



GLENQUICKEN ESTATE

CREETOWN, NEWTON STEWART, DUMFRIES AND GALLOWAY, DG8 7ET

Galbraith



Foreground march ridge dyle, aspen forest beyond and Cree Estuary in the distance.

GLENQUICKEN ESTATE, CREETOWN, NEWTON STEWART, DUMFRIES AND GALLOWAY, DG8 7ET

An 800-acre mixed Estate in South West Scotland including exceptional timber quality, species rich grassland and unique Swedish timber farmstead.

Creetown 2.5 miles ■ Newton Stewart 8.9 miles
Castle Douglas 26.7 miles ■ Dumfries 44 miles

Acreeage approximately 798.33 acres (323.08 hectares)

- Projected £100k per annum annualised timber income
- 350 acres of high quality, very productive commercial spruce dominated woodland and 100 acres of Swedish Match Research Aspen
- 320 acres of species rich grassland (93 species) currently grazed by native Highland Cattle
- 100 acres of approved woodland creation schemes
- 1800s Swedish Timber Farmhouse set within 12 acres of policy grounds with 3 lochans with rich ecosystems
- Multiple opportunities including:
 - Significant timber production
 - Additional Woodland Creation Opportunities
 - Natural capital & renewables incl Microhydro Dam scheme & water creation areas
 - Sporting, Stalking and Shooting Opportunities
 - Sand & Gravel Deposits

FOR SALE AS A WHOLE - Offers Over £4,450,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





View from Craigneuk Fell - conifer forest, lowland grazing and aspen forest.



Mounded replanting in foreground.

SITUATION

Glenquicken Estate is situated 2.5 miles east of Creetown, a town which hosts a shop, museum, pub & restaurant, holiday park, hostel accommodation, butchers, whiskey warehouse, GP practice and petrol station. The larger towns of Newton Stewart, Stranraer and Castle Douglas are all accessed from the A75 trunk road and provide a wide range of amenities and high schools, supermarkets, hospitals and leisure facilities.

Railway stations can be found in Dumfries, Lockerbie, Stranraer and Carlisle offering local and national services. The M74 southbound the A74(M) northbound can be joined at Gretna or Beattock respectively, both which take approximately 1.5 hours drive from Glenquicken. Glasgow Airport is 90 miles north, and Edinburgh Airport 140 miles north east, providing both national and international flights.

Dumfries and Galloway is one of the most wooded regions in Scotland, and is considered a prime commercial forestry area in the UK, with easy access to major timber processing facilities in the south Scotland and northern England. Glenquicken Estate is located within the Galloway and Southern Ayrshire Biosphere Reserve, which covers most of South West Scotland and is a testament to low levels of light pollution and dark skies.

The Galloway Hills, in the Galloway Forest Park offer hundreds of miles of hill walking, as well as mountain biking as part of the 7 Stanes. Trout and salmon fishing in the regions lochs and rivers, as well as shooting and stalking, offer further recreational activities. The area also offers many golf courses, botanical gardens and castles.

DESCRIPTION

Glenquicken Estate forms a mixed upland estate in South West Scotland. With exceptional biodiversity, commercial woodland, sporting and development opportunities.

Geologically, the site is made up of metamorphic rocks with mineral rich veins, from the igneous granite mountain, which can be viewed from Glenquicken House. These veins were last mined for lead and silver in the 1800s. There has been sand and gravel extraction on site for at least 200 years.

The land can be approximately summarised as follows:

	Hectares	Acres
Agricultural Land	127.22	314.36
Woodland	190.92	471.76
Glenquicken House, Buildings, & Roads	4.94	12.21
Total	323.08	798.33



Part of the conifer forest, looking east towards Pibble Hill. Foreground is neighbouring Garrocher Xmas Tree Farm (outwith property boundary).

GLENQUICKEN ESTATE

Forestry

The forestry at Glenquicken Estate benefits from both exceptional commercial conifer forest and a unique Swedish Match hybrid aspen forest. The conifer forest extends to approximately 350 acres and is predominantly sitka spruce with areas of significant growth up to YC40. It was first established in 1992 with the planting of sitka spruce, but also noble fir, Scots pine, lodgepole pine and a mixture of broadleaves. Norway spruce and hybrid aspen have been added in recent replanting.

