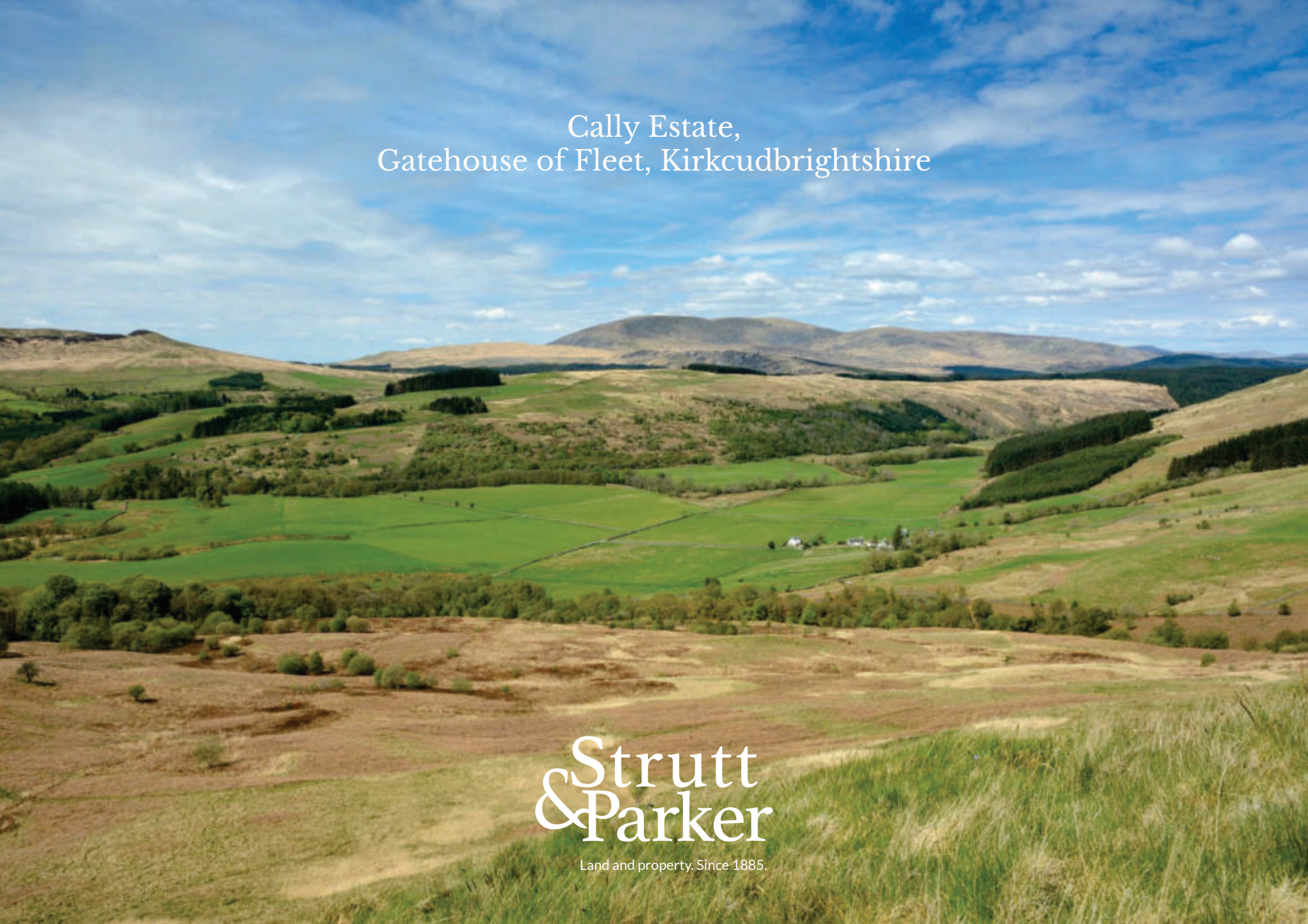
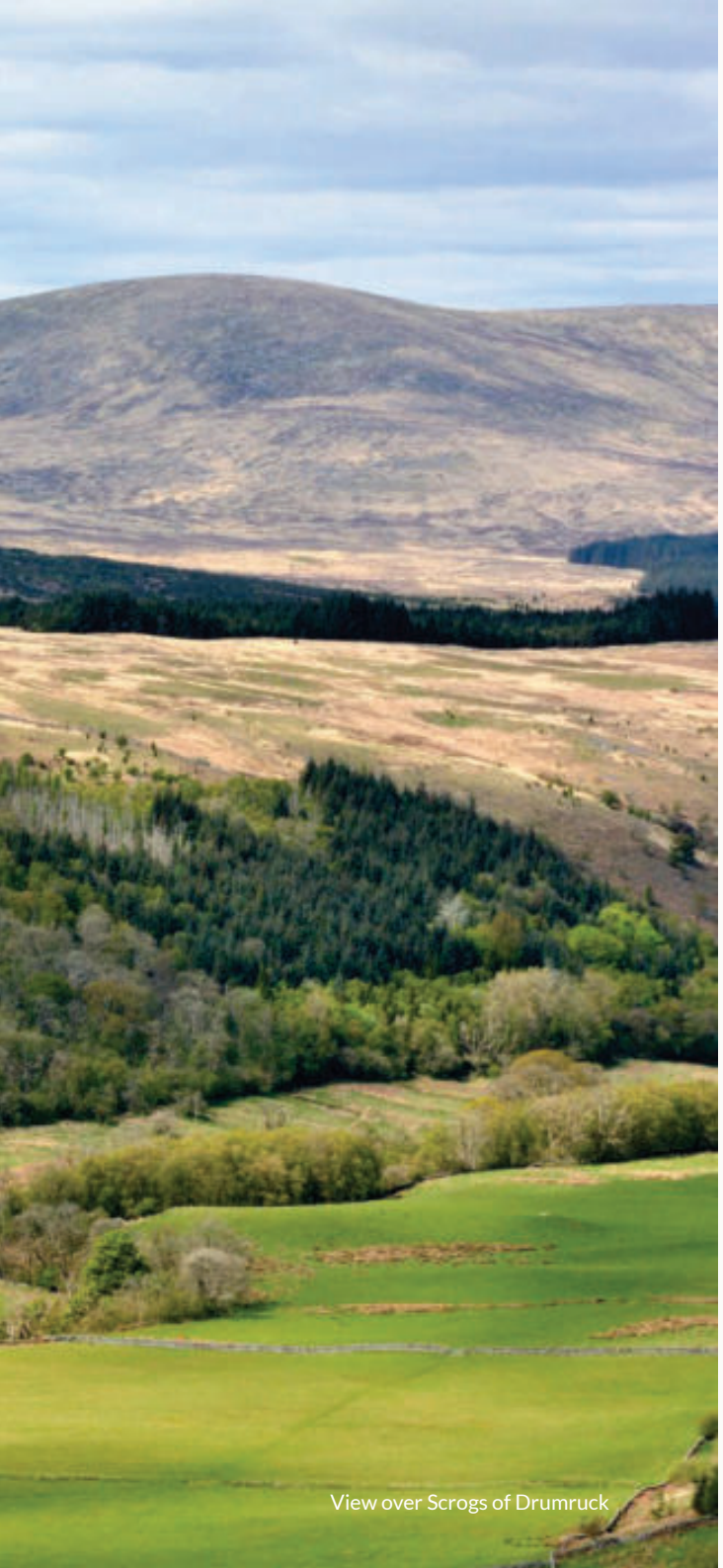


