

# AIRYHEMMING FARM

GLENLUCE • WIGTOWNSHIRE



savills









# AIRYHEMMING FARM

GLENLUCE • WIGTOWNSHIRE • DG8 0NP

Glenluce 3 miles, Stranraer 10 miles, Newton Stewart 19 miles  
(all distances approximate)

## Highly productive dairy farm with views across the Luce Valley

Traditional farmhouse (3 reception rooms, 5 bedrooms)

Dairy House (2 reception rooms, 3 bedrooms)

Pigman's House (1 reception room, 3 bedrooms)

Fullwood 15:30 swingover milking parlour and associated dairy buildings

199 acres ploughable pasture/silage

218 acres permanent pasture

11 acres woodland

**ABOUT 459 ACRES IN TOTAL**

**FOR SALE AS A WHOLE**



**Savills Dumfries**

28 Castle Street, Dumfries, DG1 1DG

01387 263066

Email: [dumfries@savills.com](mailto:dumfries@savills.com)

## SITUATION

Airyhemming Farm is situated close to the Solway Firth, about 2 miles inland from Luce Bay on the southwest coast of Scotland, an area renowned for having a mild climate and one of the earliest growing seasons in the country. This greatly supports the extensive dairy and livestock farming enterprises which are so well suited to the region.

The farm boundary extends 1.3 miles from the medium filum (middle line) of the Water of Luce in the east, to the western boundary of the farm, and has outstanding views over the Luce valley. The Main Water of Luce itself rises on hill ground approximately 7 miles to the northwest, flowing through the small but picturesque conservation village of New Luce (5 miles north and situated on the Southern Upland Way) where it converges with the Cross Water of Luce and thereafter flows south towards Luce Bay via Glenluce. The river is renowned for excellent salmon and sea trout fishing, subject to permits. Just beyond the eastern bank of the river (near to the farm) sits Glenluce Abbey, a Cistercian abbey of national importance, founded in the 12th century by Roland, Lord of Galloway. The building is managed by Historic Scotland and is a popular tourist attraction, with a largely preserved chapter house and on-site museum explaining more about monastic life in the Luce valley.

Glenluce (meaning “valley of light”) is a village close to the A75 where the Rhins of Galloway and Machars of Galloway peninsulas meet, and is easily identified by the eight-arched railway viaduct standing to the western boundary of the village. There are various local amenities available including doctor’s surgery, village shop, primary school, café, public house, church (and adjacent hall), village hall, park (including skate park), all set against the beautiful backdrop of “The Glen” – an area of amenity woodland (in community ownership) through which the Lady Burn meanders.

Stranraer is the main town in west Galloway and provides a range of business services, supermarkets, shops, local community hospital, marina, leisure facilities, secondary schooling and a railway station providing services north to

Ayr and Glasgow. Ferry services to Northern Ireland (Larne and Belfast) operate from Cairnryan, only 6 miles north of Stranraer. In addition to the train and ferry links at Stranraer and Cairnryan, the nearest international airports are at Prestwick (about 65 miles) and Glasgow (about 95 miles). Prestwick has regular flights to an increasing number of international destinations. The A75 and A77 trunk roads are accessible from Glenluce and provide easy access to livestock markets at Newton Stewart (19 miles), Castle Douglas (49 miles), Ayr (56 miles) and Carlisle (102 miles).

The area is also a natural base from which to explore the Galloway Forest Park which covers a vast and sparsely populated landscape stretching to the northeast and is one of only four national parks in the western world to have official Dark Sky status.

## DESCRIPTION

Airyhemming Farm is a substantial grassland unit in the attractive and picturesque Luce Valley. The farm has been developed and operated as a dairy since 2002, now offering cubicle accommodation for approximately 330 head, and a Fullwood 15:30 swingover milking parlour with automatic dipping and flushing (ADF) and auto-ID in-parlour feeding systems. The farm currently runs 300 milking cows which are zero grazed (fed daily with freshly cut grass), supplying milk to Lactalis creamery in Stranraer.

The farmhouse and Dairy House have undergone extensive refurbishment since being purchased by the present owners, with both being let out for self catering holiday use. An 80kW biomass boiler was installed at Airyhemming Farm in 2015 which attracts a Renewable Heat Incentive payment. The holding extends in total to approximately 459.685 acres (186.10 hectares) and is equipped with an extensive range of modern buildings and a dilapidated steading, part of which benefits from full planning permission to create a six bedroom dwelling (ref. 17/1720/FUL).