The hybrid aspen forest was planted at Glenquicken in 2005. It now extends to 100 acres including open space. This is a unique forest the matrix of which is Swedish Match research hybrid aspen. Hybrid aspen grows 2-4 times quicker than native aspen and clones resistant to canker. The wood has varied end uses. The trees have exceptional biodiversity value. Being attractive to deer, it is good for stalking. Half of the roe deer at Glenquicken are within the aspen forest, with potential to shoot more. It can also be used for pheasant shooting and sheep grazing.

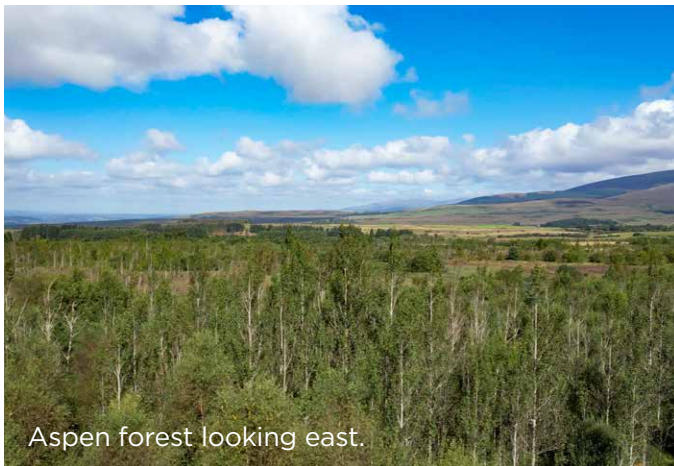
There is an approved Long Term Forest Plan in place which details the next 20 years of forestry management including felling and restocking. The current plan has three remaining felling phases at 8-year intervals starting 2030 and averaging circa 20 hectares per phase. When annualised income is calculated at over £100k per annum, based on quality, growth and optimal felling time. The woodland has good access and is in close proximity to the A75 trunk road.

New Woodland Creation Scheme

There are currently two new woodland creation schemes at Glenquicken approved under Forest Grant Scheme (FGS). The first, Glenquicken Phase 1, comprises 7.31 hectares of coniferous woodland. The second, Glenquicken Phase 2, comprises a total area of 33.26 hectares of which 28.76 hectares is conifer and 4.5ha is broadleaf. The case references for this are 23FGS75335 and 24FGS79139 respectively. There is also potential for more grazing land to be planted subject to the necessary consents and permissions. Within the Long Term Forest Plan (LTFP) boundary, there is circa 16 hectares of open space with potential for additional planting.

Swedish Timber House & Policies

rustic sections of the timber house together create a balance of traditional and modern, as well as making the most of the 360° panoramic views. Erected on site in 2005 having been transported from Sweden, Glenquicken House blends in with the surrounds and is sustainable, having been built with a traditional timber frame and walls, an air source heat pump, wood burning stove, solar panels assisting the mains electricity and a private water supply with a 40m fall. Glenquicken House sits at approximately 132m above sea level.



Aspen forest looking east.



Conifer forest looking west.



Foreground up to YC40, background lowland agriculture.



Foreground shows access to hill.



Foreground Craigneuk Farmstead site.



View from above - Craigneuk farmstead site (Retreat Centre Site)

The accommodation over two floors comprises:

Ground Floor:

Vestibule, kitchen, hallway, dining/living room, shower room.

Lower Ground Floor:

Veranda, Hall with utility, back vestibule, shower room, living room.

First Floor:

5 bedrooms including master, 2 bathrooms.

The garden wraps around Glenquicken House on all sides. The surrounding hills were moved or cut through and material used to build, up to 3m high, decorative stone walls, high boundary banks, access roads, and large parking area. Looking north, over the lochan (with receded, large stone, seating area) there are uninterrupted views across the water towards Cairnsmore of Fleet. East towards Glenquicken Moor and Pibble Hill, south towards the 5m garden waterfall, earth cellar and in the distance, aspen forest, and west into the orchard, with fruit trees and raised beds.

