

KILQUHOCKDALE

Kirkcowan, Newton Stewart, DG8 0EN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

KILQUHOCKDALE

Kirkcowan, Newton Stewart DG8 0EN

Newton Stewart 10 miles, Stranraer 21 miles, Dumfries 52 miles, Carlisle 89 miles, Glasgow 84 miles, Edinburgh 109 miles

AN ATTRACTIVE RESIDENTIAL UPLAND STOCKREARING FARM SITUATED AMIDST THE STUNNING RURAL COUNTRYSIDE OF DUMFRIES & GALLOWAY

- MODERNISED TRADITIONAL WIGTOWNSHIRE 1½ STOREY FARMHOUSE (4/5 BEDROOMS)
- RANGE OF TRADITIONAL STONE BUILT FARM BUILDINGS
- SOUND GRAZING PASTURE
- BASIC PAYMENT ENTITLEMENTS(55.06 Region1 &56.01 Region2)
- EPC RATING – F (26)

IN TOTAL ABOUT 288.59 ACRES (116.79 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

McCormick & Nicholson Solicitors

66 Victoria St

Newton Stewart

DG8 6DD

Tel: 01671 402813

Email: mail@mccormicknicholson.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas

DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Kilquhockadale Farm is situated in a rural yet easily accessible location about 10 miles west of Newton Stewart within Dumfries & Galloway.

The property offers a unique opportunity to enjoy a small productive upland farm, located in a quiet yet accessible area of outstanding natural beauty. As well as small agricultural usage, the property offers enormous potential for equestrian or any sporting / tourist based enterprise. The property at present is utilised as a mixed livestock farm, although there is potential for woodland expansion.

The agricultural land of Kilquhockadale extends in total to about 288.59 acres (116.79 ha) and is currently utilised for livestock farming with sufficient areas within the property capable of growing winter forage.

This region of Scotland is noted for its spectacular coastline, hills and magnificent forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities to including game, coarse and sea fishing, shooting, sailing, cycling, golfing, wonderful walks and a wealth of beautiful gardens to visit.

The village of Kirkcowan lies close to the property and offers a range of local services including primary schooling, a village hall, Post Office, general store and a doctors' surgery. The busy market town of Newton Stewart is nearby, offering a wide variety of shops, supermarkets, banks, hotels etc. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and swimming pool/sports centre. There are numerous golf courses in the local area with the closest being within the town boundaries of Newton Stewart.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stenna and P & O Ferries. Prestwick Airport is about 60 miles away, with Glasgow International Airport some 90 miles distant.

DIRECTIONS

From the A75 at Newton Stewart continue west towards Stranraer for about 61/2 miles then turn north signposted "Three Lochs". Follow this road to the next junction turning right and Kilquhockadale is located on the left hand side, as indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Kilquhockadale are sought in excess of £650,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 502701
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

