



**SMALLHOLDING WITH BEAUTIFULLY REFURBISHED FARMHOUSE
AND TWO DEVELOPMENT PLOTS IN A SCENIC COASTAL LOCATION**

CHANGUE FARMHOUSE, PORT WILLIAM, NEWTON STEWART, DG8 9QU

savills





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Refurbished period farmhouse (five bedrooms)

Traditional building with planning consent for residential dwelling

Modern farm buildings

Derelict bungalow overlooking Luce Bay with planning consent for residential dwelling

About 42 acres in total

For sale as a whole or in 2 lots

Port William 4 miles, Newton Stewart 20 miles, Stranraer 20 miles

Situation

Changue is situated within the Machars peninsula in Dumfries and Galloway, about 4 miles north of Port William, on the southwest coast of Scotland. The holding lies in a genuinely rural area of Scotland renowned for its picturesque countryside and dramatic coastline. The farm benefits from wonderful views across the Irish Sea to the Isle of Man, often visible on clear days.

The nearby village of Port William provides many local amenities including a village shop with Post Office, primary school, church, village hall, playpark, tennis court and bowling green. Wigtown, approximately 13 miles east, offers further local amenities and is famed for its National Book Town status, playing host to a popular festival every September. Both Stranraer and Newton Stewart are approximately 20 miles from Changue and provide secondary schooling along with a good range of services including supermarkets and shops. The harbour town of Stranraer is an excellent base from which to explore the coast while the traditional market town of Newton Stewart is perfectly situated for the nearby Galloway Forest Park which covers a vast and sparsely populated landscape stretching to the north and east and is one of only four national parks in the western world to have official Dark Sky status.

The rolling landscape, woodland and unspoilt coastline provide many opportunities for outdoor pursuits. Country sports in the area include fishing for trout and salmon on a host of rivers along the Galloway coast, shooting on many local estates and for keen riders there are several equestrian centres nearby.

The quiet country roads are popular with walkers and cyclists, and there is golf on local courses at Monreith, Wigtown and Newton Stewart. Ideally situated for Changue, the coastline offers excellent sailing and sea fishing, and there are safe anchorages at Port William and the Isle of Whithorn.

Communication links in the area are good with railway stations in Stranraer, Barrhill (29 miles) and Dumfries. The M74, linking the north and south by road, lies about 85 miles to the east. The nearest international airports are at Prestwick (about 74 miles) and Glasgow (about 107 miles). Cairnryan lies about 22 miles to the west and is the main ferry terminal for Northern Ireland with services to both Larne and Belfast.

Description

Changue has a beautifully refurbished traditional Galloway farmhouse with an attractive stone façade and useful range of traditional outbuildings in the same style adjacent. Together with grazing paddocks and a range of modern outbuildings, the smallholding extends in total to approximately 42.64 acres (17.26 hectares) situated on an elevated site overlooking farmland towards Luce Bay. There is a further traditional outbuilding (with coastal views) benefiting from planning consent for conversion to residential use and could be used for family accommodation or a holiday letting enterprise. A derelict Cottage with outstanding sea views benefits from planning consent for a 'Grand Designs' contemporary style property with an opportunity to purchase it as a separate lot with 5.09 acres (2.06 hectares).

Lot 1 - Changue Smallholding

Farmhouse

Changue Farmhouse is a substantial house which has been extensively and sympathetically renovated with a large modern fitted kitchen and dining area, spacious open plan living and dining room, utility room, five bedrooms and five bathrooms (three en suite). The farmhouse was refurbished to a very high standard during 2015 – 17 by the current owners providing a modern family home. To the south of the farmhouse is the low maintenance artificial grass patio which is ideal for summer dining with a strategically placed glass balustrade to ensure shelter whilst maintaining the beautiful views. A raised grass lawn is bordered by trees providing further shelter and amenity. The adjacent traditional buildings are situated to the rear of the property in an L shape formation, offering useful additional storage and a games room. Facing east, the farmhouse has views over farmland, forestry and a pond with the stunning Luce Bay on the southern horizon. All fixtures and furnishings within the farmhouse (including electrical goods) are available to purchase by separate valuation and negotiation.

Farmland and Buildings

The farmland extending to 37.56 acres (15.2 hectares) is a combination of grazing pasture, woodland and rough grazings which extend south on to the foreshore. The pasture land is ideally suited to the grazing of livestock or horses and maintains the overall privacy of the setting. Access to the land and farmhouse is via a private hard-core track which is shared with two other proprietors (with maintenance on a user basis).