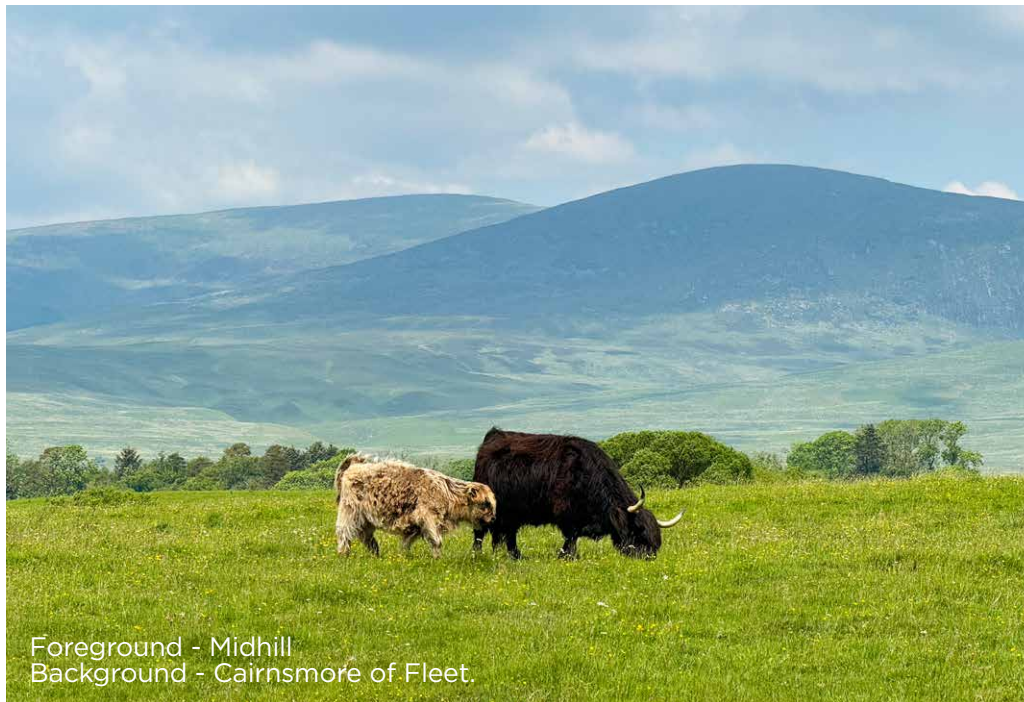
OUTBUILDINGS

Adjacent to Glenquicken House, there is a barn/garage and log stores (6.7m x 7.76m), and a unique Earth Cellar (4.81m x 2.13m) which retains a temperature of approximately 11°C all year round.

Under permitted development rights, Dumfries and Galloway Council have confirmed that no prior approval is required for the erection of an extension to an existing agricultural/forestry building to form a tree cell lab, welfare room, store and greenhouse. The planning reference for this is 22/1831/DPA with all documents available to view online at the Dumfries and Galloway Planning Portal.



Foreground - Glenquicken House.
Background - Aspen Forest



Foreground - Midhill
Background - Cairnsmore of Fleet.