Cally Estate,
Gatehouse of Fleet, Kirkcudbrightshire

Strutt & Parker

Land and property. Since 1885.





View over Scrogs of Drumruck

A traditionally agricultural estate in one of the most picturesque valleys in the Scottish Southern Uplands offering potential for the redevelopment of some spectacularly situated residential properties together with a variety of future land uses

Gatehouse-of-Fleet 3 miles, Castle Douglas 14 miles, Newton Stewart 18 miles,
Dumfries 35 miles, Carlisle 69 miles, Glasgow 92 miles, Edinburgh 113 miles
(All distances are approximate)

For sale as a whole or in the following five lots:

Lot 1 – Murrayton Farm – Offers over £1,300,000
Comprising Murrayton Farmhouse, Cruffolk Cottage, Murrayton Farm steading, 4 miles of right bank salmon fishing rights on the Water of Fleet, a telecoms mast site and land extending to approximately 825 acres.

Lot 2 – Culreoch Farm – Offers over £1,350,000
A livestock farm extending to approximately 992 acres including a substantial 6-bedroom farmhouse and a traditional farm steading.

Lot 3 – Lagg Farm – Offers over £900,000
An attractive small farm comprising a one-and-a-half-storey 3-bedroom farmhouse and traditional farm steading with land extending to approximately 373 acres.

Lot 4 – Castramont Hill – Offers over £475,000
A large block of hill ground extending to approximately 583 acres with potential for a variety of uses including livestock grazing, native woodland and ecological restoration, as well as traditional sporting opportunities.