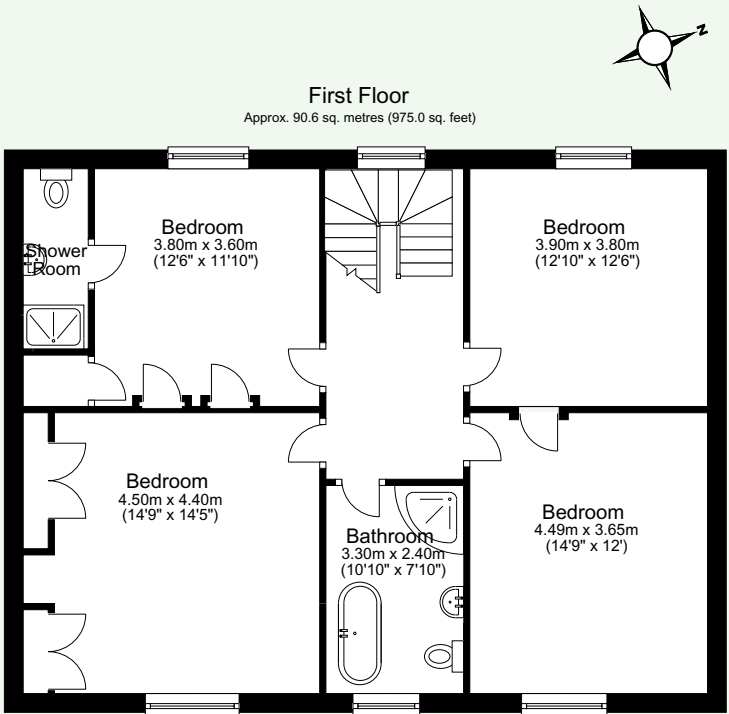
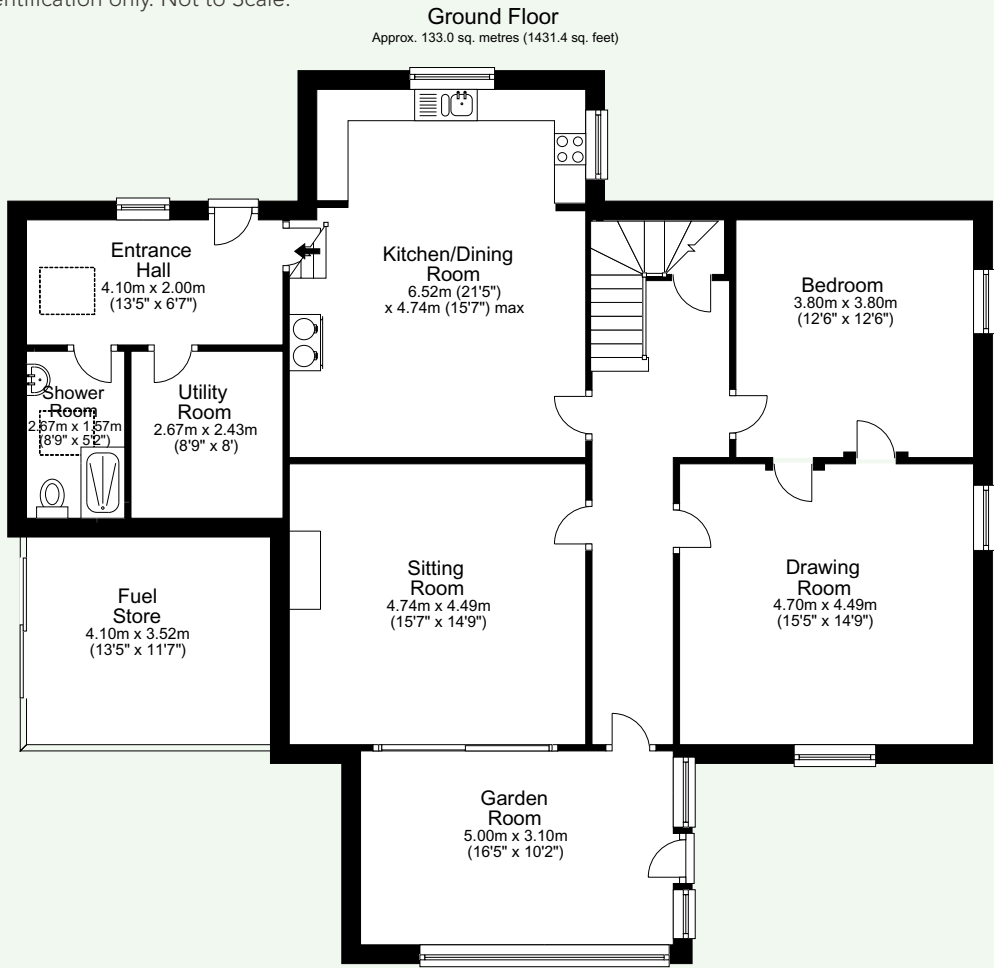