Foreground - Herb garden
House from west



Living/Dining Room



Veranda



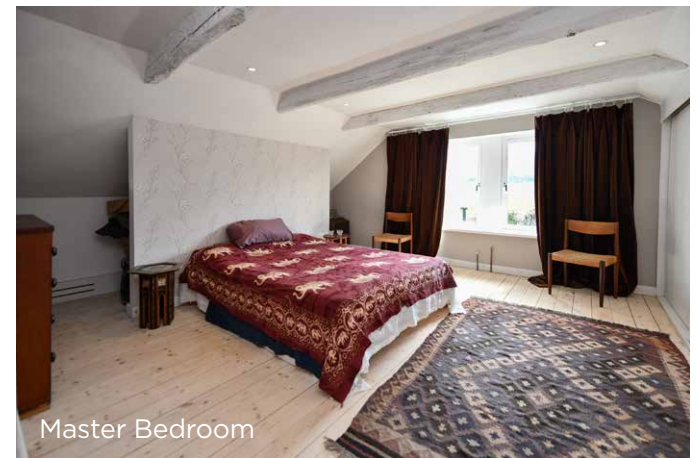
Living Room



Open Plan Kitchen



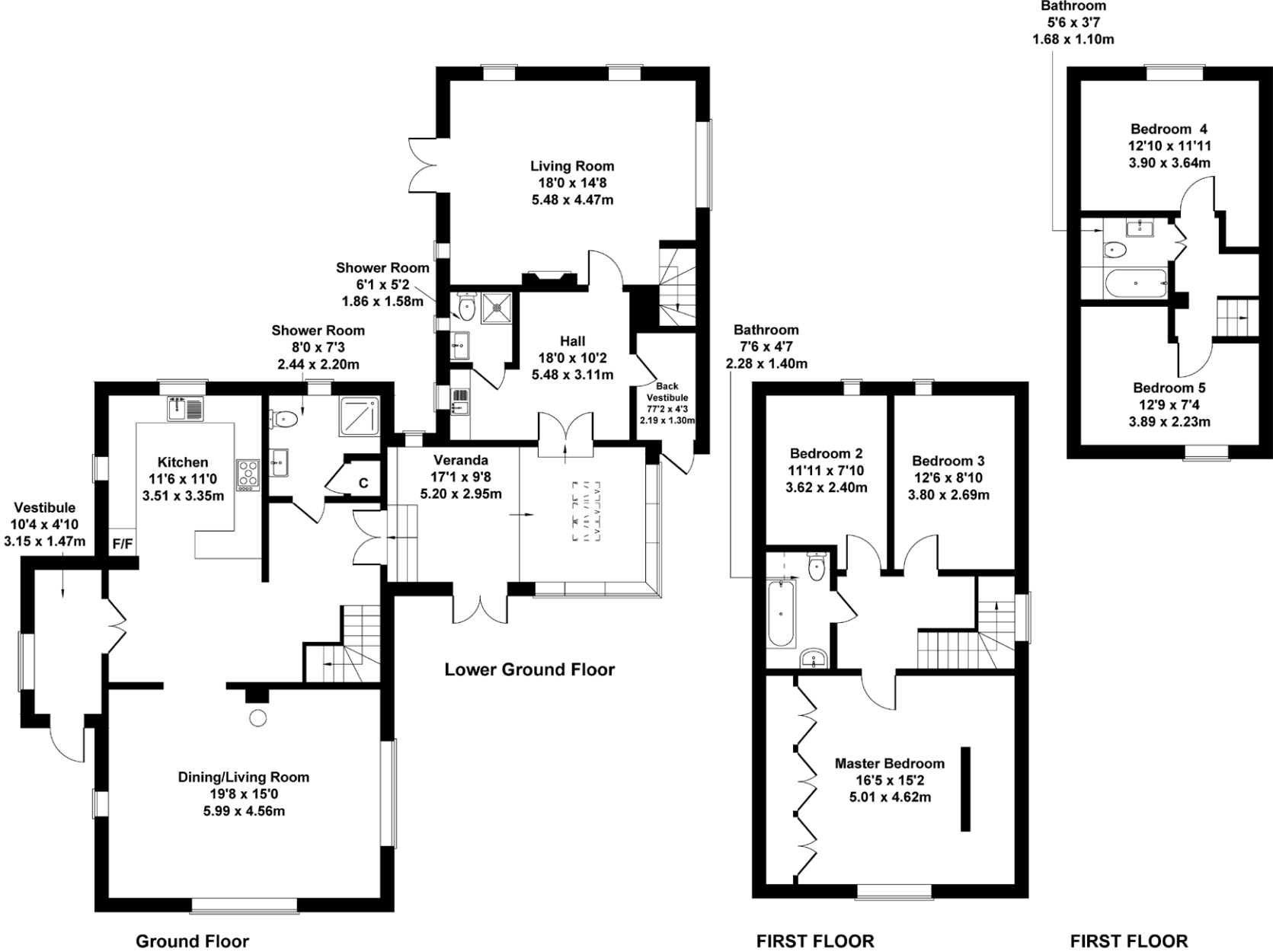
Annex West Bedroom



Master Bedroom

Glenquicken House

Approximate Gross Internal Area
2368 sq ft - 220 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The site for this building lies to the south west of Glenquicken House, approximately 60-65 meters along the track. The site has a water connection with electricity nearby.

