



Overlaggan Estate

Castle Douglas,
Kirkcudbrightshire

A sporting and agricultural estate with a private and very pretty setting in the hills of Galloway

Castle Douglas 9 miles, Dumfries 23 miles,
Carlisle 57 miles, Glasgow 79 miles,
Edinburgh 94 miles

An exciting driven and walked-up pheasant and partridge shoot with 11 named drives.

11 separate ponds and lochans providing exceptional wild duck and goose flighting and trout fishing.

Productive woodcock and snipe shooting and prolific roe deer stalking.

Fully renovated house of traditional style with 1 reception room and 4 bedrooms.

3-bedroom detached cottage.

Range of traditional outbuildings including garaging, workshops, general storage and beaters' lunch room.

A pair of derelict former farm buildings.

Farmland with 195 acres permanent pasture and 359 acres rough grazing/hill ground.

About 110 acres of mature and young woodland plantations.

An Option Agreement signed with a wind farm developer providing a potential future income stream.

About 675 acres (273 Ha) in total

For sale as a whole





Location

Situated 9 miles northwest of the market town of Castle Douglas, Overlaggan Estate nestles in a wonderfully private setting in a part of the Galloway hills of southwest Scotland known as 'the Glenkens'. Though extremely secluded, the estate is also easily accessible to the M74 (38 miles distant and about 1 hour's drive under normal traffic conditions), which connects Carlisle in the south with Edinburgh and Glasgow in the central belt of Scotland to the north.

The estate is situated to the north of the village of Parton in the valley of the Kirkcudbrightshire River Dee. Parton is the burial place of James Clerk Maxwell, the renowned mathematical physicist who carried out revolutionary work

on electricity and magnetism. The A713 passes through the village and connects Castle Douglas with Ayr, to the northwest. The village of Crossmichael lies 5 miles to the south of the estate and is bisected by the A713. It provides for basic daily requirements including a primary school, church, general store and post office, pub and a marina.

For more extensive shopping and services Castle Douglas is 9 miles distant. The Royal Burgh of Dumfries (23 miles) is an important centre of commerce serving southwest Scotland and has a good range of shops, leisure facilities and professional services available plus a college of higher education and a general hospital. The cities of Glasgow and Edinburgh

are about 79 miles and 94 miles distant respectively and have an extensive range of professional, cultural and educational services.

Trains run regularly from Dumfries to Carlisle and Glasgow, whilst there are services to Edinburgh from Lockerbie (38 miles). Prestwick Airport (51 miles) has frequent flights to London and European destinations, plus there are daily ferry crossings from Cairnryan (55 miles) to Northern Ireland.

Overlaggan is surrounded by some of Dumfries and Galloway's most beautiful scenery and the area is renowned for its mild climate, unspoilt countryside and a diverse range of sporting and recreational pursuits. Galloway is a region of

contrasting landscapes ranging from the high tops of the southern upland hills to the sandy coastline of the Solway Firth.

