

OLD HEMP FARM

SOUTH GLENSTOCKADALE, PORTPATRICK, STRANRAER



OLD HEMP FARM, SOUTH GLENSTOCKADALE, PORTPATRICK, STRANRAER

A versatile rural smallholding and farmhouse, with outbuildings for both livestock and equestrian use.

Stranraer 4.9 miles ■ Portpatrick 4.4 miles
Newton Stewart 29 miles ■ Ayr 55 miles

Acreage 49.36 acres (19.98 hectares)

Offers Over £570,000

- 2 reception rooms. 3 bedrooms
- Bi- fold doors opening to the front of the farmhouse
- A range of agricultural buildings including stables and kennels
- Livestock handling area and facilities
- Lapsed planning for a 30m x 15m general purpose shed.

FOR SALE AS A WHOLE

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Old Hemp Farm is situated on the Rhins of Galloway Peninsula, less than five miles from the popular seaside village Portpatrick, and the nearest town Stranraer, in a predominantly rural area. Portpatrick has a number of shops, a primary school, church, putting green, beachfront hotels & restaurants and in the summer you will find people dining al fresco as they admire the stunning sea view. Portpatrick RNLI Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. There are good walking opportunities, including walks to Sandeel Bay and Lairds Bay, and from Portpatrick you can take a short walk up to Dunskey Castle, a 16th century ruin, set around a small bay with cliffs forming the backdrop. For the more adventurous hill walkers you can walk the Southern Upland Way, with Portpatrick providing the start or end point in the West.

Stranraer is the nearest major town where there is a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, 11 miles from Old Hemp Farm has two ferry operators running passenger and freight services to Northern Ireland. Golf, curling and horse riding are very popular in the area, Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer.

DESCRIPTION

Old Hemp Farm, previously known as Rawers Steadings, is a delightful rural smallholding, well maintained throughout. Offering a fine balance across the property, land and outbuildings providing an array of opportunities for the new buyer to pursue specific to their lifestyle needs. The farmhouse overlooks the yard, outbuildings and the fields beyond, and all the land lies to one side of the road.