FARMHOUSE

Airyhemming Farmhouse is a detached traditional farmhouse of stone construction located to the south of the farmyard and cottages. The property has been extensively renovated, benefitting from full double glazing and biomass central heating (which is shared with the Dairy House). There is an oil fired AGA in the kitchen and a Clearview multi-fuel stove in the living room. It is presently let for self catering holidays. Presented over two floors there are five bedrooms, three reception rooms and three bathrooms (one en suite) which is represented on the accompanying floorplans. Externally there is an attractive enclosed south facing garden laid to lawn with mature trees and shrubs which also benefits from a barbeque hut which is perfect for summer dining.

Airyhemming Farmhouse

Gross internal area (approx.):  
223.6 sq. metres (2406.4 sq. feet)  
For identification only. Not to Scale.





### DAIRY HOUSE

Situated west of the farmhouse, Airyhemming Dairy House is a traditional stone built cottage with pitched slate roof. The cottage has also undergone an extensive renovation and benefits from full double glazing and biomass central heating. There are various integrated appliances in the kitchen and a multi-fuel stove in the living room. It is presently let for self catering holidays. The accommodation is over one floor and extends to three bedrooms, two reception rooms, kitchen and two bathrooms (one en suite) as shown on the accompanying floorplans. There is also a games room which is accessed externally allowing it to also be used by occupants of the farmhouse. Outside there is a large gravelled parking area and front garden.

### PIGMAN'S COTTAGE

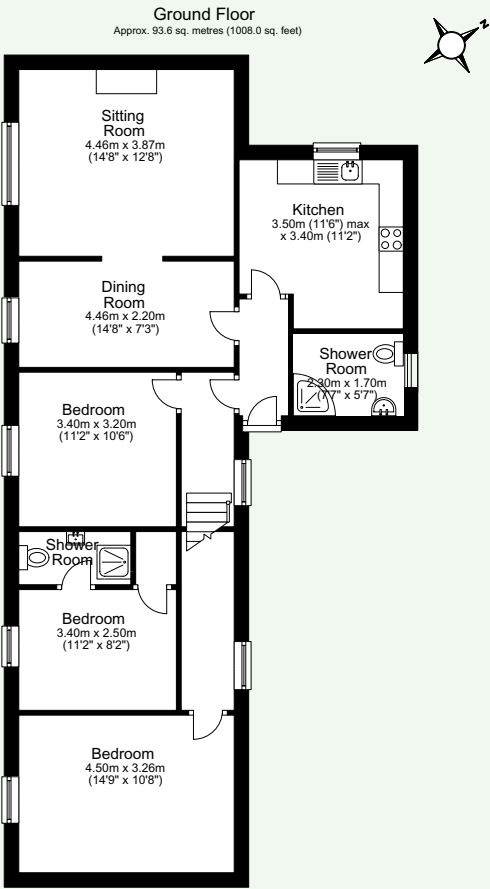
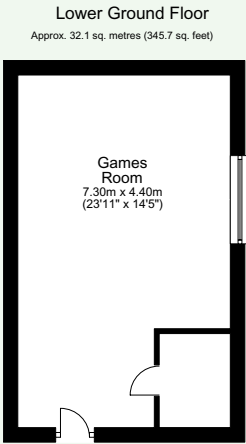
Pigman's Cottage is a traditional brick built cottage situated close to the farm steading. The cottage benefits from full double glazing and an oil fired central heating system. The single storey accommodation extends to three bedrooms, one bathroom, one reception room and kitchen. The cottage is currently let out on an Assured Tenancy for a rent of £364 per month. Adjacent to the cottage is a static caravan which is also let (to a family member of the Pigman's Cottage tenant) for £400 per month.