Lot 5 – Land at Low Barlay – Offers over £475,000
A block of productive pasture, mixed woodland and attractive areas of wetland together riparian fishing rights on the Water of Fleet extending to about 261 acres

About 3,034 acres (1,228 ha) in total

As a whole: Offers over £4,500,000

Click to play video



View from the estate over Water of Fleet

Introduction

The introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.

Situation

With the Water of Fleet forming its western boundary, Cally Estate lies on the western side of a valley which is amongst the lesser-known natural historical delights of the Scottish Southern Uplands.

Draining the eastern slopes of the imposing 2,366-foot peak of Cairnsmore of Fleet, the Big Water of Fleet is formed from the confluence of several hill burns at the heart of the Galloway Hills. On leaving its extensively afforested headwaters, the river follows a southerly course through a beautiful landscape characterised by open hill ground of heather and mixed grasses with extensive areas of native deciduous woodland interspersed with stands of coniferous woodland planted for both agricultural and sporting purposes.

Joined by its principal tributary, the Little Water of Fleet beside the ancient oak wood of Castramon (a Scottish Wildlife Trust nature reserve), the Water of Fleet continues its largely woodland-clad course through an agricultural landscape of improving quality to the village of Gatehouse-of-Fleet where it meets its tidal waters. From here it passes an 18th Century harbour (Port Macadam) and then drains into the Irish Sea via Fleet and Wigtown Bays.

Bounded to the west by the Irish Sea, to the south by the Solway Firth and to the east by the valley of the River Nith (Nithsdale), the Galloway Hills form an extensive area of uplands which is dominated by a variety of mountain peaks of which the 2,766-foot Merrick Hill is the highest.

Of lesser renown than the globally famous Highlands of Scotland, the Southern Uplands in general and Galloway Hills in particular, mirror many of the landscape features of its more famous Highland cousin in terms of rugged mountain peaks, pristine glacial lochs and ecologically important and sensitive habitats.

Whilst commercial afforestation and, in more recent time, wind power generation have become increasingly prominent features of the Galloway uplands in recent decades, a particular feature of the Fleet valley in which Cally Estate is situated is that it retains its landscape of woodland, pasture and hill ground without domination by commercial forestry or wind farms. This gives it a particular bucolic charm as a landscape which is only enhanced by the presence of one of Scotland's prettiest villages – Gatehouse-of-Fleet at its foot and one of its most interesting coastlines lying just beyond.

Developing to the point of being a thriving industrial hub in the 18th Century which earned it the moniker of 'the Glasgow of the South', Gatehouse featured cotton mills, shipbuilding, a brewery and its own port. The sponsor of much of this industrial development was the entrepreneur, James Murray, who built his home at Cally House just to the south of the village. In 1795, Murray successfully petitioned King George III to grant Gatehouse Burgh of Barony status which attracted further investment in its industrial growth.



Cally Estate, Gatehouse of Fleet, Kirkcudbrightshire

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Not to Scale. Drawing No. U13073-14 | Date 20.05.26

Strutt & Parker

With the industries around which it grew having long since departed, Gatehouse today is a popular tourist destination and thriving local hub with a permanent population of around 1,000 people.

Local facilities include a small supermarket, three hotels and a well-regarded pub restaurant, the Ship Inn.

The larger regional centres of commerce in the district are at Castle Douglas to the east and Newton Stewart to the west – both of which are traditional market towns of considerable vibrance whilst the 'Artists Town' of Kirkcudbright and 'Book Town' of Wigtown are both attractive destinations and each within a 30-minute drive of Cally Estate.

In terms of wider connectivity, the A75 trunk road connects the Northern Irish ferry terminals at Cairnryan in the west (48 miles) with the A74(M) and M6 in the east (55 miles).

Glasgow and Edinburgh (92 and 113 miles respectively) are both accessible in around two hours' driving time assuming no hold ups.

For private aircraft travel, the nearest airport is at Prestwick (67 miles) which can be reached in about 1½ hours' driving time.

History and background

Establishing their family seat at Cally House just outside Gatehouse, the Murray Usher family built their commercial influence and landownership in Galloway very substantially to the point where – in the mid-20th Century – the Cally Estate extended to around 40,000 acres of the Galloway uplands.

During the majority of the 20th Century, the estate was owned by the redoubtable and renowned figure of Elizabeth Muray Usher.

Born in 1903, Mrs Murray Usher was a descendent of James Murray Usher of Cally and Broughton who had acquired and built the Cally Estate and was influential in Gatehouse of Fleet being built as a planned town. As a child, and during her adolescence, Mrs Murray Usher spent time in Gatehouse of Fleet with her grandfather, James William Baillie, who had inherited the estates of Cally and Broughton from a cousin in 1904. As part of the arrangements for that inheritance, the name 'Murray' was added and retained on Mrs Murray Usher marrying Neil Usher in 1929. Mrs Murray Usher's father became the owner of the combined estates in 1906 following upon which the estate of Broughton was sold. Mrs Murray Usher became the owner of Cally Estate, extending to over 40,000 acres, in 1924 on the death of her father.