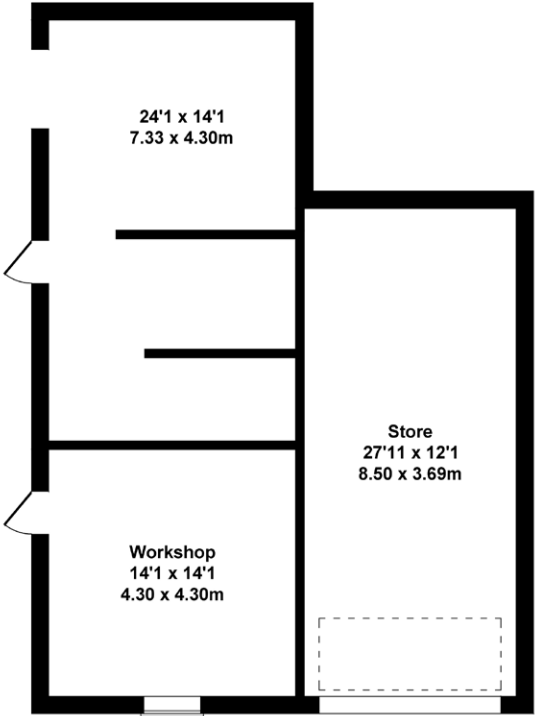
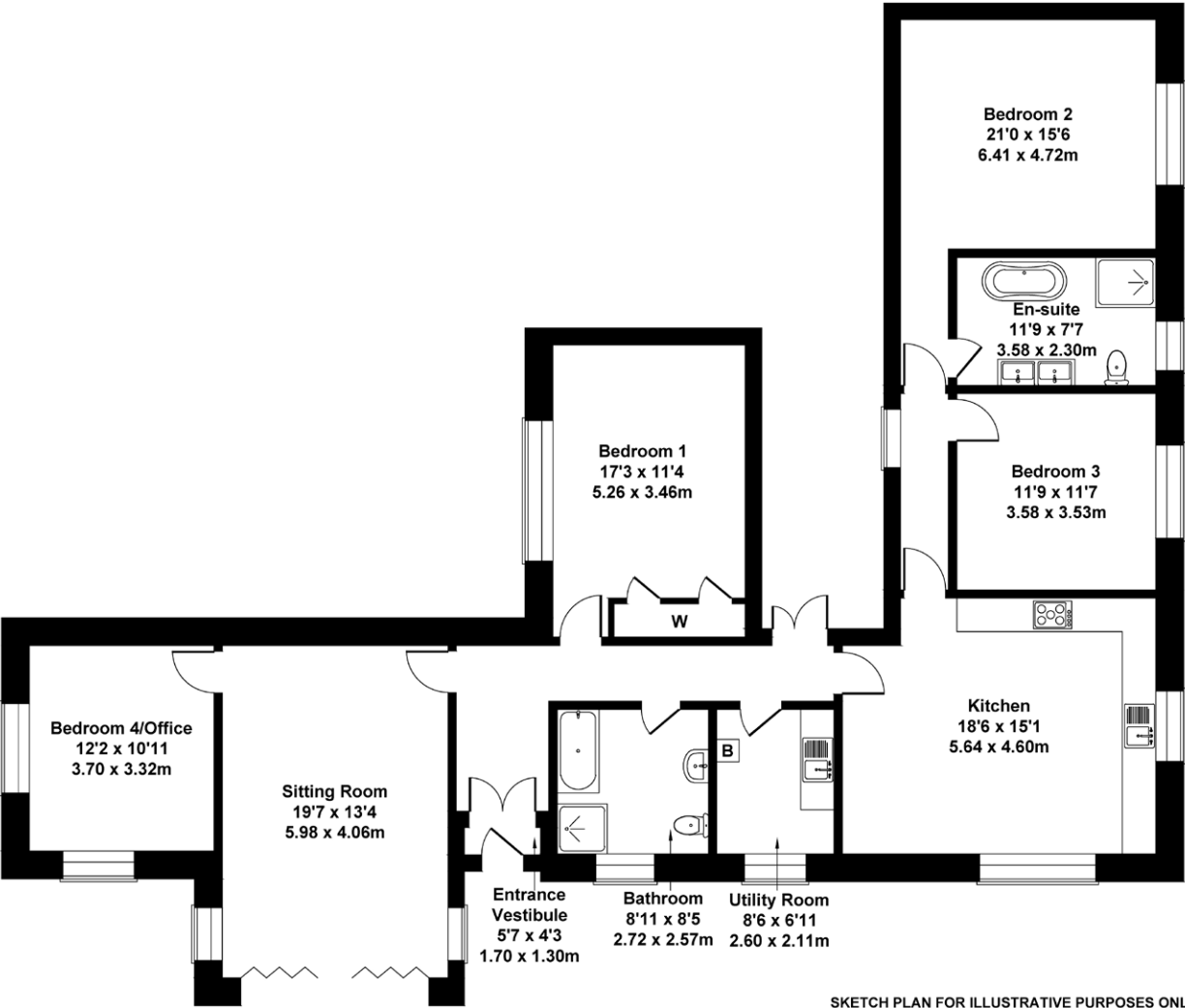
The farmhouse entrance vestibule opens to the hall, with doors opening to the sitting room and office/reception room beyond. The triple aspect light filled sitting room has bi-fold doors opening to the front of the property and a wood burning stove for extra warmth, if required. This property has gas central heating powered by a Vokera boiler, situated in the utility room, and underfloor heating throughout. The utility room has a sink and drainer, space and plumbing for white goods and a pulley. The dining kitchen is the heart of this home, a place to meet and gather round the kitchen table. Cooking facilities are provided by a Neff double oven, grill, induction hob and there is an integrated dishwasher. Three bedrooms complete the accommodation in this single storey property, bedroom 1, with double fitted wardrobes, is accessed from the main hall and has a bathroom with shower opposite. There are two further bedrooms, and a bathroom/shower room accessed from a secondary hall, off the kitchen. The bathroom has a roll top bath and wet room style shower and double wash hand basins on a vanity unit.

The water supply is mains water, metered and invoiced by the neighbouring farmer.



Old Hemp Farm, South Glenstockadale, Portpatrick, Stranraer, DG9 8TS

Approximate Gross Internal Area
2551 sq ft - 237 sq m



STABLES/OUTBUILDING

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



As you enter the steading you can see what this bespoke package has to offer, the ducks and geese roam freely and base themselves by the pond on the left as you arrive and the steading, with a variety of outbuildings, useful for a whole host of different uses.

Old Hemp Farm a wonderful package offering many desirable attributes which are of continued appeal to buyers in the current market.