SPORTING

Deer stalking culled circa 15 red deer and 40 roe deer last year. The estimated 12 resident hinds attract large stags from the Galloway Forest Park, and the Aspen Forest is a magnet for roe deer which are replaced from outside as soon as they are shot. Deer control is required to protect woodland from browsing and stripping damage, but the sporting could be developed further.

There is currently a deer control contract in place with the shooting syndicate ending February 2025. There is a container currently situated in a sand quarry on the property which is used as accommodation and storage on site and is owned by the shooting syndicate. A bridge and access has been built to a site near the estate entrance and within a woodland setting for a future shooters lodge if required. There are also geese, duck, snipe and woodcock present on Glenquicken.

GRAZING LAND

The agricultural land at Glenquicken Estate extends to approximately 125.79 hectares (310.83 acres) and comprises approximately:

	Hectares	Acres
PGRS	23.97	59.23
RGR	39.15	96.74
HILL	64.10	158.39
TOTAL	127.22	314.36



Foreground Midhill, background conifer forest.



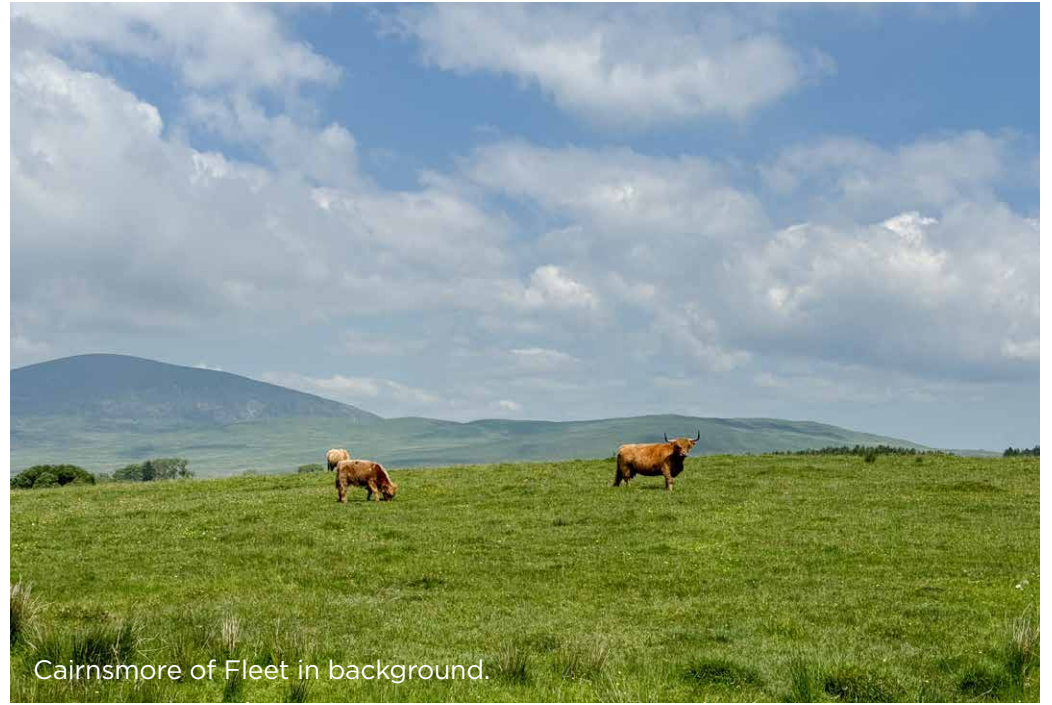
View over lochan by house



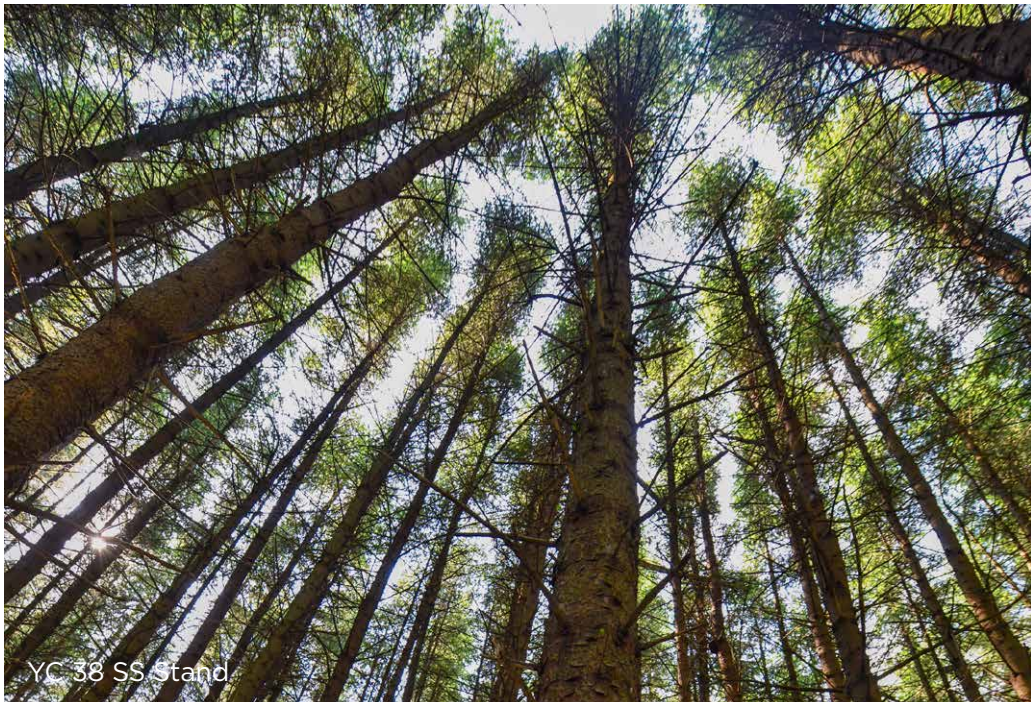
House and buildings, paddock midground, aspen forest in background.



View towards estuary over grazing land.



Cairnmore of Fleet in background.



YC 38 SS Stand.



Hybrid aspen - 19 years old.

The land is easily accessed by a network of internal roads. The current owners have a herd of circa 30 native highland cattle which graze the land in a mosaic fashion that supports the species rich grassland across the subject. There are currently no fertiliser or pesticides in use and there is scope to develop this organic approach further. The cattle are available by separate negotiation. The county botanical recorder found 93 species of grassland and considered the biodiversity to be equal to two other Sites of Special Scientific Interest that they had surveyed in the county.