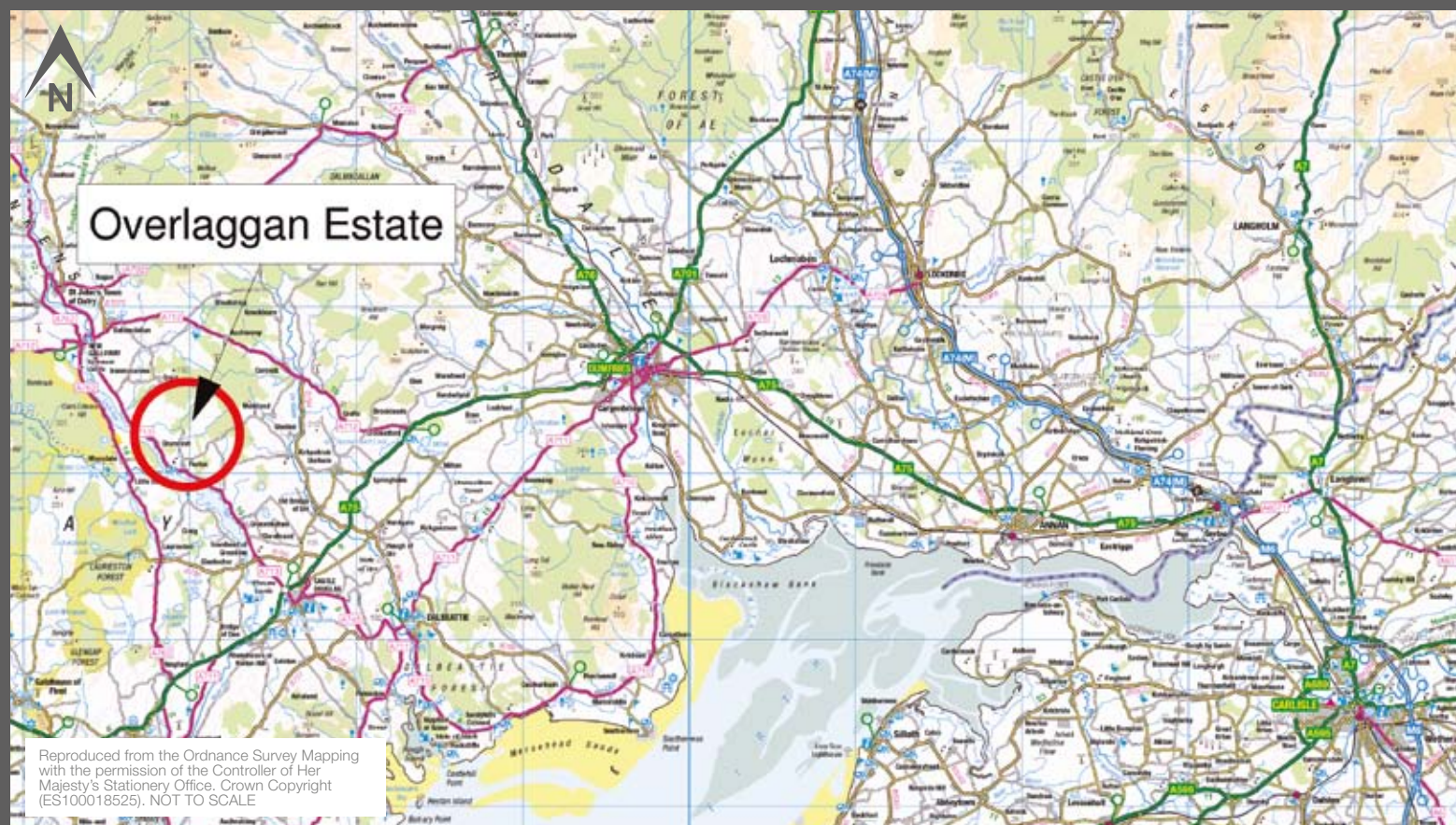
There are nature reserves at Cairnsmore and Wigtown Bay and a network of coastal and inland paths are a haven for walking, cycling, horse riding and bird watching. For walking enthusiasts, the Galloway hills and the Southern Upland Way provide an almost endless range of hill climbs and circuits. The nearby Galloway Forest Park has many miles of tracks providing ideal cycling.

For those keen on sailing or boating, nearby Loch Ken has a water sports centre with extensive facilities as well as trout and pike fishing. Kirkcudbright (18 miles) and Kippford (19 miles) have safe moorings. The rivers in the area, including the Nith, Annan and Urr, provide fishing for salmon and sea-trout.

The estate is situated in the heart of the Dumfriesshire and Stewartry Hunt.

There are over 30 golf courses over the region, including Castle Douglas Golf Club and New Galloway Golf Club (both 9 miles) and the famous Solway links course at Southernness (28 miles). The internationally renowned Turnberry Golf Resort (53 miles) offers one of the finest links golf courses in the world.