ACCOMMODATION

Ground Floor: Entrance Vestibule. Sitting Room. Office/Bedroom 4. Bathroom. Bedroom 1. Utility Room. Kitchen/Dining. Bedroom 3. Bathroom. Bedroom 2.

Holding Number: 9886/30111

Farm Buildings

The main outbuildings sit to the front and side of the farmhouse and there is a pond for the resident ducks and geese. A timber hen house and run sit behind the farmhouse.

The farm buildings comprise:

General Purpose Shed (18m x 9m)

Of steel portal frame construction with box profile cladding, concrete floor, water and power. The shed opens to handling area with walls and gates.

Kennels (17m x 5.94m)

Box profile and breeze block shed with sliding door at either end and concrete floor. The shed has 11 kennels each side and a central drain channel, draining to a septic tank. All galvanised pen panels will be removed if not required.



Stables (7m x 4m) Workshop (4.3 x 4m) Store (8.5m x 3.69)

Brick built stables and a workshop sit to the right of the farmhouse, with stable doors offering flexible use of the space. A separate store with roller door sits behind the stable block. The workshop has power, workbenches and storage for tools and equipment.

Timber Stables (8.62m x 3.47)

Two stables with a tack room in between

Butchery Container (9m x 3m)

With power and lighting. Split into 3 separate rooms, one with double sinks, and office and store.

Container (4m x 2m) with double doors, used for storage.

Planning permission has been approved (now lapsed) for the erection of a 30m x 15m agricultural building. For further information please refer to Dumfries and Galloway Planning Department website using reference 20/1703/FUL.

The Land

Old Hemp Farm extends to approximately 49.38 acres (19.98) in total. The permanent pasture extends to approximately 47.69 acres (19.3 hectares) and is classified as predominantly Grade 5(2) by the James Hutton Institute and is suitable for livestock and equestrian use.

GARDEN

There is a small area of lawn and gravel to the front, with a planted border and parking for a number of cars. A greenhouse and LPG gas tank are situated behind the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains (Metered)	Mains	Septic Tanks	Freehold	Oil Fired	Band F	D56	Satellite, fibre pending connection	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Stranraer take the A718 signposted for Leswalt for 0.9 miles, turn left for 0.9 miles then left again for a further 0.6 miles. After the cottages exit on to Rawers Road, where signposted, and continue for approximately 1.4 miles. Old Hemp Farm is situated on your right.

POST CODE

DG9 8TS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: objective.steepest.firebird

SOLICITORS

Xxxx xxxx

LOCAL AUTHORITY

Dumfries and Galloway Council



SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Dumfries
161 Brooms Road
Dumfries
DG1 3ES

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

AMC PLC FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alice Wilson in confidence on 07920 724906 email alice.wilson@Galbraithgroup.com.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.



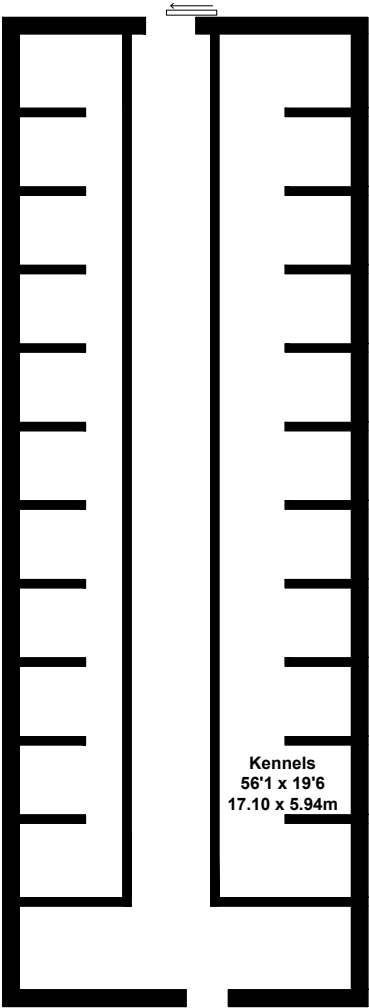
Old Hemp Farm, South Glenstockadale, Portpatrick, Stranraer, DG9 8TS