During her lifetime she was closely involved in farming and the hotel business although, over the years and principally to assist with finances, the estate itself was gradually and very significantly reduced in size. The Forestry Commission was one purchaser which acquired large areas of moorland for commercial afforestation. Amongst Mrs Murray Usher's lifetime accomplishments were the establishment of the first venue in the town for Tourist Information and serving on the Town Council. An OBE for public services in Scotland was awarded to Mrs Murray Usher by Queen Elizabeth II in 1982.

Mrs Murray Usher died in 1990 survived by her only child, her son James, and by her three grandchildren including her grandson Peter who sadly died in the prime of his life in 2011. Having honoured his legacy by continuing the family's ownership and management of the estate over the years since, the family have taken the decision to pass on the baton of stewardship of this particularly pretty corner of Scotland to a new owner, hence it is offered for sale for the first time in more than a century.



View from Craig of the Fell towards Murrayton



Lagg Farmhouse and buildings

Description of sale subjects

The subjects of sale represent an extensive mixed-use estate occupying a picturesque and richly varied landscape on the western side of the valley of the Water of Fleet.

The majority of the estate extends to about 2,772 acres (1,122 ha) and comprises three farms – Murrayton, Culreoch and Lagg – which are separated from one another by tributaries of the Big Water of Fleet.

Lying a short distance to the south of the core estate and separated from it by a distance of about half a mile is Low Barlay Farm, an attractively undulating block of pasture and woods bounded by the Water of Fleet which extends to about 262 acres (106 ha).

Vaying in altitude between 30 feet (10 metres) above sea level by the Water of Fleet at Low Barlay to a high point of about 576 feet (233 metres) at the summit of Castramont Hill, the core of the estate encompasses the rolling landscape around two tributaries of the Big Water of Fleet which bounds the estate to the west.

The western side of the core estate lying between the Big and Little Waters of Fleet comprises Murrayton Farm – a traditional upland livestock farm with a substantial stone and slate farmhouse complemented by a cottage and range of buildings in a prominent and elevated setting at its core with land dominated by hill grazing interspersed with stands of both native and commercial forestry.

The central component of the core estate – lying between the Little Water of Fleet and the Castramont Burn – is another traditional upland livestock unit with a further substantial farmhouse and range of buildings which, in this case, are situated in the valley bottom. With a similar extent of hill grazings and mixed species woodland, this farm includes the best of the cultivable land with several large fields suitable for grass leys and fodder crops.

The western side of the core estate is a further mainly upland farm called Lagg, which is bounded on the east side by the independently-owned Castramont Wood, to the north by the Castramont Burn, with the Lagg Burn forming both part of the southern boundary and a particularly attractive feature of the farm and wider estate. A small but attractively situated farmhouse and adjacent range of traditional buildings serve Lagg and are situated at its southern end close to the minor public road.

In terms of land capability for agricultural purposes, the best of the land is graded 4.1 (land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops) and lies close to the Water of Fleet between Low Barlay and Culreoch Farm.

As elevation increases, the agricultural productivity diminishes with the poorest land being graded 6.1 and occupying the Black Hill and Doon of Culreoch within Culreoch Farm.

In terms of soil composition, the component soils comprise brown earths with dystrophic basin peat with peaty alluvial soils from the Yarrow series as described by the James Hutton Institute for Soil Research.

Representing a mixed-use residential, agricultural, silvicultural and sporting estate, the component assets and current land uses are summarised as follows:

Houses, cottages and buildings

Murrayton Farmhouse

Murrayton Farmhouse is situated at the north-western end of the estate and is a substantial traditional whitewashed stone and slate farmhouse, occupying an elevated position with an exceptional south-facing outlook down the Fleet valley.

The accommodation includes eight bedrooms and whilst habitable and currently let, the property requires renovation to a greater or lesser degree depending on the purchaser's intended future use. It is ideally positioned to serve as the principal property for the estate in future.

It is currently let under a Short-Assured Tenancy.

Murrayton Steading

A traditional range of stone and slate outbuildings providing useful storage whilst also offering significant development potential for further living accommodation, if desired and subject to the appropriate consents.

Cruffock Cottage

Situated a short distance to the northeast of Murrayton Farmhouse, this is a traditional, single storey cottage set within a small enclosed garden. It is in both habitable and recently modernised condition. The accommodation includes two bedrooms and the cottage is currently vacant.



