

The Cally Estate

Gatehouse of Fleet | Dumfries & Galloway | Scotland

1,125 Hectares / 2,780 Acres





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An attractive, private and secluded, diverse farming, forestry, residential and sporting Estate with numerous opportunities

- A secluded but accessible location
 - Murrayton Farmhouse provides scope to become a beautiful primary residence
 - A further two farmhouses and two cottages with multiple outbuildings and courtyards
 - Farming, residential, natural tourism, wildlife, tree planting, and carbon opportunities
 - Considerable sporting potential: pheasants, partridge, duck, woodcock, snipe, Red and Roe deer.
 - Two attractive rivers, The Big Water of Fleet and The Little Water of Fleet, flow through the Estate with fishing rights
 - 100 hectares of existing broadleaves, 40 hectares of mature conifers
 - Recent forestry report suggests over 500 hectares of further tree planting potential
 - Farming enterprise of 1,500 ewes and 73 cattle are currently run on the land via an annual grazing licence
 - Potential for wind and other renewable energy creation
 - Easy access to the beautiful beaches of the Solway Coast
 - Held by the same family since the 18th Century
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Freehold for Sale as a Whole - Offers Over £7,000,000

*“Stunning views south over The Water of Fleet towards
the beautiful beaches of the Solway Coast”*



Location

The Cally Estate is located just north of Gatehouse of Fleet in the highly attractive county of Dumfries & Galloway in the South West of Scotland. The locality is dominated with fertile dairy and livestock farms and commercial forestry on the higher ground. The majority of the Estate is low lying with views out towards the sea. It benefits from the influence of the Gulf Stream, creating mild weather conditions ideal for growing grass and woodlands. The Water of Fleet flows through the properties, entering Fleet Bay, a short distance to the south. The area is a desirable tourist destination.

The Estate is situated to the north of the A75. Dumfries is 33 miles to the east, Stranraer 42 miles to the west and the M74/M6 some 56 miles to the east. There are international airports at Glasgow 101 miles, Edinburgh 113 miles, Prestwick 70 miles and Newcastle 118 miles. Cairnryan ferry is 48 miles and offers frequent services directly to Belfast and Larne, Northern Ireland.





Estate History

The Cally Estate, nestled in the hills near Gatehouse of Fleet in Dumfries and Galloway, boasts a rich history under the stewardship of the Murray Usher family—a lineage marked by dedication, innovation, and a profound connection to the land.

The Estate's story begins with James Murray, born in 1727, who inherited extensive lands, including the Cally Estate. The Estate remained within the Murray family, passing through generations, until it came into the hands of Elizabeth Evelyn Murray Usher in 1924. She inherited the Estate from her father, LT. Col. Frederick Murray-Baillie, who had previously combined the Cally and Broughton Estates. Betty's deep-rooted connection to the area was evident; she spent her formative years in Gatehouse of Fleet, fostering a lifelong commitment to the community.

Facing the economic challenges of the early 20th century, Mrs. Murray Usher, a true visionary, made the pragmatic decision to sell vast portions of the Estate. Despite these changes, her dedication to the local community remained unwavering. She established the first tourist information centre in Gatehouse of Fleet and served on the town council, playing a pivotal role in preserving the town's historic charm. Her efforts were recognized in 1982 when she was awarded an OBE for her public service in Scotland.

Elizabeth Murray Usher passed the Estate to her son James and her grandson Peter. On James' passing in 2007 her grandson, Peter Murray Usher took over the whole Estate until his premature death in 2011 and his widow, Jane runs the Estate today.

Today, the Cally Estate stands as a testament to the Murray Usher family's enduring influence. The core Estate is now a commercially viable business providing a mixture of upland hill grazing, lower/cropping grazing, forestry, stalking, rough shooting and fishing.

Cally Estate is more than just a residence; it's a living piece of Scottish history.



Access

The Estate is accessed by a number of minor public roads. The forestry access road off the public road, known as Lauriston road, heads east along the northside of Castramont Hill. This is owned by The Cally Estate with Forest Land Scotland having a servitude right of access over it. At the junction, timber will leave in a northly direction towards Lauriston on an agreed timber haulage route.