Approximate Gross Internal Area
3681 sq ft - 342 sq m



Shed
62'1 x 30'1
18.31 x 9.17m

OUTBUILDING



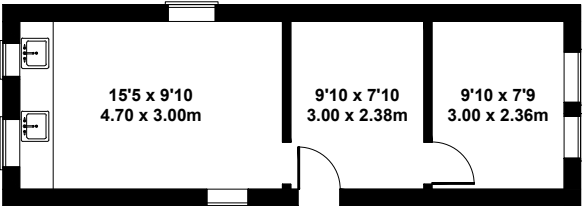
Kennels
56'1 x 19'6
17.10 x 5.94m

OUTBUILDING

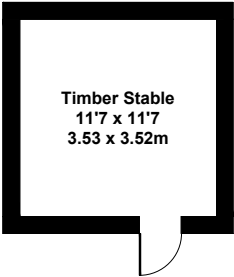
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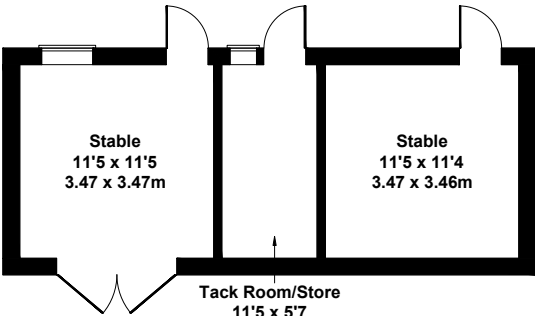