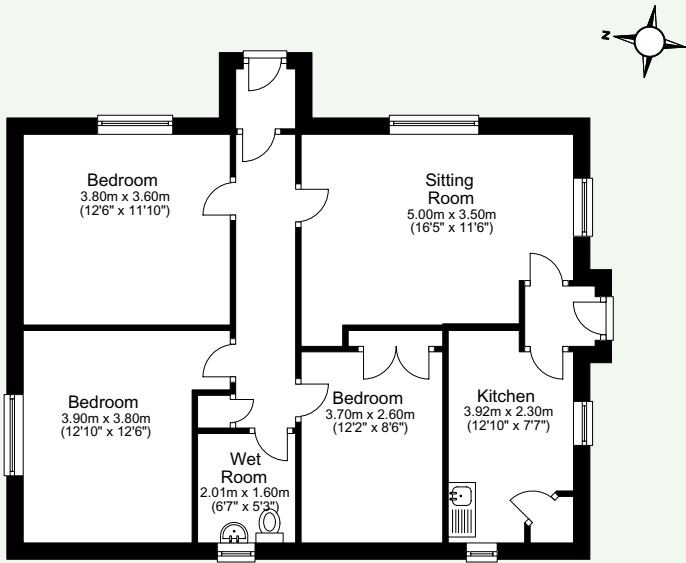
Dairy House

Gross internal area (approx.):  
125.8 sq. metres (1353.7 sq. feet)  
For identification only. Not to Scale.



Pigman's Cottage

Gross internal area (approx.):  
79.7 sq. metres (858.3 sq. feet)  
For identification only. Not to Scale.





### Farm Buildings

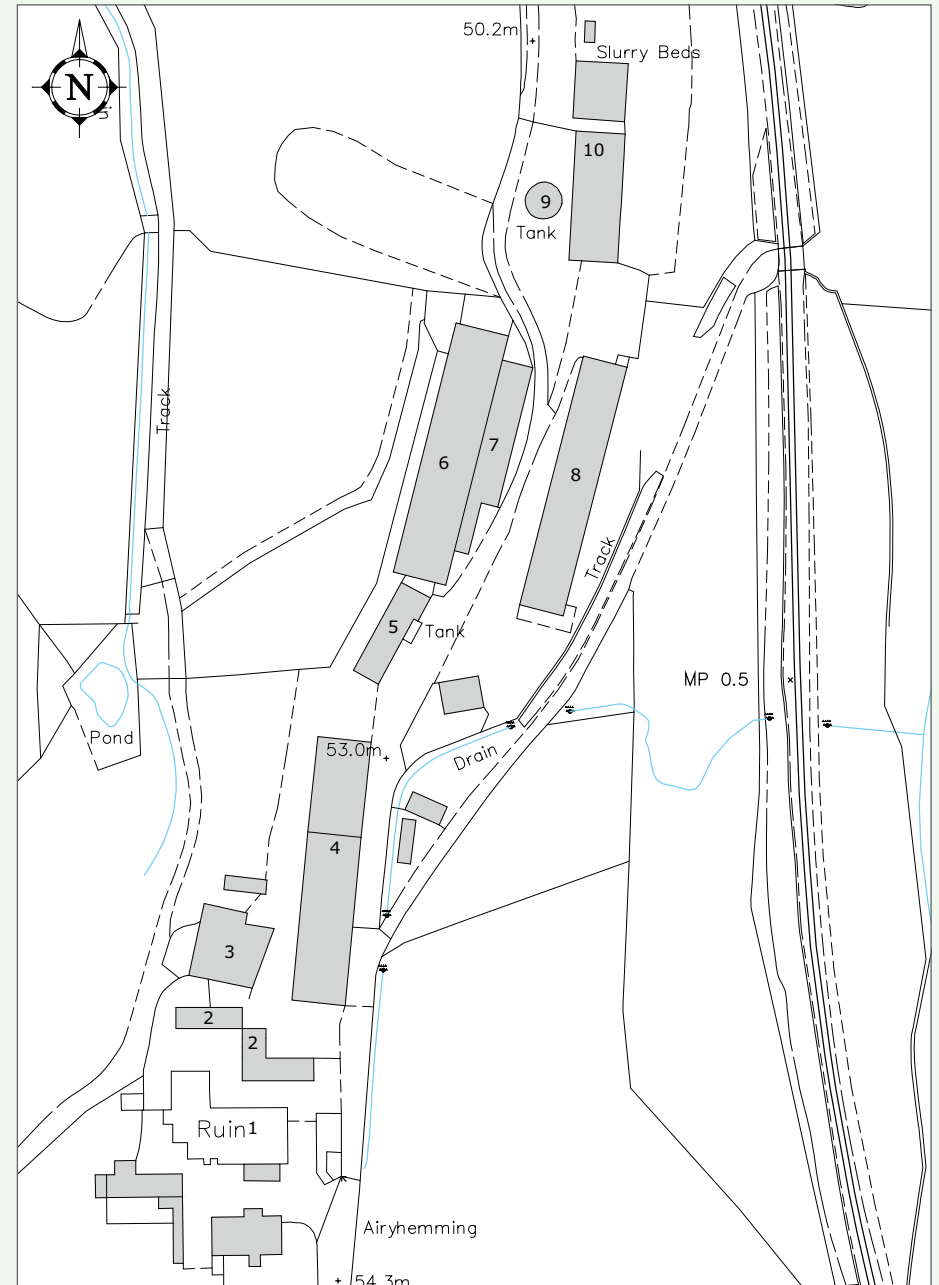
The farm steading is located to the north of the farmhouse and is accessed directly off the main farm road. The approximate dimensions and construction are as follows:

- 1. Former traditional range** Stone or brick built in L shaped cluster, partly without roof and partly with collapsing roof. Benefits from planning consent for a 6 bedroom dwelling.
- 2. Former traditional range** Stone or brick built steading with slate or asbestos roof.
- 3. Dutch barn (approximately 290m<sup>2</sup>)** Side by side steel frame with corrugated iron cladding and timber lean-to extension. In need of repair.
- 4. Cubicle shed (approximately 11.9m x 66.9m)** Steel portal frame construction with aluminium profile cladding and concrete floor. Cantilever feed passage with barriers and troughs. Automatic scrapers to slatted tank.
- 5. Former feed store (approximately 175m<sup>2</sup>)** Steel frame construction with curved corrugated asbestos roof and cladding. Providing storage with five disused internal feed bins and dry woodchip store on end.
- 6. Cubicle shed and dairy complex (approximately 60.5m x 11.75m)** Steel portal frame construction with concrete block walls. Cantilever feed passage with barriers and troughs. 180 cubicles with automatic scrapers to slurry reception pit.
- 7. Dairy (approximately 7.75m x 48m)** Milking parlour with Fullwood 15:30 swingover milking parlour with ADF and Auto-ID feed systems. Bulk tank room, office and collecting yard. Cattle race with hydraulic cattle crush.
- 8. Calf shed (approximately 11.0m x 63.0m)** Brick built slatted former pig shed with asbestos roof, now providing loose housing for calves.
- 9. Slurry store** Circular steel slurry store.
- 10. Slurry pit** Open slurry pit.

To the north of the steading is a large area of hardstanding for storage of silage bales. We understand there is underground pipework for a slurry sprinkling system, however this has not been used in recent years and its condition cannot be warranted. It is anticipated that the system would require a slurry separator to be effective.

### Farm Services

The farm buildings benefit from a three phase electricity supply and mains water supply. Harvested rain water provides parlour washings. The mains water supply extends to the bottom half of the farmland, supplemented by a private dam which can if required provide additional water to field troughs.









## Airyhemming Farmland

The farmland at Airyhemming extends to 459.85 acres (186.10 hectares) in total and is contained within a ring fence intersected only by the Stranraer to Barrhill railway line. Access to the farm is taken via an adopted highway which passes beneath a low railway bridge and extends to the farm steading and thereafter is a private road. The fields are accessed from a good network of internal stone roads.

The land towards the eastern side of the holding is predominantly Class 3(1) and 3(2) with the land towards the western end being predominantly Class 5. It rises from 20m above sea level by the Water of Luce to approximately 132m above sea level at the highest point on the western boundary of the farm. The farm is all fenced for livestock with post and wire fencing and stone dykes.