Murrayton Farmhouse



Culreoch Farmhouse



Cruffock Cottage



Lagg Cottage

Description

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To date, the Estate has been run as one unit with three separate farms; Murrayton, Culreoch (pronounced 'Culroke') and Lagg. They comprise attractive livestock farms carrying 1,500 ewes and 73 cattle. A licensee occupies the land on an annual grazing license. The land ranges from arable/fertile silage ground to good quality grazing and rougher hill grazings.

The Little and Big Water of Fleet converge to form The Water of Fleet. There are attractive riparian broadleaves, large hill side spruce blocks and four residential properties and miscellaneous traditional stone and slate farm buildings.

The current mixed land use provides great flexibility to either continue large scale extensive livestock farming or significantly increase the amount of conifer and broadleaf woodlands with the potential to generate large numbers of carbon credits. There are currently no renewable energy option/leases in place.

Residential Summary

The three farms comprise Murrayton, Culreoch and Lagg with a farmhouse at each. There is a further cottage known as Cruffock Cottage located at Murrayton.

Murrayton House

Murrayton House forms the principle house on The Estate with uninterrupted views down the whole valley out to the Solway coast. It benefits a long private driveway crossing an attractive stone bridge. The house has a southerly aspect, sits in a mature setting and has a useful courtyard style set of traditional buildings, currently used for storage and kennels, but could be converted to additional accommodation or garaging as required. The accommodation, in need of some modernisation is over two storeys and comprises; 7 bedrooms, 3 public rooms, 3 bathrooms.

Culreoch Farmhouse

Culreoch farmhouse is located in the heart of The Estate and is the centre for agricultural activities. An attractive stone and slate two storey farmhouse in need of modernisation. The house is approached by a long private farm road and benefits a westerly aspect. It is surrounded by agricultural fields with the Estate's hill ground behind. To the rear and side of the house is a range of traditional stone and slate farm buildings comprising byers, stores, livestock pens, grain tower and a modern general purpose shed.

The residential accommodation comprises;

3 bedrooms, sitting room, kitchen/sitting room, bathroom.

Lagg Cottage

Lagg cottage is located at the southern end of The Estate. The stone and slate, one and a half storey house, sits in a slightly elevated position with attractive uninterrupted views west and south. The house nestles amongst mature trees with the land gently rising behind. A small garden and a set of traditional stone farm buildings provide flexible opportunities for use or conversion to further accommodation. The house is approached by a treelined road with a paddock. The accommodation comprises;

3 bedrooms, sitting room, kitchen, bathroom

Cruffock Cottage

Located to the rear of Murrayton with its separate driveway, Cruffock benefits a small garden, a buffer of Scots pine trees and two loose boxes. The single storey accommodation comprises; 2 bedrooms, bathroom, kitchen and sitting room.

All houses have private water and septic tanks. Two of the four houses are tenanted. The home reports and floorplans are available from the Selling Agent.



Forestry Planting Potential

The Estate is suitable for a substantial woodland creation scheme. A woodland planting report was produced for the Estate in March 2023, bird surveys and archaeological surveys were carried out at this time. A copy of the report, surveys and a current felling licence are available from the Selling Agent upon request.



Sporting Rights

Previously The Cally Estate ran a successful shooting syndicate. With the creation of new release pens the terrain lends itself well to create a fabulous driven bird shoot. Gullies, hillside forestry blocks, bracken banks, riparian broadleaves and ponds create wonderful mixed habitat for wildlife and game birds.

Both Roe and Red are present at Cally and Dumfries & Galloway is renowned for large Red stags which shelter in the extensive forestry blocks. The sporting offers opportunities for revenue generation or owners enjoyment.