The land is classified between Grade 3(2) and 6(3) by the James Hutton Institute. The land is bound by post and rylock fencing and dry-stone dykes which are detailed in the features map. The land rises from approximately 110m to 383m above sea level at its highest point. There have been many surveys carried out on the land by the Heather Trust, RSPB and others, which detail the range of biodiversity on the holding.

METHOD OF SALE

Glenquicken Estate is offered for sale as a whole.

FURTHER OPPORTUNITIES

There is a microhydro dam scheme with 2 dams approved enabling works undertaken and the option for a purchaser to progress. The 3kW scheme has been planned to provide a domestic electricity supply to the house, particularly in winter. The purchaser can complete these works but there is no obligation to do so.

DEVELOPMENT OPPORTUNITIES

There are various development opportunities which may interest purchasers.

Five bothy sites have been identified by the seller across the property.

Former Billy Diamond’s Cottage – a ruinous cottage situated off the Old Military Road (public road to the south of Glenquicken House). There is water, electricity and fibre on site.

Craigneuk Steading – pre 1700s ruinous farmstead steading within the forest where there is lapsed planning permission for a Retreat Centre.

Former Creetown water supply is owned and is situated near Billy Diamond’s Cottage site. Although it is no longer used to supply the village (750 pop.), the cistern and pipework remain in place.

Quality sand and gravel on site which was historically commercially excavated until the 1990s (estimated 500,000 tonnes by seller based on an outline survey carried out by a plant company in the 1990s).