The farmland parcels are identified on the map with enclosure numbers detailed in the area schedule.

## GENERAL REMARKS AND INFORMATION

### Agents note

An area of Japanese Knotweed was recently identified to the south of Dairy House, in a rough area outwith the boundary of the garden.

### Clawback

Please note that there is a clawback secured against the property (in favour of the previous owner), to the extent that if planning permission is granted over the property for a non farm scale renewable energy scheme, the purchasers will be liable to pay the previous owner a sum equal to 50% of the increase in value of the farm by virtue of such planning permission. The clawback period has 20 years to run.

### Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

## Services, Council Tax and Energy Performance Certificates

Property	Services	Council Tax Band	EPC Rating
Airyhemming Farmhouse	Mains water, electricity, septic tank drainage, biomass heating system.	Rateable Value – £3500	F
Airyhemming Dairy House	Mains water, electricity, septic tank drainage, biomass heating system.	Rateable Value – £2100 per annum	D
Pigman's Cottage	Mains water, electricity, septic tank drainage, oil fired heating system.	B	D
Caravan	Mains Water, Electricity and Electric Heating.	A	N/A

### Directions

From the A75 at Glenluce exit for the village and take the first left hand turning passing below the viaduct. Continue for approximately 1.4 miles taking the first left hand turn just after Glenluce Abbey. Continue on this road for approximately 0.4 miles then take a sharp right turn (signposted High Boreland and Airyhemming), passing beneath the low railway bridge and continue for approximately 1 mile to Airyhemming Farm. The postcode is DG8 0NP.

### Entry and Possession

Entry by arrangement.

### Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

### Solicitors

Frazer Coogans, 163 Main Street, Prestwick, KA9 1LB.  
Tel: 01292 478487

### Fixtures and Fittings

All fitted carpets and curtains/blinds in the farmhouse and cottages (insofar as they belong to the owner) are included in the sale. Furniture in the farmhouse and Dairy House can be purchased by separate negotiation. The two hot tubs are specifically excluded from the sale.

### Basic Payment Scheme (BPS)

The BPS Entitlements are included in the sale. Copies of the SAF form for 2019 are available for inspection from the selling agents. For the avoidance of doubt, the 2019 payment will be retained by the seller.

### Less Favoured Area Status Scheme (LFASS)

The farm sits within the Less Favoured Area but is not claimed.

### Renewable Heat Incentive (RHI)

Airyhemming Farmhouse and Dairy House are serviced by an 80kW biomass boiler which was accredited by Ofgem in 2015. The RHI contract is in place until 2033, presently attracting a rate of 8.34p/kW hour.

### Sporting Rights

The sporting rights are in hand. Deer stalking is let annually on an informal basis. The farm also benefits from brown trout fishing rights on the River Luce.

### Mineral and Timber Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

### Ingoing Valuation

The purchaser of the property, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of



the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry 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 Savills 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 5% over Bank of Scotland borrowing rate.

## STIPULATIONS

### Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

### Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Overseas Purchasers

Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

## Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

## Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.
2. It should be noted that there is a right of access through the farm steading in favour of Craig Farm and Cottage with maintenance according to a "user" basis.
3. There are a number of electricity poles which cross the farm for which wayleave payments are received annually. It should be noted that there is a right of access for maintenance, renewal or alteration of said powerlines subject to the payment of any surface damage caused.
4. It should be noted that Airyhemming Cottages (on the side of the road as you approach the farm) retain a right to access land to connect to the existing mains water, sewerage and electricity. There is also the right for access to inspect, maintain or renew these services subject to making good and surface damage thereby caused. It should also be noted that the cottages have right of

access over the farm road whereby the responsibility for maintenance is according to a user basis.

5. It should be noted that there is a right of way in favour of the Forestry Commissioners and their successors over the farm road and that the owners of Airyhemming shall maintain the road at their sole expense (however a maintenance contribution will be made in proportion to the use made thereof for forestry purposes).
6. It should be noted that the farm road is adopted by Dumfries & Galloway Council up to the cubicle shed marked 4 on the sales plan. Hereafter the farm road is private.
7. It should be noted that there is a railway bridge with a height of 12 feet 6 inches on the access road.

## Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

## IMPORTANT NOTICE

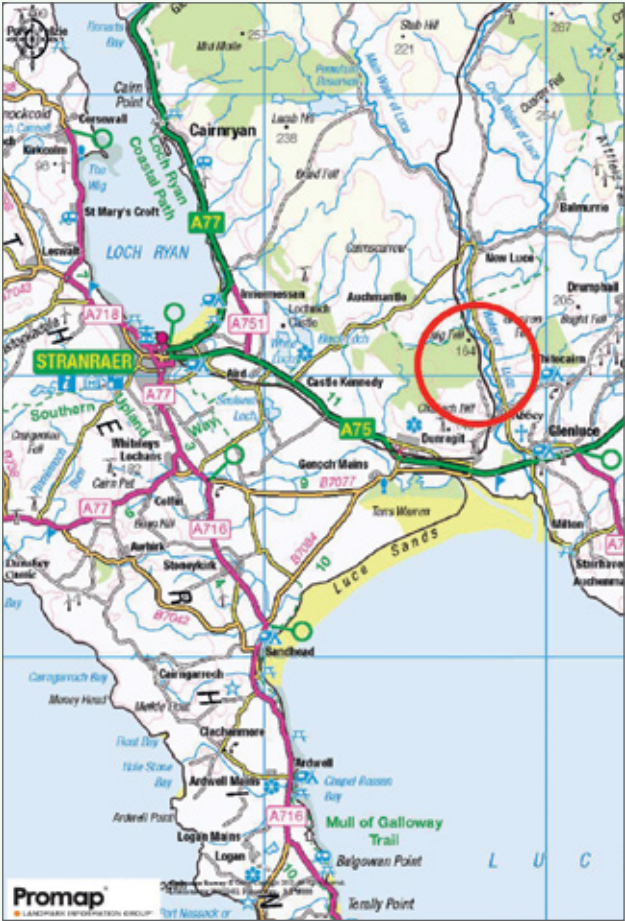
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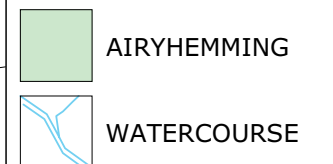
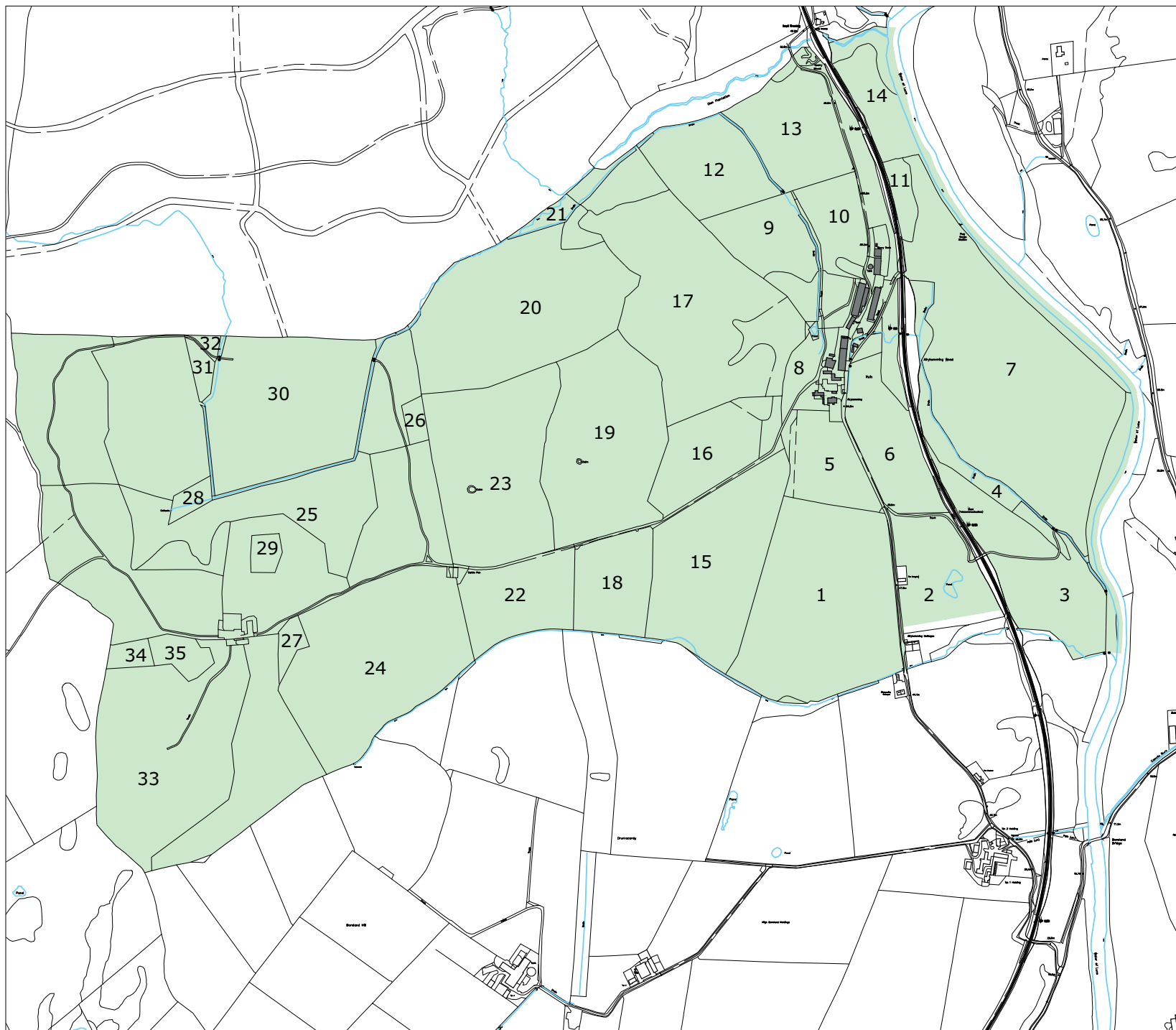


