

# LAND AT KNOCK & MAIZE

PORTPATRICK • STRANRAER



savills

# LAND AT KNOCK & MAIZE

PORTPATRICK  
STRANRAER • DG9 8TP

Stranraer 6 miles, Newton Stewart 30 miles  
Ayr 56 miles (all distances approximate)

Productive block of  
farmland on the  
Rhins Peninsula

About 148 acres (60 hectares)  
of silage and pasture land

FOR SALE AS A WHOLE OR IN TWO LOTS



**Savills Dumfries**

28 Castle Street, Dumfries, DG1 1DG

01387 263066

Email: dumfries@savills.com

## LOCATION & DESCRIPTION

The Land at Knock and Maize is located in one of the most southerly parts of Scotland on the Rhins of Galloway peninsula. The area is renowned for having a mild climate and one of the earliest growing seasons in the country. This part of southwest Scotland is well known for dairy and livestock farming, magnificent countryside and dramatic coastline. The land is located 4 miles north of the attractive coastal village of Portpatrick, with the town of Stranraer being situated only 6 miles to the northeast. The area is well served by numerous grain merchants, agricultural suppliers and contractors.

Extending to about 148.43 acres (60.07 hectares) in total, Knock and Maize forms a contiguous parcel and is readily accessed off the public road intersecting the property. It includes 102.65 acres (41.54 hectares) of mowable pasture and 42.6 acres (17.24 hectares) of grazing and rough pasture. The land lies between 140m and 164m above sea level and is classified by the James Hutton Institute for Soil Research as predominantly Classes 5 and 6. In recent years the land has been utilised for silage production as part of a larger farming operation. There is a useful concrete framed general purpose shed (approximately 500m<sup>2</sup> internally) located towards the western portion of Lot 1.

The land is being offered for sale in two lots, summarised as follows:

- Lot 1 – 118.85 acres in total comprising 87.08 acres (35.24 hectares) of mowable pasture and 31.15 acres (12.61 hectares) of grazing pasture. General purpose shed.
- Lot 2 – 29.57 acres in total comprising 15.57 acres (6.30 hectares) of mowable pasture and 11.44 acres (4.63 hectares) of grazing pasture

## GENERAL REMARKS AND INFORMATION

### Viewing

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



### Directions

From Stranraer head west on the A718 for approximately 0.5 miles then turn left onto an unnamed road immediately before Stranraer Golf Club. Follow this road to the end and turn left at the T junction. Follow this road for approximately 0.5 miles taking the next left turn. In approximately 2 miles you will reach Land at Knock and Maize. The postcode is DG9 8TP.

### Entry

Early entry is available.

### 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.

### 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.

### Basic Payment Scheme

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.

### Mineral Rights

Insofar as they are owned the mineral rights are included in the sale. We understand that a small portion in field 1 are excepted from the title.

### Services

The shed benefits from a mains water supply and mains electricity. The mains supply is shared with neighbouring properties with a pump house location in field 4. Sub-meters are installed so that payment for water charges can be recharged appropriately. Maintenance and repair is shared. For further details on shared services and maintenance prospective purchasers should request copies of the title deeds from the selling agents.

### Servitude Rights, Burdens, Wayleaves and Statutory Public and other Access Rights

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. There are a number of burdens contained within the title which provide third party rights of access over private roadways as well as rights to use, share, maintain and install services (present and future). Prospective purchasers should contact the selling agents for a copy of the title deeds to familiarise themselves with the same.

The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others. The Southern Upland Way passes through the property.

The seller is retaining ownership of the three wind turbines located on Lot 1, together with all necessary access and service

rights across the subjects of sale for future maintenance, repair, replacement and renewal of the turbines.

### Solicitors

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

### 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.

#### Financial Reference

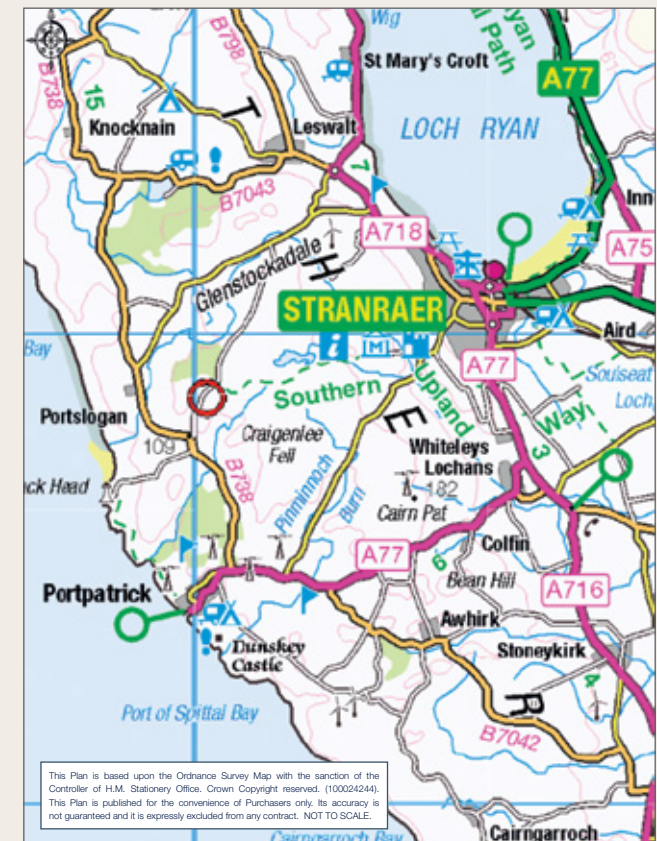
Any offer by a purchaser(s) which is subject to a loan agreement must be accompanied by supporting documents to the satisfaction of the seller. Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