Murrayton Farmhouse and buildings



Murrayton Farmhouse and buildings



Cruffock Cottage and telecom mast site



Culreoch Farmhouse and buildings



Culreoch Farmhouse and buildings



Lagg Farmhouse

Culreoch Farmhouse

Situated in the valley bottom on the east side of the Little Water of Fleet, this is a further substantial traditional farmhouse with an adjoining annexe to the rear. With existing accommodation offering the potential to include six or more bedrooms, Culreoch has been uninhabited in recent years and is in need of significant repair and modernisation.

Culreoch Steading

This is a range of mainly single storey, stone farm buildings and a modern aluminium shed which remain partially in use for agricultural purposes that offer further opportunity to develop as a residential conversion, subject to planning consent.

Lagg Farmhouse

Situated at the southern end of the estate beside the attractively wooded Lagg Burn, this is a traditional and very attractive one-and-a-half-storey small farmhouse of stone and slate construction with a southerly aspect. With existing accommodation including three bedrooms, the house is vacant and in need of renovation works in order to be habitable. It sits within a small garden with parking to the rear and lies next to its steading.

Lagg Steading

This is a traditional steading of stone and slate construction arranged around a small courtyard. Redundant for agricultural purposes, the building range complements the adjacent small farmhouse to represent an excellent opportunity for a redevelopment of both properties for complementary use, subject to planning.

Home Reports, EPCs and floor plans are available for each of the houses/cottages on request from the selling agents.





8 View from Craig of the Fell towards Murrayton

Farming and forestry/woodlands

The breakdown of existing land use is summarised as follows:

Land Use	Acres	Hectares
Permanent Pasture	498.01	201.54
Rough Grazing	2025.60	819.75
Coniferous Woodland	69.36	28.07
Native/Amenity Woodland	213.64	86.46
Grass Leys/Ploughable Pasture	154.14	62.38
Miscellaneous	73.49	29.71
Total	**3034.24**	**1227.91**

Current farming system

The four farms which combine to form Cally Estate have traditionally been run as upland livestock units with hefted flocks of hill sheep together with hardier breeds of cattle which can be outwintered. There is sufficient croppable land to produce silage to serve the needs of the farm and between the two main ranges of buildings at Murrayton and Culreoch, an appropriate range of buildings for machinery and fodder storage together with some wintering capacity for livestock and both cattle and sheep handling facilities.

Whilst run by the vendors as an in-hand farm for many years, the challenges of the economics of upland livestock farming together with a core business in the leisure industry resulted in a decision by the sellers to enter in to a contract farming agreement with another regional farm business which enabled the vendors' farm Partnership to retain in-hand farming status and claim the associated agricultural subsidy income under the Basic Payment Scheme whilst absolving themselves of ownership and responsibility for management of the livestock on a day to day basis.

In recent years however, the farming activity on the estate has been undertaken through a number of annual grazing agreements with local farmers.



View from Isle of Pins over Litte Water of Fleet



View north from Isle of Pins over Litte Water of Fleet and Doon of Culreoch



View north from Castramont Cleugh towards Doon of Culreoch



 View towards Murrayton over land at Culreoch

The farm buildings have only been partially occupied in conjunction with the farming activity which is reflected in their current state of condition and repair.

Further information about the current grazing agreements is available to interested parties following a viewing.

Existing woodland/forestry

The woodlands at Cally Estate combine attractive riparian broadleaved woodlands, including areas of ancient oak, which are of great biodiversity value, together with stands of mature conifers which were planted for a combination of sport and livestock shelter in addition to commercial timber crops.

The riparian and wet woodlands often constitute a number of different species with typical wet woodland species including Alder, Willow and Birch being dominant.

The larger stands of native woodland adjoin Castramon Wood towards the southern end of the estate and consist mainly of Oak together with some Beech. Whilst lacking the diversity of tree species of the wet woodlands in the northern part of the estate, they offer tremendous amenity and biodiversity and are one of the particular features of Cally Estate – looking especially majestic when the bluebells for which the Fleet valley is renowned are in full bloom in May.

The majority of the blocks of mature conifers are on Murrayton towards the northern end of the estate together with a couple of woods on Culreoch. These comprise a combination of Norway and Sitka Spruce together with a significant extent of Japanese Larch.

Established progressively between the 1950s and early part of this century, the purpose of the establishment was for sporting and shelter purposes alongside commercial timber production.

Whilst forest management over the lifetime of these stands has been light touch with little or no thinning in some cases, the standing timber remains of reasonable quality and offers income potential for the medium term together with the opportunity to re-establish felled stands or vary the replanting obligations in accordance with a wider strategic forest management plan.