The southwest of Scotland has a mild, Gulf Stream climate which promotes the growth of a much wider range of plant species than in other parts of Scotland. Within the region there are some spectacular gardens which are open to the public including Threave Gardens at Castle Douglas and Logan Gardens near Stranraer.





Description

Overlaggan comprises two former farms, Overlaggan and Pattiesthorn, which have been combined by the present owner and developed as a most attractive and peacefully situated sporting and agricultural estate extending to about 675 acres (273 ha) in total. A feature of the estate is the quality of its infrastructure; in particular, the six miles of internal roads and tracks which provide excellent access throughout.

At its core is a superb, fully modernised house, a traditional steading and mature grounds. Supplementing the accommodation in the main house is a detached cottage situated close to the entrance to the estate and currently occupied by the Overlaggan gamekeeper and his wife.

Overlaggan House

The focal point of the estate is Overlaggan House, which is accessed via a hardcore private drive which leads from a walled bell mouth entrance for about 700 metres from the minor public road to the courtyard at the rear of the house.

The house is constructed of stone with a harled and painted finish beneath a pitched slate roof. It has a private, elevated south-westerly facing position with fine views down the Boreland Glen.

A programme of comprehensive internal and external renovation and redecoration has been carried out to provide comfortable, easily maintained and well-finished accommodation suitable for contemporary living.

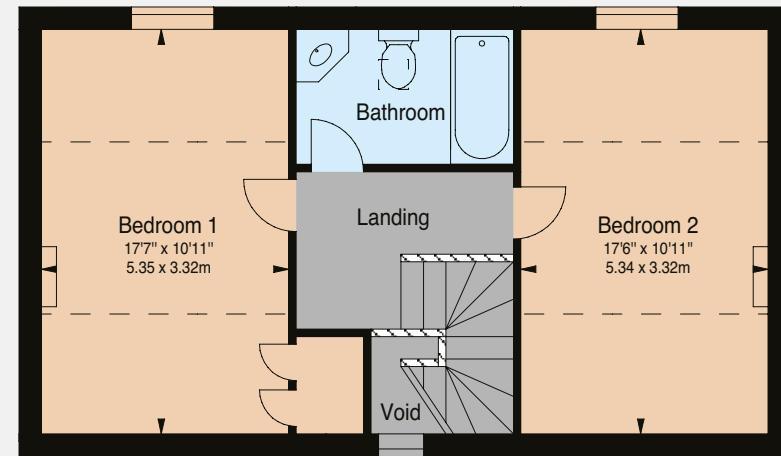
The accommodation is over two storeys and is laid out as shown on the floorplans on the page opposite.

Internal features of the house include timber beams and stone walls, under-floor heating, brass socket fittings, a stove with a stone fireplace and hearth, a Belfast sink and a stone tiled floor. The house is served by UV-filtered private water supply, private drainage and mains electricity. It is heated centrally by gas and is fully double glazed.