Farm Entitlements

Region 1 Entitlements – 358.37
Region 2 Entitlements – 656.60
Total Entitlements – 1,014.97
Total Value for 2025 £71,389.36

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agent

Goldcrest Land & Forestry Group LLP
18 Great Stuart Street, Edinburgh EH3 7TN
Tel: 0131 378 6122
Ref: Jon Lambert MRICS and Jock Galbraith MRICS

Seller's Solicitor

Turcan Connell
Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE
Tel: 0131 228 8111
Ref: Grierson Dunlop and Andrew Nicholson

Measurements

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

Authorities

Dumfries & Galloway Council
109-115 English Street
Dumfries
DG1 2DD
Tel: 0303 333 3000

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

Designations

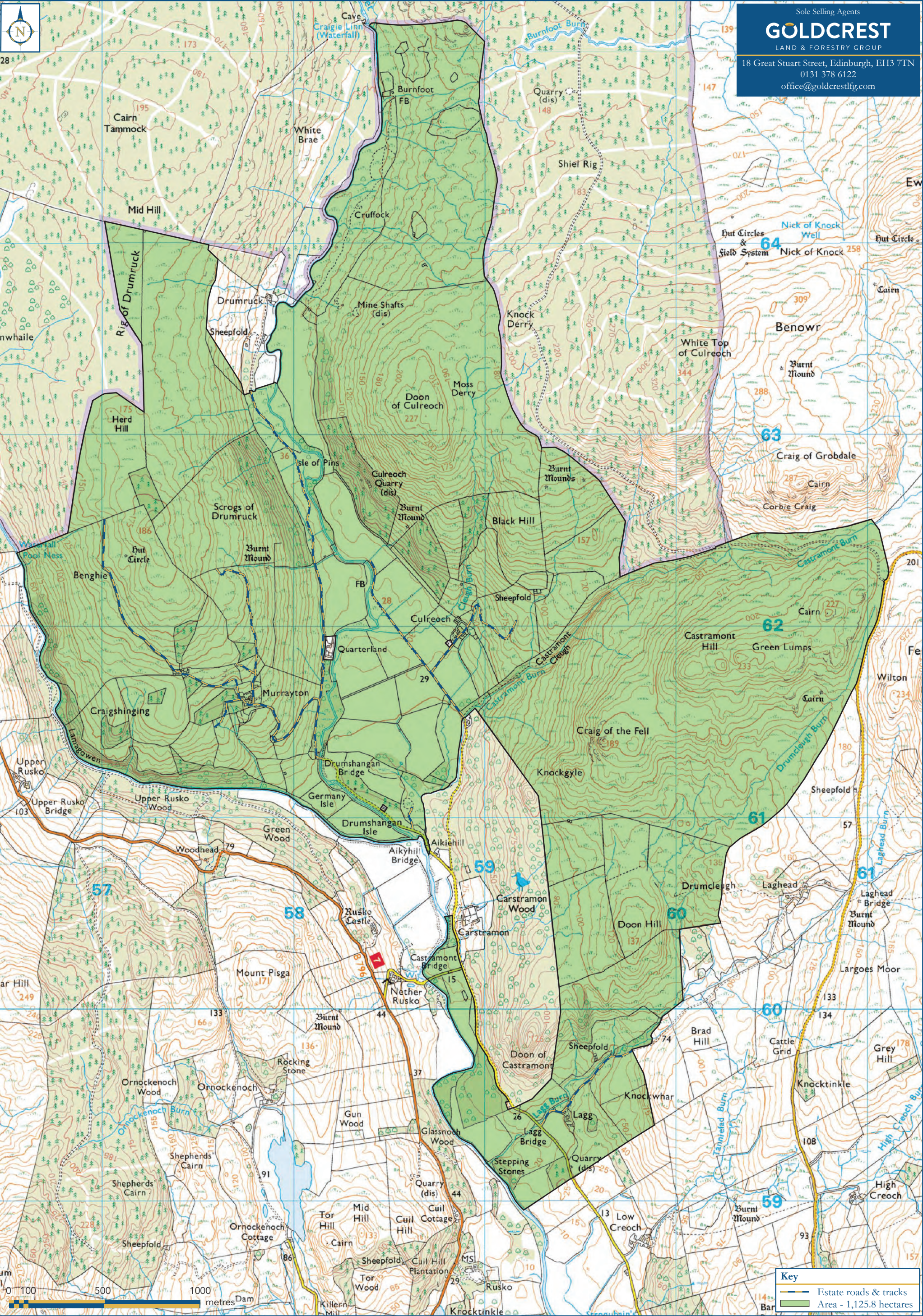
There is an ongoing consultation for the proposed Dumfries & Galloway National Park.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Viewing

Viewing is strictly by appointment. Please contact Goldcrest Land & Forestry Group to arrange a viewing.







IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in February 2025) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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