

Galbraith



CASTLE CARY HOLIDAY PARK
CREETOWN, NEWTON STEWART



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Diverse Holiday Park and Estate in South West Scotland

Glasgow 87 miles ■ Carlisle 76 miles
Dumfries 58 miles ■ Newton Stewart 7 miles

In all about 219.17 acres (88.82 hectares)

Offers Over £9,500,000

- Well established holiday park business with swimming pool & facilities
- Planning consents and further scope for park development
- The Lairds Inn pub & restaurant with self-contained flat
- Two residential dwellings
- Modern log cabin reception, sports grounds, shop & games room

FOR SALE AS A WHOLE

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Castle Cary Holiday Park is situated outside the village of Creetown in Wigtownshire, Dumfries and Galloway. The property is located within the Galloway and Southern Ayrshire Biosphere Reserve, which covers most of South West Scotland and is a testament to the low levels of light pollution attracting Dark Sky enthusiasts worldwide. Kirroghtree Forest and Visitor Centre sits 5 miles to the north of Castle Cary and is home to the world class 7Stanes mountain bike venue, offering a variety of routes for bikers of all levels, bike shop, endless walking routes and café. The market town of Newton Stewart is located 7 miles north west of Castle Cary and has a wider range of amenities including supermarkets and a high school. Newton Stewart is known as the 'Gateway to the Galloway Hills' providing visitors with thousands of miles of hillwalking in the area.

Railway stations can be found in Dumfries and Lockerbie, offering local and national services. The M74 southbound and the A74(M) northbound can be joined at Gretna or Beattock respectively in around 1½ hours. Glasgow and Edinburgh Airports, offer international flights and are approximately 93 and 138 miles from the property respectively.

DESCRIPTION

Castle Cary has been in the same family ownership for over 166 years. Formerly the Country Residence of Sir James Caird MP KCB the park is run by the same family to this day. The original castle (now ruinous) is in the style of a Scottish Border Keep, built around late 1400 to early 1500. In 1976 the present family started a caravan park on what was previously their private 9 hole golf course, where the famous flying Duchess of Bedford would land her bi-plane for afternoon tea with the Cairds.

Holiday Park

The Holiday Park comprises a static holiday caravan and touring caravan park with consent for a 9 hole golf course. There is also owners accommodation, facility buildings, football pitch, amenity land and castle being part of the former Castle Cary Estate.

There are currently:

- 115 static pitches of which 100 are privately owned.
- 125 touring caravan pitches.
- 45 tent pitches – additional 7 acre field for 28 day camping.

There is planning permission for:

- An additional 100 static caravan pitches.
- A Senior 9 hole golf course to the south and a Junior 9 hole golf course to the north.
- Planning Permission has also been applied for (Spring 2023) for a further 10 Holiday Lodges.

Scope for further development subject to the necessary consents.

There is a fully heated outdoor swimming pool & paddling pool and sheltered sunbathing area. The on-site facilities include a timber built (log cabin) reception / administration building with adjoining sports ground together with changing and shower facilities, full size football pitch (let on a seasonal basis), off licence, games room, snooker room, indoor heated swimming pool, 2 offices and changing / toilet and shower facilities, timber adventure play park, 4 x toilet blocks with toilet and shower facilities for touring and camping and a machinery store. The site also comprises approximately 39.69 hectares (98.07 acres) of broadleaf woodland, predominantly native in species.

The Holiday Park benefits from the site of the ruinous castle, part of which has been rebuilt to form what is now The Lairds Inn (bar & restaurant) with covered terrace and The Laird's Loft accommodation above the pub. The park is connected by a tarmac road network with street lighting.





Residential Property

The Coach House is the primary accommodation at Castle Cary since the castle is in a ruinous condition. The wonderful granite built house has sash and case windows under a slate roof, and sits in a private position overlooking part of the park. The U-shaped Coach House surrounds a courtyard with granite central water fountain.

Dove Cottage, which is currently let to private tenants, sits to the west of the subject and is accessed from the internal roads within the Holiday Park.