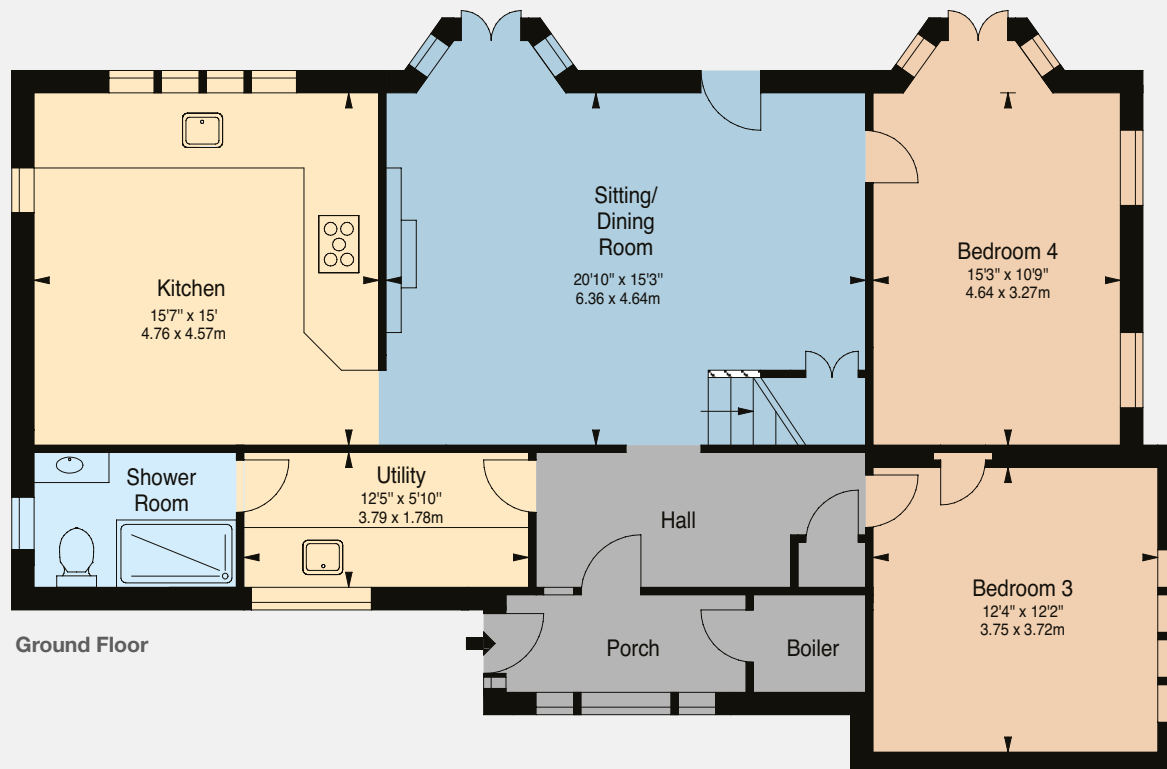


Floorplans

Approximate gross internal area
1789 Sq Ft - 166.20 Sq M
(Including Porch)



First Floor



Ground Floor







Gardens and Grounds

The house is situated within grounds which are mainly laid to lawn, interspersed with some shrubs. They are enclosed by a post and wire fence, and a feature is the lochan situated to the north of the house. There is an area of mature mixed woods within the enclosed grounds and to the south of the house.

Outbuildings

To the rear of the house is a range of outbuildings of partially painted stone and block construction beneath a combination of slate and corrugated roofs. The buildings are laid out in a “U” shape and form a courtyard to the rear of the house, which has a hardcore base and provides ample parking and turning space for vehicles. There is a separate entrance track to the buildings for estate vehicles.

The buildings have been well-maintained and provide extensive machinery and equipment storage and utilitarian space. One of the buildings is used as a lunch room for beaters

on shoot days. Part of this range could be converted as additional accommodation, subject to obtaining the necessary planning consent.

Overlaggan Cottage

Situated on the north side of the drive to Overlaggan about halfway between the public road and the house and buildings, is a detached cottage of traditional construction with accommodation over two storeys.

The cottage has an elevated south-westerly facing position and has a fine outlook over one of the lochs and down the Boreland Glen.

With a private water supply and private drainage to a septic tank, oil-fired central heating with back up from the wood-burning stove, the accommodation over two floors includes 3 reception rooms, kitchen, 3 bedrooms, a bathroom and shower room.

The cottage is occupied by the estate gamekeeper and his wife.

Pattiesthorn Ruins

Situated on either side of the track in the heart of the estate is a pair of ruined former farm buildings.

Sportings

The variety and quality of sport at Overlaggan is one of the estate's key attractions and includes driven and walked-up pheasant and partridge shooting, flighting for wild duck and geese, rough shooting for mixed game including snipe and woodcock, roe deer stalking and trout fishing on several lochs and ponds.

The principal sport at Overlaggan is driven pheasant and partridge shooting. With undulating topography and woodland plantations of mixed age and species strategically planted as game coverts, there are

11 named drives which provide challenging and entertaining sport.

The current owner has released up to 2,000 pheasant and 600 partridge poults each season to provide several days of driven shooting plus additional walked-up and informal days.