Area Schedule

Field Number	Region	Ploughable Pasture		Permanent Pasture		Rough Grazing		Woodland		Other		Total	
		Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
1	1	9.92	24.51									9.92	24.51
2	1	3.20	7.90							0.14	0.35	3.34	8.25
3	1	5.20	12.85							0.11	0.27	5.31	13.12
4	N/A							1.93	4.77			1.93	4.77
5	1	2.30	5.68							0.25	0.62	2.55	6.30
6	1	3.19	7.88									3.19	7.88
7	1	14.62	36.13									14.62	36.13
8	2					0.40	0.99			0.40	0.99	0.80	1.98
9	1			2.88	7.12					0.04	0.10	2.92	7.22
10	1			2.40	5.93					0.09	0.22	2.49	6.15
11	N/A					0.21	0.52			0.42	1.04	0.63	1.56
12	1	3.36	8.30							0.03	0.07	3.39	8.38
13	1/2	4.44	10.97							0.78	1.93	5.22	12.90
14	1	2.3	5.68							0.07	0.17	2.37	5.86
15	1	6.97	17.22							0.02	0.05	6.99	17.27
16	1	3.38	8.35							0.04	0.10	3.42	8.45
17	1	11.29	27.90							0.60	1.48	11.89	29.38
18	1	2.78	6.87									2.78	6.87
19	1	7.67	18.95							0.06	0.15	7.73	19.10
20	1			9.64	23.82					0.16	0.40	9.80	24.22
21	N/A							0.39	0.96			0.39	0.96
22	1			3.17	7.83					0.13	0.32	3.30	8.15
23	1			7.69	19.00					0.02	0.05	7.71	19.05
24	1			9.37	23.15							9.37	23.15
25	1			31.07	76.77					0.53	1.31	31.60	78.08
26	N/A							0.33	0.82			0.33	0.82
27	N/A							0.41	1.01			0.41	1.01
28	N/A							0.39	0.96			0.39	0.96
29	N/A									0.41	1.01	0.41	1.01
30	2			7.97	19.69							7.97	19.69
31	N/A							0.38	0.94			0.38	0.94
32	1			0.16	0.40					0.02	0.05	0.18	0.44
33	1			13.78	34.05					0.09	0.22	13.87	34.27
34	1			0.41	1.01							0.41	1.01
35	N/A							0.73	1.80			0.73	1.80
Other										7.36	18.19	7.36	18.19
TOTAL		80.62	199.20	88.54	218.78	0.61	1.51	4.56	11.27	11.77	29.08	186.10	459.85







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