All due diligence on viability and planning is the responsibility of the purchaser. If any interested parties require further information on the above, please contact the selling agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

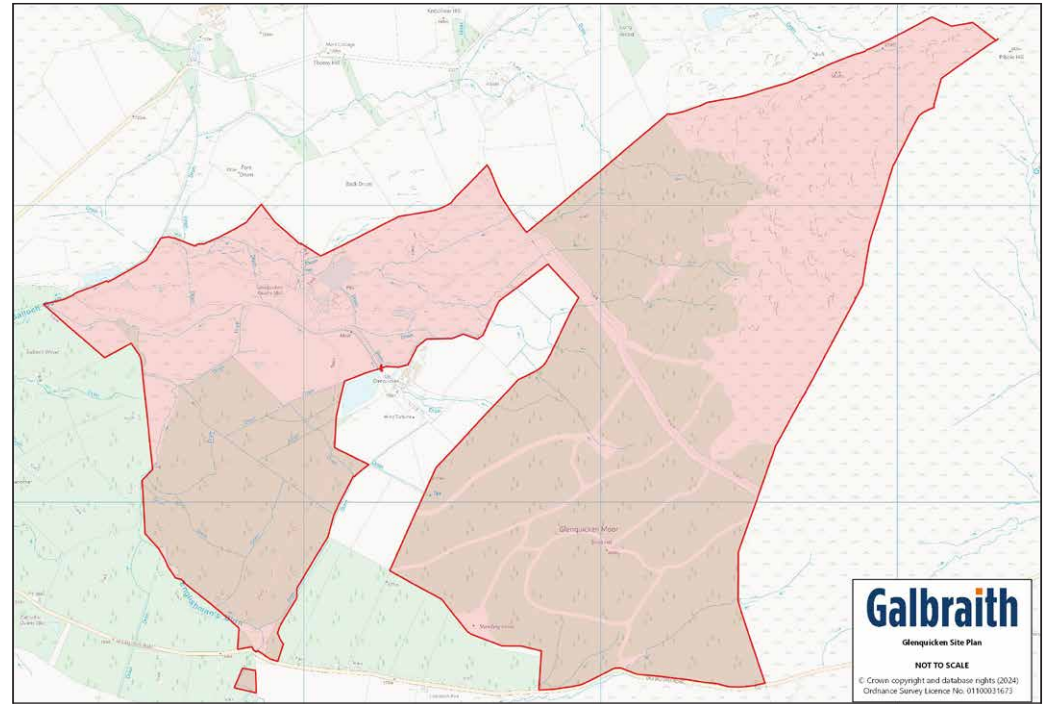
Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Glenquicken House	Private Supply via UV filtration system.	Septic Tank	Solar Panels supplemented by a mains supply	Air source heat pump & wood burning stove	Band D	Freehold	D57

Once works are complete, the microhydro dam will also provide electricity.





View over to Pibble Hill over part of conifer forest.



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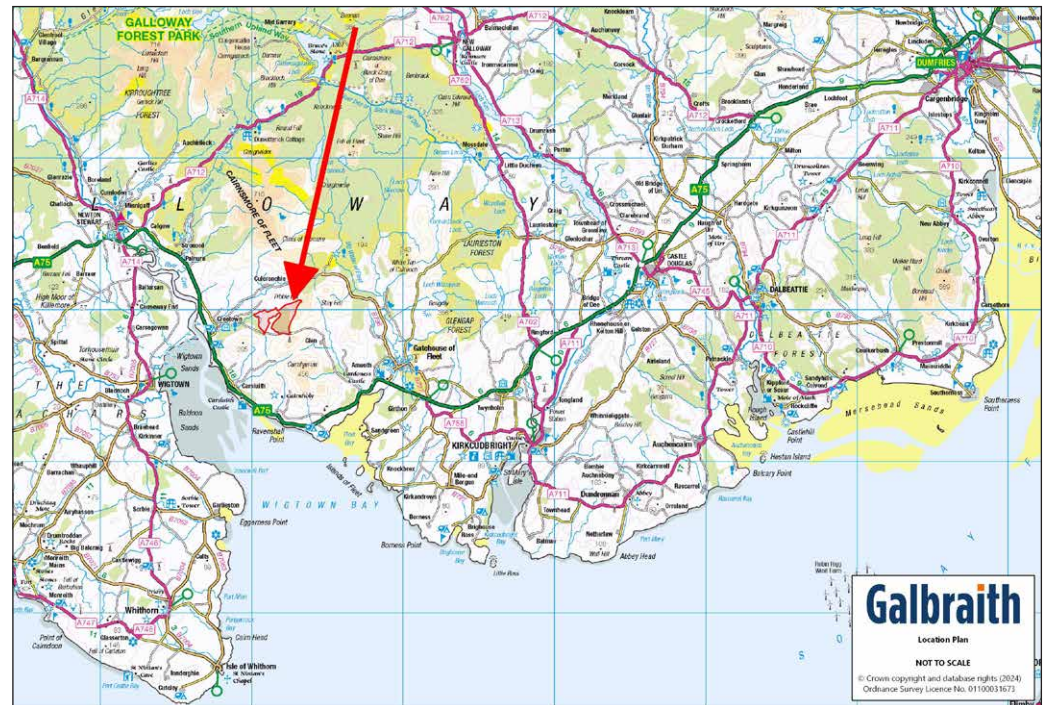
Galloway Forest Park