The wildfowling at Overlaggan can be spectacular with the lochs and ponds fed to attract mallard, teal and wigeon, as well as less common species such as pintail and gadwall. Greylag geese are also attracted and the combination of wildfowl can provide spectacular sport. There are hides at some of the lochs and ponds.

In addition to Pattiesthorn High and Low lochs, which are both natural, the vendor has created a number of further ponds and lochans. Several of these have been stocked with brown trout providing enjoyable fly fishing and extending the scope of sporting on the estate.





With a large extent of commercial forestry to the north and west of Overlaggan, there is a substantial population of roe deer in the area and this provides consistently good stalking on the estate.

The detailed sporting records for Overlaggan are available on request from the selling agents.

Land

Comprising a well-balanced combination of mature and young woodland, permanent pasture suitable for silage, in-bye pasture and hill grazings, the land at Overlaggan can be analysed as follows:

Description	Acres	Hectares
Permanent pasture	194.94	78.89
Hill/rough grazing	359.44	145.46
Woods	109.80	44.44
Roads, gardens, buildings and miscellaneous land	10.49	4.25
Total	674.67	273.04

The land rises from 90 metres (295 feet) to a high point of 237 metres (778 feet) at the northeast of the estate. The estate includes several hill summits including Pattiesthorn Plantation (212 metres), Benshinnie (known as ‘Spyglass hill’– 224 metres), Glenlaggan Hill (189 metres) and Big Drumshune (175 metres).

The infrastructure at Overlaggan is excellent. Providing vehicular access throughout the estate are circa six miles of hardcore roads and tracks, all of which have been created by the vendor.





The boundary and internal walls, fences and gates are in excellent condition and are a particular feature of the estate. A combination of the lochans and a number of water courses, including Pattiesthorne Burn and Boreland Burn, provide a natural water supply to the majority of the fields.

The permanent pasture is situated at the south western end of the estate. The majority of the fields of better quality pasture are gently sloping,

whilst the hill ground which is more undulating in nature, is in the northern and eastern part of the estate.

Farming

The farmland at Overlaggan has been utilised by a local farmer for the grazing of sheep and cutting of silage under an informal agreement under which the owner of Overlaggan was granted the sporting rights over the grazier's own nearby farm. The balance of the land

quality on the estate, combined with the good infrastructure and overall extent of land, offers the opportunity for the purchaser to run a commercial beef and sheep rearing enterprise.

There is a useful set of outdoor stock handling pens with cattle race and crush, along with an area of hard standing, situated in the centre of the estate.

Woods

The woods on Overlaggan extend to about 110 acres in total laid out amongst a number of plantations of mixed species situated throughout the estate. In addition to some mature woods, a significant programme of planting has been carried out during the vendor's period of ownership. The woods are a combination of conifers and mixed native broadleaf species, which are specifically planted as game coverts but also provide shelter for livestock and considerable visual amenity.

Scattered throughout the hill ground are a number of mature Scots pine trees which are a particularly attractive feature.

Benshinnie Wind Farm

The vendor has signed an Option Agreement in favour of a wind farm development company, Burcote Wind Renewables Ltd, granting them the opportunity to carry out environmental and technical due diligence and community engagement in advance of submitting a planning application to construct 24 turbines of 125 metres (to blade tip) in size at Overlaggan.

Further information on the Option Agreement can be obtained from the selling agents.

**General Information
Solicitors**

Hewats Solicitors
63 King Street
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Kirkcudbrightshire
DG7 1AG
Tel: 01556 502391
Email: ajmalone@hewats.co.uk

Local Authority

Dumfries and Galloway Council
Council Headquarters
Council Offices
English Street
Dumfries
DG1 2DD
Tel: 030 33 33 3000
Email: contact@dumgal.gov.uk





Government Bodies

Forestry Commission Scotland
Silvan House
231 Corstorphine Road
Edinburgh
EH12 7AT
Tel: 0131 334 0303
Email: fcscotland@forestry.gsi.gov.uk

AFRC-RPID
Government Buildings
161 Brooms Road
Dumfries
DG1 3ES
Tel: 01387 274 400
Email: sgrpid.dumfries@scotland.gsi.gov.uk

Farm Code

The AFRC-RPID code for Overlaggan Estate is 512/0048.