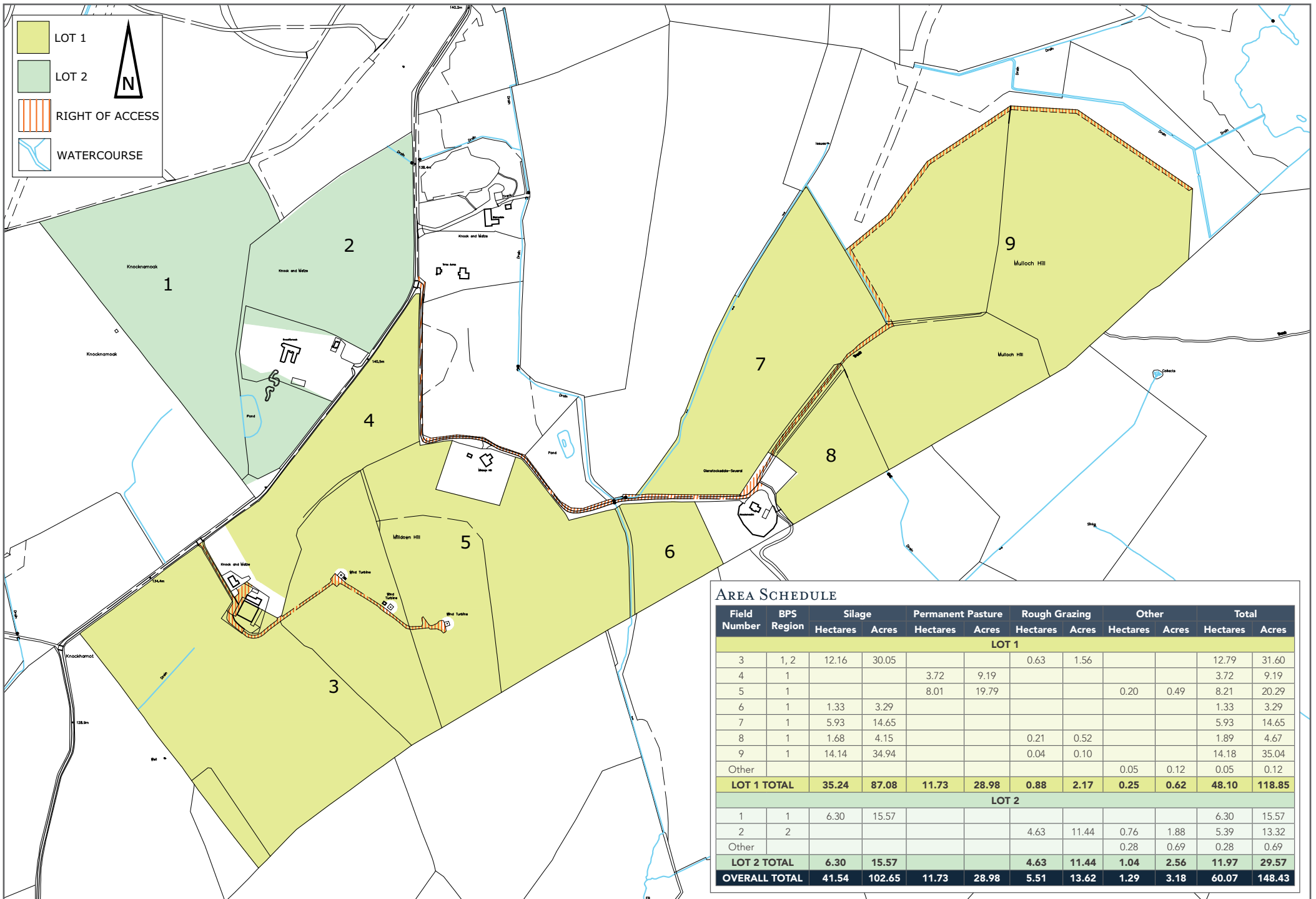
#### Generally

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

### Important Notice

Savills and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/06/14 JST





**AREA SCHEDULE**

Field Number	BPS Region	Silage		Permanent Pasture		Rough Grazing		Other		Total	
		Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
<b>LOT 1</b>											
3	1, 2	12.16	30.05			0.63	1.56			12.79	31.60
4	1			3.72	9.19					3.72	9.19
5	1			8.01	19.79			0.20	0.49	8.21	20.29
6	1	1.33	3.29							1.33	3.29
7	1	5.93	14.65							5.93	14.65
8	1	1.68	4.15			0.21	0.52			1.89	4.67
9	1	14.14	34.94			0.04	0.10			14.18	35.04
Other								0.05	0.12	0.05	0.12
<b>LOT 1 TOTAL</b>		<b>35.24</b>	<b>87.08</b>	<b>11.73</b>	<b>28.98</b>	<b>0.88</b>	<b>2.17</b>	<b>0.25</b>	<b>0.62</b>	<b>48.10</b>	<b>118.85</b>
<b>LOT 2</b>											
1	1	6.30	15.57							6.30	15.57
2	2					4.63	11.44	0.76	1.88	5.39	13.32
Other								0.28	0.69	0.28	0.69
<b>LOT 2 TOTAL</b>		<b>6.30</b>	<b>15.57</b>			<b>4.63</b>	<b>11.44</b>	<b>1.04</b>	<b>2.56</b>	<b>11.97</b>	<b>29.57</b>
<b>OVERALL TOTAL</b>		<b>41.54</b>	<b>102.65</b>	<b>11.73</b>	<b>28.98</b>	<b>5.51</b>	<b>13.62</b>	<b>1.29</b>	<b>3.18</b>	<b>60.07</b>	<b>148.43</b>