View from Germany Isle north up the Little Water of Fleet



12 View south over Germany Isle and Drumshangan Isle

Interested parties should note that there is an active felling licence within the estate for a total area of 16 acres (6.36 ha) situated on Murrayton Farm at the northern end of the estate that expires on 8 August 2026. We understand that no trees have been felled under this licence to date.

Potential for woodland/forestry expansion

In 2023, the sellers instructed an independent assessment of the woodland expansion opportunities on the estate. Prepared by Forest Direct Ltd, the purpose of the report was to provide a vision as to how to improve the balance of land use on the estate by creating new woodlands on less productive hill land whilst retaining agricultural activity in the more fertile valley bottoms.

This report proposed three areas for phased woodland creation on the estate as follows:

- Native woodland and ecological restoration on Castramont Hill extending to about 770 acres (312 ha) which expands upon and complements the adjoining Castramon Wood.
- Productive mixed woodland with native broadleaves on Murrayton Farm extending to about 500 acres (202 ha).
- Productive mixed woodland with native broadleaves on Culreoch Farm extending to about 628 acres (254 ha).

Each of the schemes is designed to enable the verification of woodland carbon Pending Issuance Units (PIUs) under the Woodland Carbon Code.

Given the decision by the owners to sell the estate, the recommendations of the report have not been progressed and therefore the opportunity to expand the woodland and forestry composition of the estate lies at the discretion of the purchaser with no applications for planting approval submitted or pending with Scottish Forestry.


View from Murrayton of Culreoch


Commercial woodland below Doon of Culreoch


Castramont Cleugh



Castramont Cleugh

Natural capital and habitat restoration

Within the 3,034 acres, there is extensive landscape and biodiversity improvement potential, including restoration of the Atlantic salmon population in the Water of Fleet and preserving a variety of species of rare/endangered flora/fauna.

Traditional sportings

Game shooting

Cally Estate has some magnificent topography that offers the potential for a purchaser to re-establish a driven pheasant and partridge shoot of high quality.

The estate has a reputation locally for the quality of some of its drives with the sporting rights having been let for many years until recently to a sporting syndicate who released game for days of enjoyable sport at modest scale and budget.

The overall extent of the estate together with its existing woodland covert, rough vegetation and varied topography make it well suited to the development of a game shoot of really high quality if desirable in future.

Deer stalking

Unusually, this part of the Galloway hills hosts all three species of UK native deer – red, roe and fallow – with each species being found on Cally Estate offering varied stalking throughout the year.

Under its current ownership, the stalking on the estate has been for deer control rather than sporting and recreational purposes and has been carried out by a tenant who has not been asked to report annual records.

Based on anecdotal feedback an annual cull of between 40 and 50 animals (all species and both sexes combined) has been achieved in recent years which could be continued or varied depending on future land management objectives.



View from Murrayton of Culreoch



Fishing and the Water of Fleet riverine habitat

Forming the western boundary of the core estate for about four miles, the riparian brown trout rights are Included in the sale together with the salmon rights for approximately four miles of the right bank of the Water of Fleet are included in the sale.

As a relatively small river, the Fleet has a modest run of Atlantic salmon with most of the juvenile and smolt production coming from the main stem of the river below where the Big and Small Waters of Fleet converge. Historic reports tell of salmon spawning well into the upper reaches of the Big Water of Fleet. However, low pH levels are thought to be preventing salmon from successfully spawning within much of the middle and upper Big Water. Historic salmon rod catch from the Fleet show that between 50 and 80 salmon/grilse per year were consistently caught between 1950 and 1970. Recorded catch returns over the last 20 years have not exceeded 10 fish.

The Water of Fleet therefore represents an Atlantic salmon fishery and habitat that is on the verge of extinction. Notwithstanding this, the Fleet has a local District Salmon Fishery Board which has statutory powers to protect and improve Atlantic salmon and sea trout. It works closely with the Galloway Fisheries Trust to preserve stocks and enhance habitat throughout the region.

The District Fishery Board has a published management plan for the period 2023 to 2028 which is essential reading for any prospective purchaser with a serious interest in the estate. The opportunity to play a part in restoring the Fleet system as a habitat for Atlantic salmon together with a variety of other species is one of the key attractions of the estate.



Little Water of Fleet





General remarks and additional information

Viewing: Viewing is strictly by appointment with the selling agents, Strutt & Parker (tel: 0131 226 2500).