NOT TO SCALE

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Hybrid Aspen 27 year old.



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Location Plan

NOT TO SCALE

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IACS

All the farmland is registered for IACS purposes and the farm code is 82/496/0043.

NITRATE VULNERABLE ZONE (NVZ)

The land at Glenquicken Estate is not included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

There are currently no AECS schemes running on the subject land. However, there is significant potential for a future application for AECS funding.

TAXATION

Income from commercial forestry is Income and Corporation Tax free and there is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief is available where a forestry business has been operated by the owner for a period of at least two years. Potential purchasers should however seek their own tax advice as appropriate.

BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements are included in the sale of Glenquicken and comprise 9.27 Region 1 Entitlements and 115.27 Region 2 Entitlements.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.

FORESTRY GRANT SCHEME

There are two approved Forestry Grant Schemes for new woodland creation which the purchaser can take over and implement (FGS reference 23FGS75335 and 24FGS79139). The purchaser will also be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contracts, felling permissions and the Long Terms Forest Plan for the remainder of the scheme. Formal transfer of obligations will be required in relation to all FGS schemes from the seller to the purchaser.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Severely Disadvantaged Less-Favoured Area.

HISTORIC SCOTLAND

In the very north east corner of the subject, Glenquicken hosts part of a Scheduled Monument for the Pibble lead mines, with reference number SM5289.

OTHER DESIGNATIONS

The whole subject property is part of the Galloway and Southern Ayrshire Biosphere Reserve designated by NatureScot.

LOCAL AUTHORITY

Dumfries and Galloway Council
109-115 English Street
Dumfries
DG1 2DD

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID
161 Brooms Road
Dumfries
DG1 3ES

Scottish Forestry

South of Scotland Conservancy
55-57 Moffat Road
Dumfries
DG1 1NP

MINERALS

The mineral rights are included insofar as they are owned. Any extraction licenses for sand, gravel and mining rights will be transferred to any purchaser insofar as they are owned.

TIMBER

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

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Glenquicken Estate shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Heading north along the A75 from Castle Douglas towards Stranraer, turn right into Creetown at Creetown Service Station. Follow the main road through the town until you reach the cross road junction at the former Ellen Gowan Hotel. Taking a right at these crossroads heading east on Minnipool place, follow the road which inclines up through Creetown passing Chain Terrace on the left and Ferrycroft on the right. For about 0.5 miles, continue on the road passing Drumraik farm on the left and take the next left, signposted as Glenquicken Trout fishery. Heading along this road for 1 mile passing Chapelton Farm and eventually reaching a cattle grid. After the cattle grid, take the immediate right and follow the road for 0.3 miles until the road forks after the march gate 'Keep Stock gate Closed' sign. Take a left along the gravel road before reaching Glenquicken House.

POST CODE

DG8 7ET

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///spouting.confining.topping

SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ

VIEWING

Strictly by appointment with the Selling Agents

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the cattle, farm buildings, farm land, forestry and bodies of water/water courses.

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 as satisfied themselves in respect thereof. There are two high pressure gas pipelines crossing the property. There are machine crossing points identified within the forest rides. There are various accesses to Glenquicken both owned and on servitude rights of access.

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.





Grazing with Aspen forest, including open space, in midground

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.

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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 between May and August 2024.



Aspen forest view north, quarry in midground



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