METHOD OF SALE

Castle Cary Holiday Park is offered for sale as a whole.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Rateable Value	EPC
The Coach House	Mains	Septic Tank	Mains	Oil Fired	Band G	-	E45
Dove Cottage	Mains	Mains	Mains	Mains Gas	Band B	-	D57
The Laird's Loft	Mains	Mains	Mains	LPG Gas	Band B	-	F29
Caravan Park	Mains	Mains	Mains	Mains Gas	-	£40,200	TBC
Football Ground	Mains	Mains	Mains	-	-	£4,450	TBC
The Lairds Inn (Public House)	Mains	Mains	Mains	LPG Gas	-	£8,700	TBC

HISTORIC SCOTLAND

Castle Cary (Cassencarie), gatepiers and walled garden are Category B Listed.

LOCAL AUTHORITY

Dumfries and Galloway Council
English Street
Dumfries
DG1 2DD

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.

SPORTING RIGHTS

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

FIXTURES AND FITTINGS

All fixture and fittings within the holiday park are included in the sale price. No other items are included unless mentioned in the sales particulars.

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

From Dumfries, follow the A75 heading south west for around 50 minutes passing through Crocketford, Springholm, and passing signs for Castle Douglas, Kirkcudbright, Gatehouse of Fleet and Carsluith before reaching signs for Creetown. Take a right off the central reservation into Creetown where there is a sign for Creetown Service Station, then take another immediate right into Castle Cary. The reception building sits to the left of the entrance.

POST CODE

DG8 7DQ





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///doing.bonnet.indulges

SOLICITORS

Smith & Valentine
91 George Street
Stranraer
DG9 7JP

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

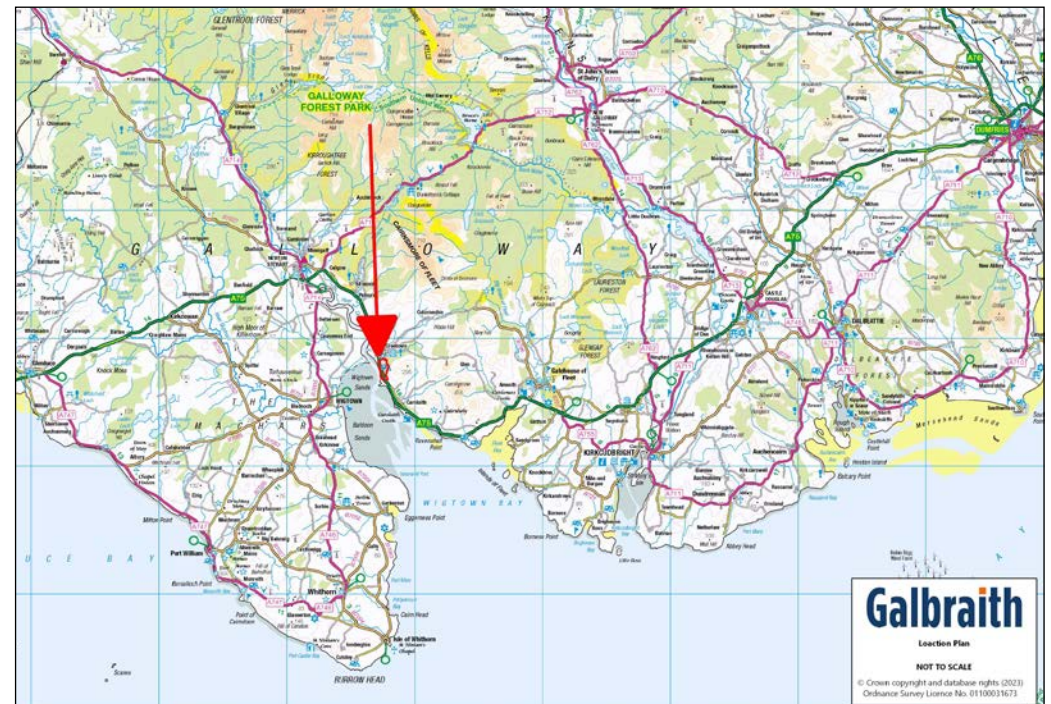
The property is a busy Holiday Park and appropriate caution should be exercised at all times during inspection particularly in reference to the buildings, roads and traffic movements.