To the north of the farmhouse is a further traditional steading range which benefits from detailed planning consent to create a modern two bedroom home - (available to view on Dumfries and Galloway Council's planning portal ref: 17/1921/FUL). Also within Lot 1 are a pair of modern steel portal framed buildings (about 4 years old), providing approximately 930 sq. m of flexible use under cover - (planning ref: 14/P/1/0060).



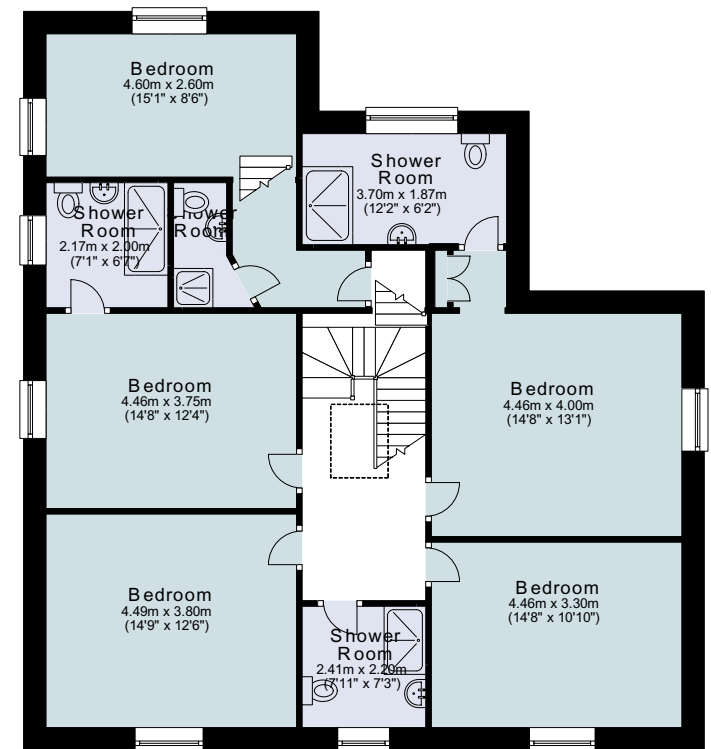
FLOORPLANS

Gross internal area (approx):
287.6 sq. metres (3095.9 sq. feet) Excluding outbuildings

Ground Floor
Approx. 168.2 sq. metres (1810.8 sq. feet)



First Floor
Approx. 119.4 sq. metres (1285.1 sq. feet)





Lot 2 - Changue Bungalow Development Site

The original Changue Bungalow comprises a single storey, detached dwelling with two bedrooms. It sits in an elevated south facing position with panoramic views over Luce Bay (to the south) and the surrounding farmland (to the north, east and west). The bungalow is derelict but does benefit from detailed planning consent (including a Building Warrant) to demolish the property and redevelop the site with a stunning contemporary three bedroom new build property taking advantage of the breath taking views across the Bay to the Isle of Man courtesy of large panoramic windows to the southwest elevation (planning ref: 17/1504/FUL). The land running south from the bungalow to the foreshore is included with this unique development site providing flexibility and protection to the proposed development. The site extends to 5.09 acres (2.06 hectares) in total.

General Remarks and Information

Viewing

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

Directions

From the A75, follow signs for Glenluce and turn onto the A747 signposted for Port William. Changue Farm is approximately 9 miles further, on the left hand side. The postcode is DG8 9QU.

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.

Fixtures and Fittings

All fitted carpets and curtains in the farmhouse are included in the sale. All, or some, of the furniture is available by separate negotiation.

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.

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.

Services, Council Tax and Energy Performance Certificates

Property	Services	Council Tax Band	EPC Rating
Lot 1 - Changue Farmhouse	Private water (presently spring but the seller is proposing to replace this with a shared borehole), private drainage, mains electricity, oil fired central heating.	F	D
Changue Bungalow (Lot 2)	Private water as above. Electricity to site (not presently connected). At present septic tank drainage (not warranted).	N/A	N/A