Entry

Entry is available by arrangement with the seller.

Council Tax/Energy Performance Certificate (EPC)

Name of Property	Council Tax Band	EPC Rating
Overlaggan House	D	F
Overlaggan Cottage	F	E

Listings and Environmental Stipulations

There are no Environmental Designations on the estate.

There are no buildings or structures on the estate that are listed by Historic Scotland.

Services

Name of Property	Heating	Water	Drainage
Overlaggan House	Gas	Private (UV filtration)	Private
Overlaggan Cottage	Oil	Private	Private

Rights of Way and Access

There are no rights of vehicular access in favour of any third party over any part of Overlaggan.

Whilst there are no recognised pedestrian rights of way, prospective purchasers should be aware that, as a result of freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Moveables

The fitted carpets and curtains in Overlaggan House and Cottage are included in the sale. Selected items of furniture and household contents may be available for sale by separate negotiation and at a separate and additional price.

An inventory of the moveable items available for purchase is available on request from the selling agents.

Employees

Whilst there are no employees on the estate, it should be noted that the tenants of Overlaggan Cottage occupy it in return for providing gamekeeping, gardening and groundskeeping services. They are also granted use of part of the outbuildings as a workshop. This arrangement has worked very successfully for over 10 years and the Overlaggan tenants/ gamekeeper and his wife are prepared to continue in this role under a new owner. They are highly regarded by the vendor and have been instrumental in developing Overlaggan as a sporting estate of high quality.

Ingoing Valuation

In addition to the purchase price, the buyer will be required to pay an additional sum at the Date of Entry for:

1. Farm and estate machinery and equipment.
2. The pheasants and partridges.
3. All diesel, oil and other fuels.

An inventory of estate machinery and equipment currently on the estate is available on request from the selling agents.

Wind Farm Clawback Condition

Interested parties should note that the legal Disposition for the farm will include a clause whereby in the event that any wind turbines or a wind farm are constructed on Overlaggan within 50 years of the date of entry, the seller and his successors will receive either a percentage of the net income payable for the duration of the approved development or a single payment equivalent to an agreed percentage of the uplift in value of the farm arising as a result of the wind turbines constructed on the farm and the income stream generated by them. In order to secure the clawback payment, the purchaser

will be obliged to grant a first ranking standard security to the seller.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or alternative form of reference from a bank which gives the seller satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Health and Safety

Given the hazards of a working estate we ask you to be as vigilant as possible when making your inspections, and take access at your own risk.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds 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.



Special Conditions of Sale

1. The purchaser of the estate shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten per cent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously, the seller reserves the right to resile without further

notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above the Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date

of entry, payment of the balance of the purchase price on the due date being of the essence of the contract, the seller shall be entitled to resile from the contract. The seller, in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore, he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account

for any loss and expense occasioned to him by the purchaser's failure and in the event of the loss and expenses being less than the amount of the said deposit the seller shall account to the purchaser for any balance thereof remaining in his hand.

2 The estate will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.

3 The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.

Directions

From Dumfries, travel west for about 16 miles on the A75 toward Castle Douglas and Stranraer. At Castle Douglas, take the A713 north signposted for Ayr. Continue on this road for about 6 miles, travelling through Crossmichael. Immediately before the row of terrace houses at Parton turn right onto the minor public road. Travel up the minor road for about 1.7 miles, where the entrance to Overlaggan is on the right.

For those with satellite navigation, the postcode for Overlaggan House is DG7 3NL.

Viewing

Strictly by appointment with the selling agents, Strutt & Parker (tel 0131 226 2500).