Travel directions: As you reach Gatehouse of Fleet, continue northeast on Laurieston Road until you reach a fork in the road. Bear left at the fork, which is the southern point of the estate, known as Low Barley, and continue on this road for approximately three miles. You will pass through Castramon Wood before taking a left and continue into the heart of the estate for a further mile. You will pass over the Little Water of Fleet, before taking the next left and continuing on this road until you arrive at Murrayton Farmhouse.

Government and regulatory bodies:

- Dumfries & Galloway Council – www.dumfriesandgalloway.gov.uk
- Rural Payments and Services – www.ruralpayments.org
- Forestry and Land Scotland – www.forestryandland.gov.scot
- NatureScot – www.nature.scot
- Historic Environment Scotland – www.historicenvironment.scot
- Galloway Fisheries Trust – www.gallowayfisheriestrust.org

Residential schedule:

Property	Occupancy	Services	Council Tax	EPC Rating
Murrayton Farmhouse	Short Assured Tenancy (SAT)	Mains electricity, private water, oil fired heating, private drainage.	G	E
Cruffock Cottage	Vacant	Mains electricity, private water, oil fired heating, private drainage.	C	E
Culreoch Farmhouse	Vacant	Mains electricity, private water, oil fired heating, private drainage.	C	F
Lagg Farmhouse	Vacant	Mains electricity, private water, oil fired central heating, private drainage.	C	F

The services have not been checked by the selling agents.

Solicitors: Turcan Connell, Edinburgh (Grierson Dunlop)
Tel: 0131 228 8111
Email: grierson.dunlop@turcanconnell.com

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

Sporting rights: The sporting rights are in hand.

Date of entry: By mutual agreement between purchaser and vendors.

Rights of way and access: 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.

We draw your particular attention to the following:

- There is a vehicular right of access over part of Castramont Hill on the western edge of the estate in favour of Scottish Forestry to enable access for management and timber extraction to adjoining commercial forestry owned by them.
- There are rights of vehicular access over parts of the estate in favour of independently owned residential properties which lie within Cally Estate or adjoin it to the north.
- In the event that the estate is sold in lots, appropriate rights of access will be created across each lot to ensure suitable access is provided for all lots.

Prospective purchasers should be aware that, as a result of freedom of access to the countryside legislation in Scotland, members of the public have the right of responsible access to most parts of the Scottish countryside.

Telecoms mast: Situated a short distance to the north of Murrayton Farmhouse and buildings is a steel lattice telecommunications mast which is let to EE Ltd.

Historic listings and environmental designations:
Part(s) of the estate are subject to the following:

- The Castramon Wood Site of Special Scientific Interest (SSSI).
- Galloway Oakwoods Special Area of Conservation (SAC).
- Fleet Valley National Scenic Area (NSA).
- There are a number of Historic Environment Records situated throughout the estate.

Employees: There are no employees to be transferred to the purchaser.

Basic payment scheme entitlements: The vendors operate a registered farming business under the registered name of the Firm of Langlands Enterprises.

The farm business owns and claims Entitlements under the Basic Payment Scheme as follows:

358.37 Region 1 Entitlements
656.60 Region 2 Entitlements

The total value of these Entitlements in 2025 was £71,389.36.

The vendors have not submitted a claim in 2026 but the entitlements are available to be transferred to a purchaser with an appropriately qualifying trading business.

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.





View from Craig of the Fell towards Culreoch and Murrayton

Conservation Agreements: The entirety of the estate is subject to Conservation Agreements between owners of the estate and the National Trust for Scotland. Dating from the 1960s, these agreements were intended to preserve the scenic beauty and natural history of the Cally Estate and Fleet valley.

Each of the component farms is subject to an agreement the purpose of which is to preserve the historic and landscape merit of the estate by encouraging appropriate maintenance and use whist restricting developments which are unsympathetic to this primary purpose.

Copies of these agreements are available on request to seriously interested parties following a viewing.

Rights of pre-emption: The title deeds for Lagg and Low Barlay contain rights of pre-emption, although the sellers have been advised that the rights are not properly constituted as real burdens and therefore are unenforceable. The constitutive deeds are available on request to interested parties following a viewing.

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 sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Health and safety: Given the potential hazards of a working estate, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

If you require this publication in an alternative format, please contact Strutt & Parker on 0131 226 2500.

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 percent 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 sellers reserve 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 percent 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 sellers shall be entitled to resile from the contract. The sellers, in that event, reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten percent herein before referred to which shall be set off to account for any loss and expense occasioned to them by the purchaser's failure and in the event of the loss and expenses being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.
2. The sellers 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.