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

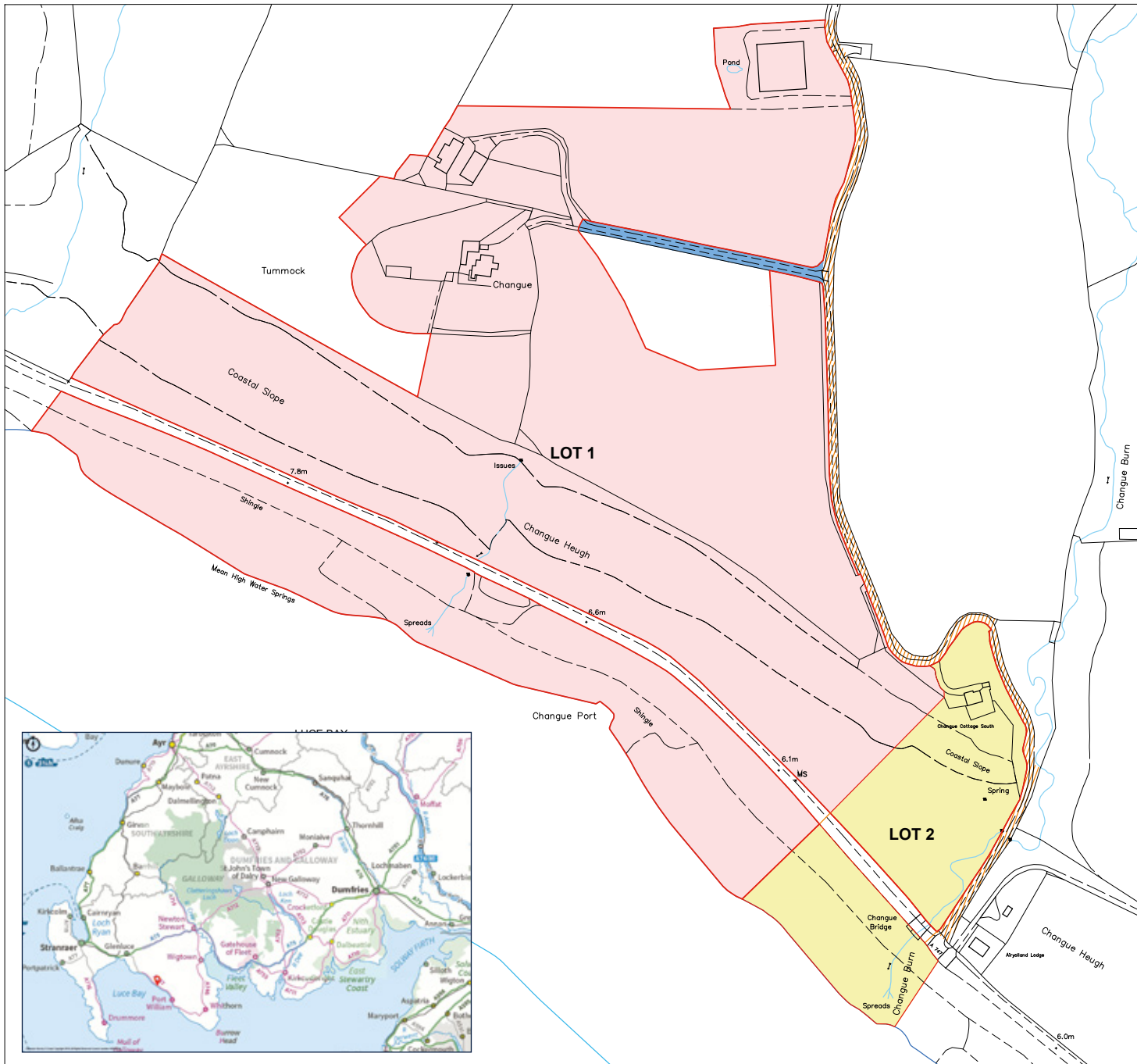
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

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 the access track leading from the public road into Changue is owned by a third party, with the appropriate rights of access available as indicated by the orange hatching on the sale plan. This access is shared with the owners of Changue (land and forestry) and Middle Cottage, whereby the responsibility for maintenance is according to a user basis. The road coloured blue on the sale plan is owned by Changue Farmhouse but subject to a right of access to the new woodland parcel adjacent. Middle Cottage also has a right to the private water supply and any relevant water supply apparatus. There is a joint responsibility for the maintenance of the boundary fences.
3. Within Lot 2, on the shore to the south of the A747 there is a small public carpark.

Apportionments

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



0 20 40 50 60m
SCALE 1:2500

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NOTES

Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Savills prior to the commencement of any fabrication or building works. This drawing is the property of Savills and may not be reproduced without their expressed permission.

REVISIONS

REV	NOTE / DRAWN BY	DATE
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 LOT 1 (15.2ha)	 RIGHT OF ACCESS
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 LOT 2 (2.06ha)	 RIGHT OF ACCESS
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Important Notice Savills, their clients and any joint agents give notice that: 1: Savills, their clients and any joint agents give notice that: 1. 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. 2. 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. 20/01/07 KP.

Savills Dumfries
28 Castle Street
Dumfries DG1 1DG
dumfries@savills.com
01387 263066

savills.co.uk