BUTCHERY/CONTAINER



Timber Stable
11'7 x 11'7
3.53 x 3.52m

OUTBUILDING

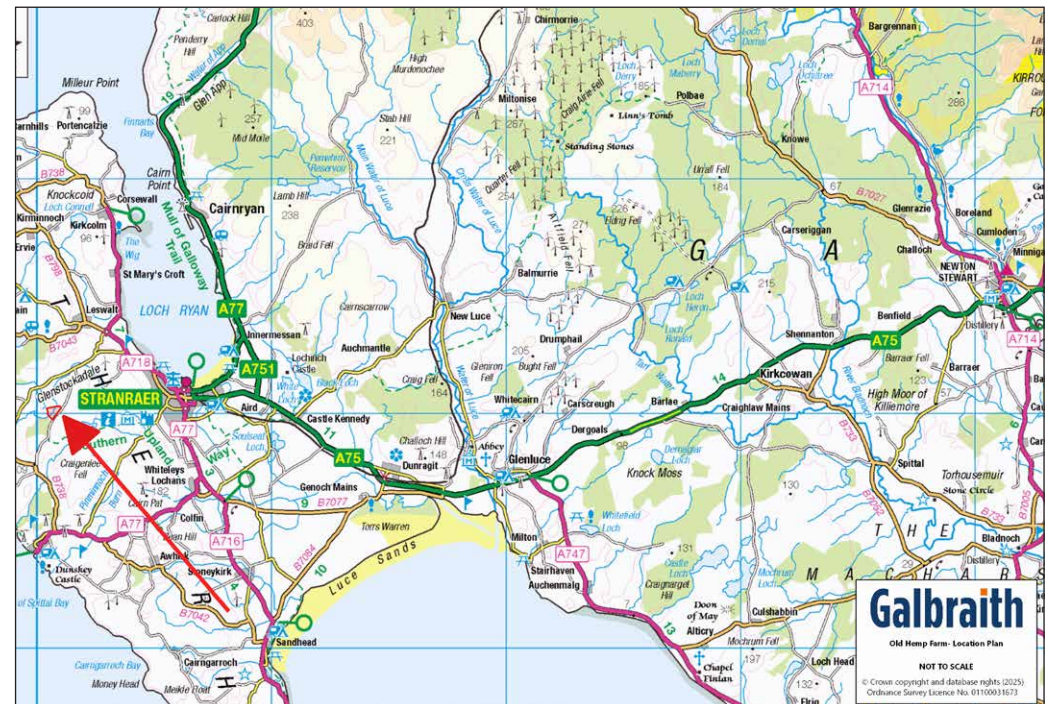
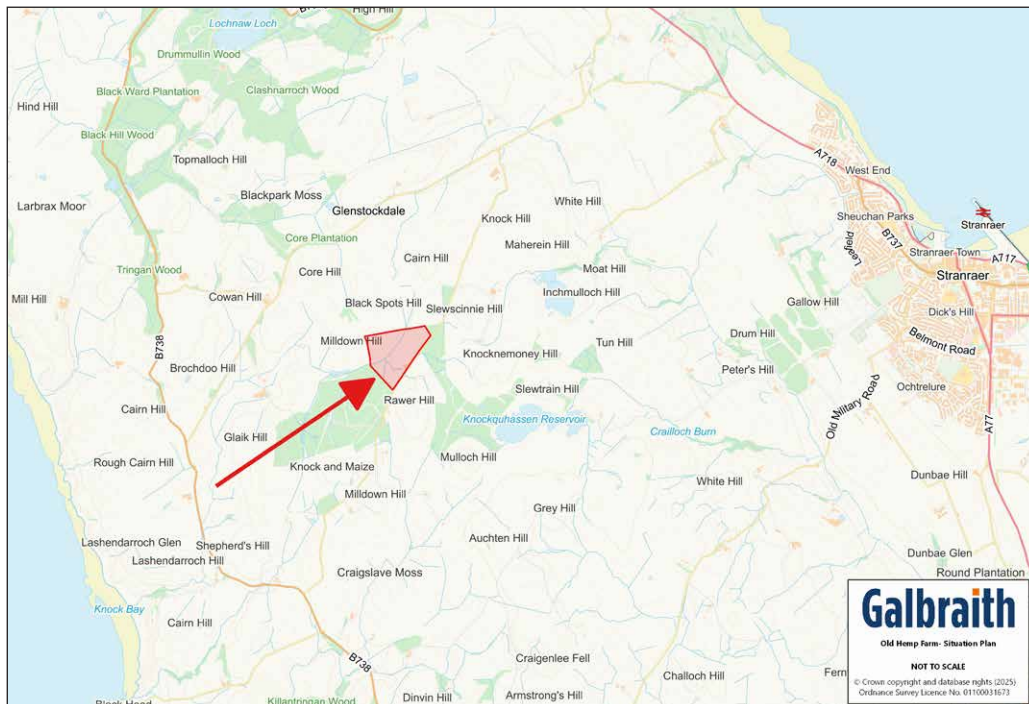
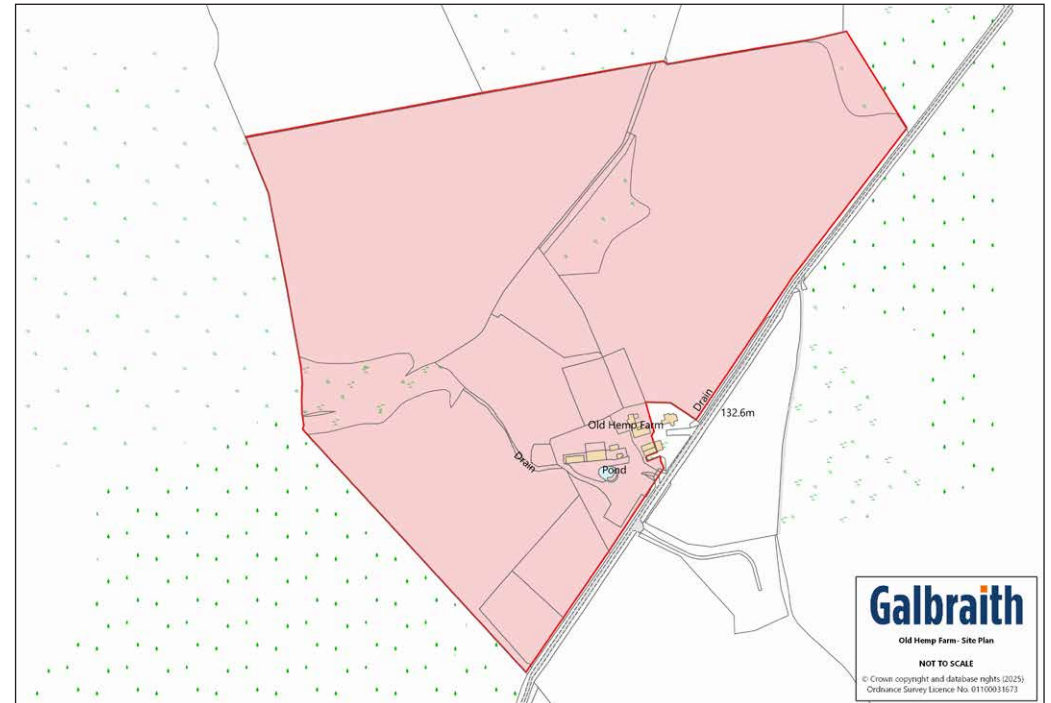


Stable
11'5 x 11'5
3.47 x 3.47m

Stable
11'5 x 11'4
3.47 x 3.46m

Tack Room/Store
11'5 x 5'7
3.47 x 1.70m

OUTBUILDING





Galbraith



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