View from land at Culreoch towards Murrayton

Contact:
Robert McCulloch
Head of Estates and Farms Agency, Scotland
0131 718 4593 | robert.mcculloch@struttandparker.com

Strutt & Parker Edinburgh

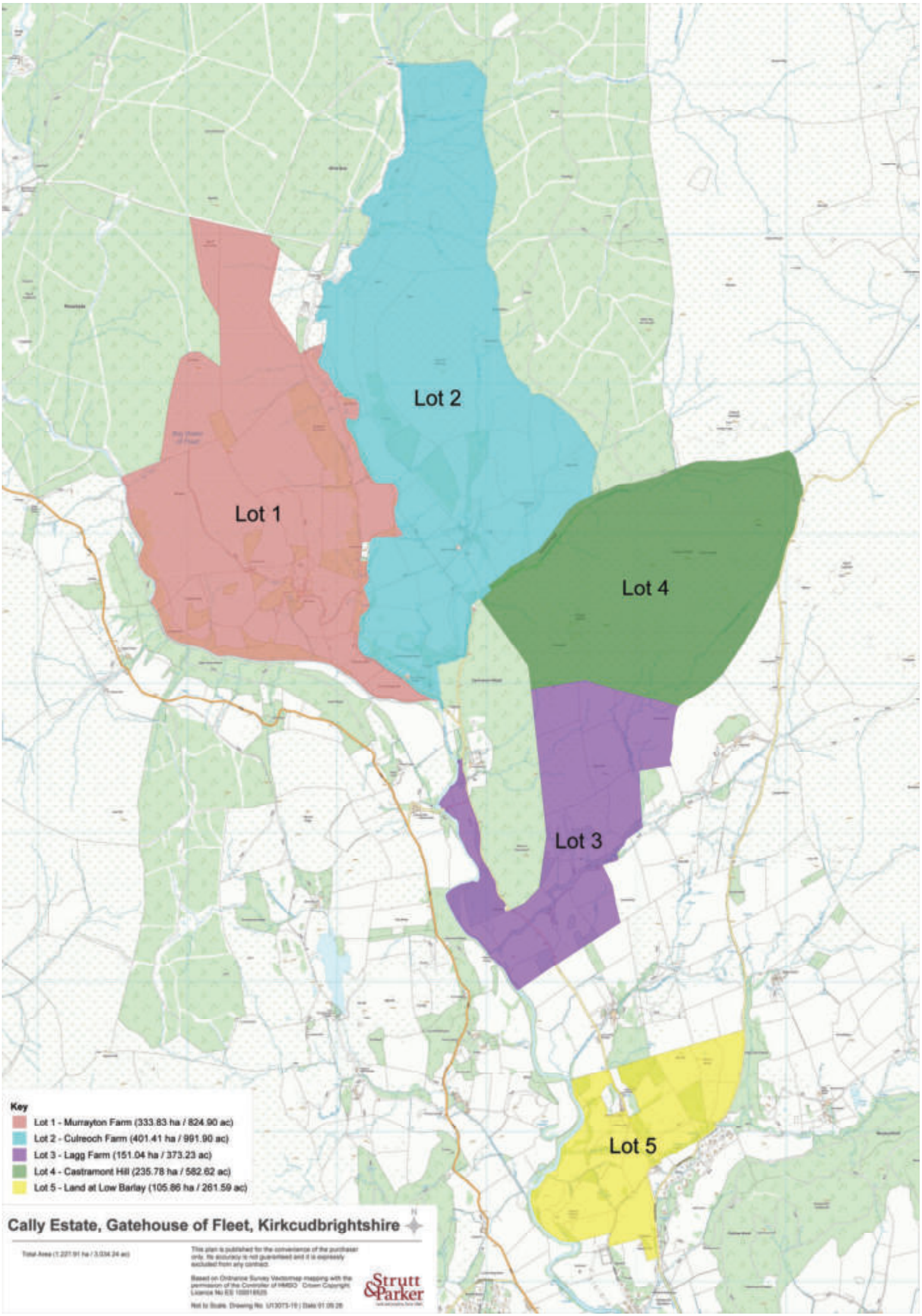
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Strutt & Parker

Land and property. Since 1885.


Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Key
Lot 1 - Murrayton Farm (333.83 ha / 824.90 ac)
Lot 2 - Culreoch Farm (401.41 ha / 991.90 ac)
Lot 3 - Lagg Farm (151.04 ha / 373.23 ac)
Lot 4 - Castramont Hill (235.78 ha / 582.62 ac)
Lot 5 - Land at Low Barlay (105.86 ha / 261.59 ac)
Cally Estate, Gatehouse of Fleet, Kirkcudbrightshire
Total Area (1,221.91 ha / 3,034.24 ac)
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