Overlaggan Estate



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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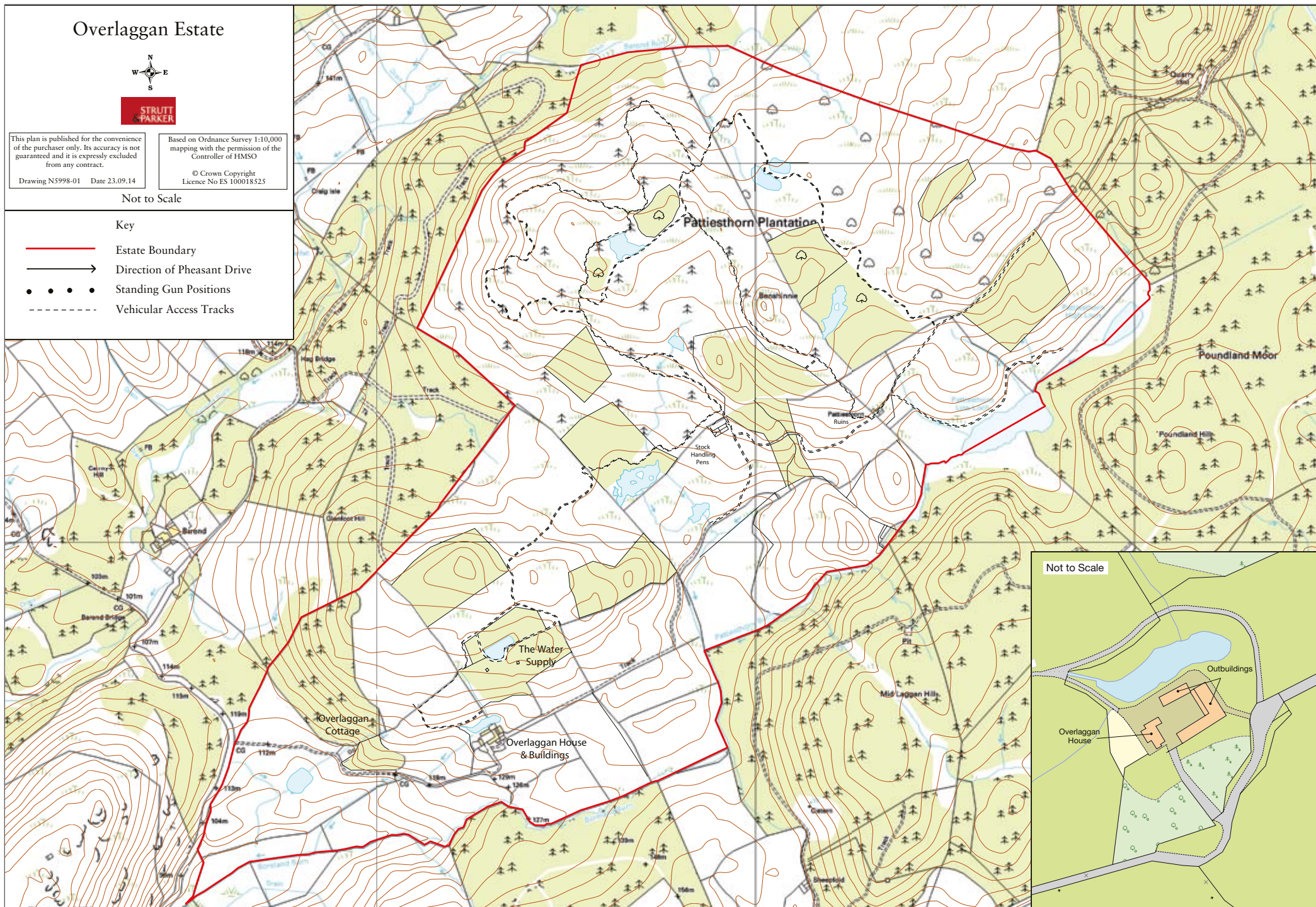
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Not to Scale

Key

- Estate Boundary
- Direction of Pheasant Drive
- Standing Gun Positions
- Vehicular Access Tracks





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