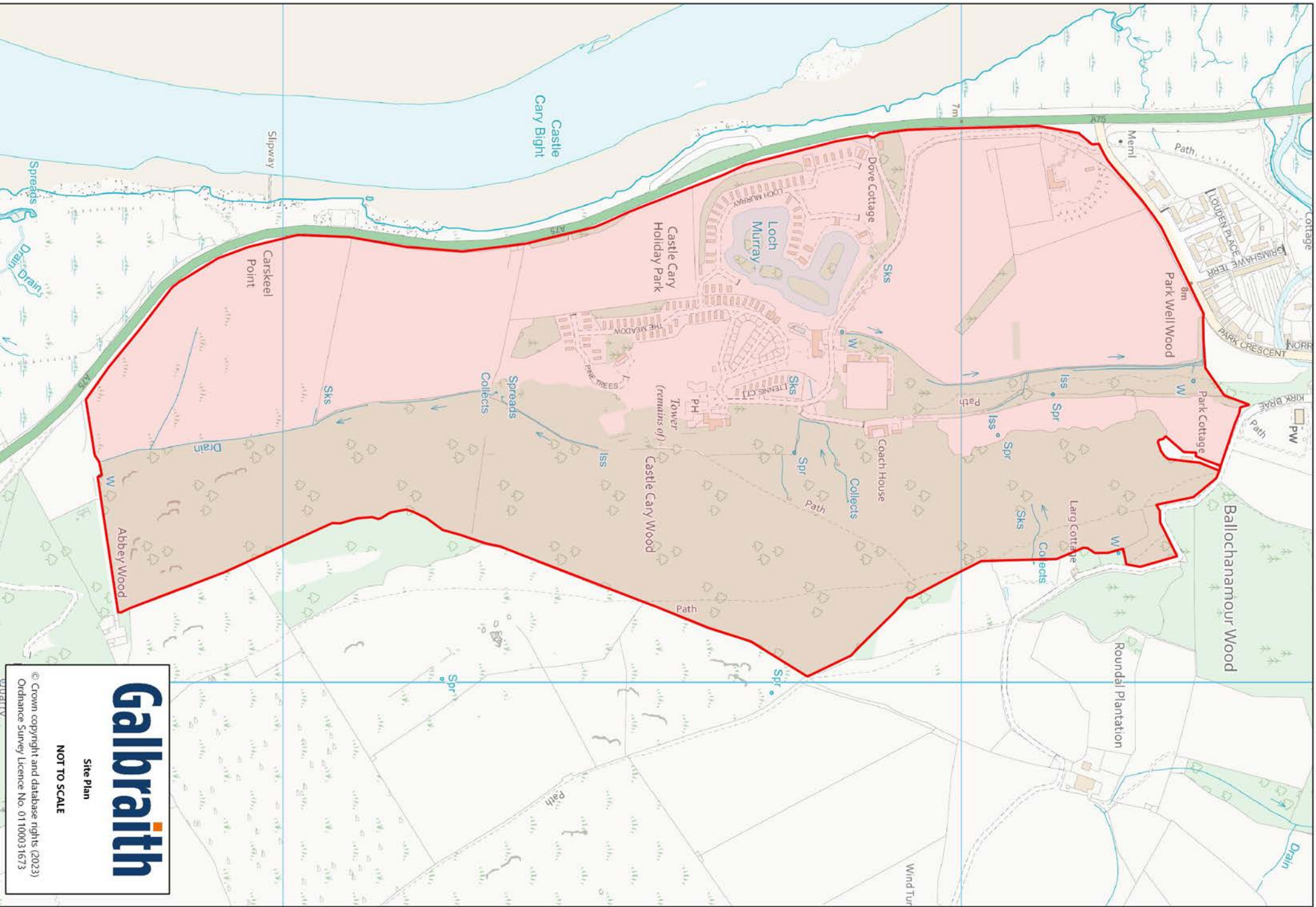
THIRD PARTY RIGHTS AND SERVITUDES

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.

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. Photographs taken in May 2023.







Site Plan
 NOT TO SCALE

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