
Lot 6	CHANGE OF USE OF AGRICULTURAL LAND FOR SITING OF 2 CONTAINERS FOR USE AS HOLIDAY ACCOMMODATION, INSTALLATION OF WASTE WATER TREATMENT PLANT AND ASSOCIATED LANDSCAPING	23/0084/FUL
Lot 7	Erection of an agricultural building.	19/1890/DPA Prior approval not required under Permitted Development Rights dated December 2019.
Lot 8	Erection of an agricultural building.	22/1828/DPA Prior approval not required under Permitted Development Rights dated October 2022.

Please visit the Dumfries and Galloway Council's Planning website for further details, including plans and conditions, on each application.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Upper Senwick Farmhouse	Mains	Septic Tank	Mains	Oil fired central heating	Band F	E44
New Cottage	Mains	Septic Tank	Mains	Rointe electric heating system	Band C	G11

IACS

The farmland is registered for IACS purposes and the farm code is 82/513/0037.

NITRATE VULNERABLE ZONE (NVZ)

The land at Upper Senwick Smallholding is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2023

BPS Entitlements are available to purchase by separate negotiation.

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-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area and is classed as Severely Disadvantaged. Payments for LFASS are claimed.

LOCAL AUTHORITY

Dumfries and Galloway Council
Carruthers House
English Street
Dumfries
DG1 2DD
www.dumgal.gov.uk

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Dumfries
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 items are included in the sale unless mentioned in the sales particulars

DIRECTIONS

Heading east from Borgue on the B727 for 1.2 miles, take a right onto the C52S From B727 Near Clauchendolly to March of South Park Farm. Carry on heading south for 1 mile then take a left after the gas works onto the private farm drive at the south steading range. Turn off the A75 signposted Borgue, follow the signs into Borgue village heading toward Kirkcudbright. Take the first right turn signposted for Brighthouse Bay/ Ross Bay, continue before taking the first left, signposted 'Ross Bay', take the first left after the gas works onto the private drive at the south steading range.

POST CODE

DG6 4TR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///broached.disengage.boldest

SOLICITORS

A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG

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

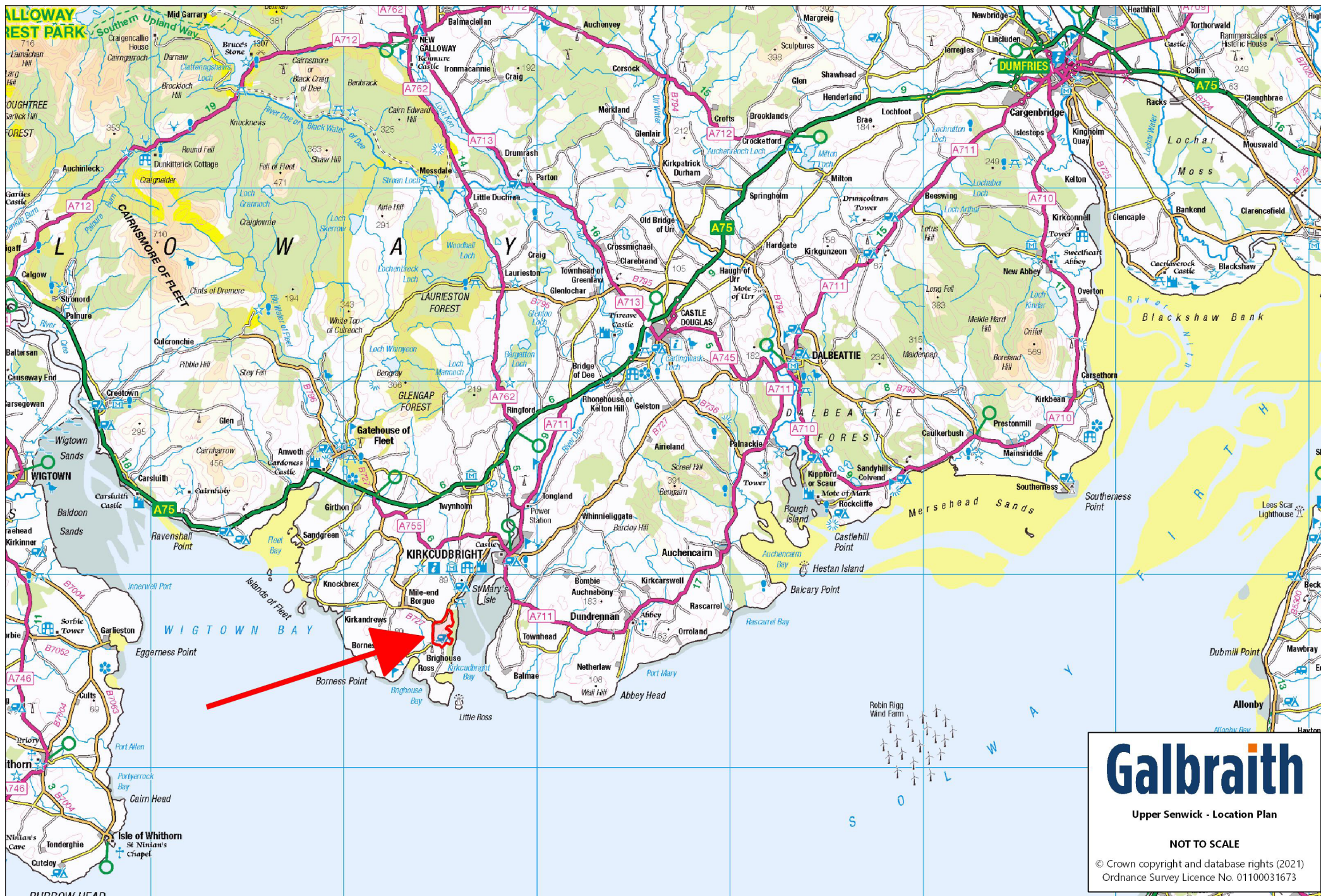
Failure to provide required identification may result in an offer not being considered.

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.

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Upper Senwick - Location Plan

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