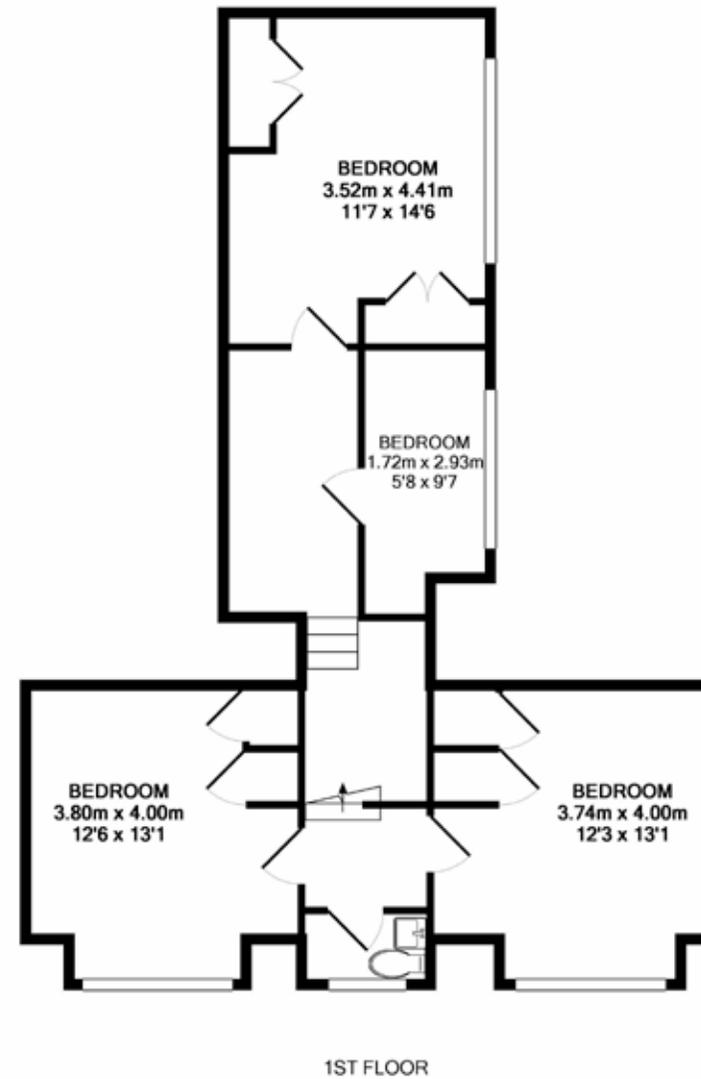
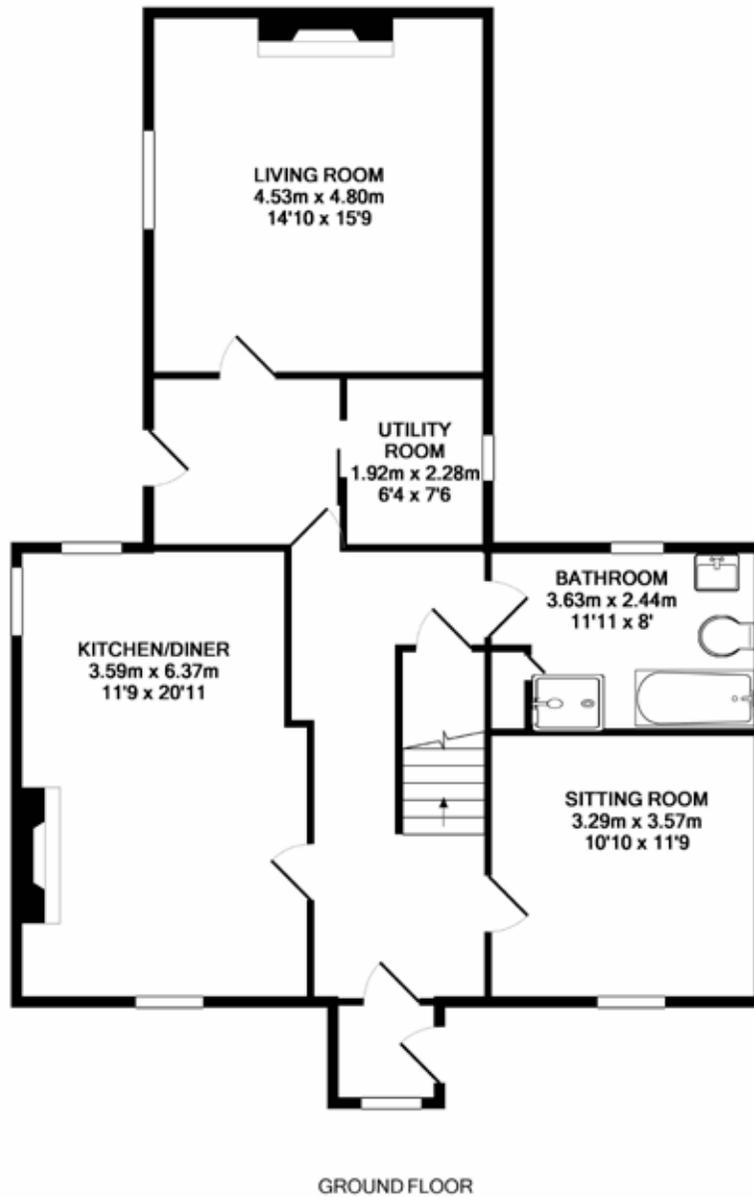


PARTICULARS OF SALE

KILQUHOCKADALE FARMHOUSE



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Occupying an elevated site and offering open views, this modernised traditionally built farmhouse is deceptively spacious and provides comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Rear Entrance Hallway**
With tiled floor and door off to utility room
- **Utility Room**
With tiled floor, plumbed for automatic washing machine, houses central heating boiler.
- **Sitting Room**
With open fire, tiled floor, window to the side.
- **Kitchen / Diner**
Range of fitted floor and wall units, tiled floor leading to wooden floor in the dining area, which has a feature fireplace with electric fire set in.



- **Front Door Porch**

- **Central Hallway**
With staircase off, under stair cupboard.
- **Office / Dining Room / Double Bedroom 1**
Currently utilised as an office with window to the front.
- **Family Bathroom**
With bath, WC, WHB, standalone shower cubicle, built-in cupboard.

FIRST FLOOR

- **Split Landing**
- **Single Bedroom 2**
With window to the side.
- **Double Bedroom 3**
With window to the side, built-in cupboards.
- **Double Bedroom 4**
- **Cloakroom**
With WC & WHB set in modern vanity unit.
- **Double Bedroom**
With built-in cupboards.



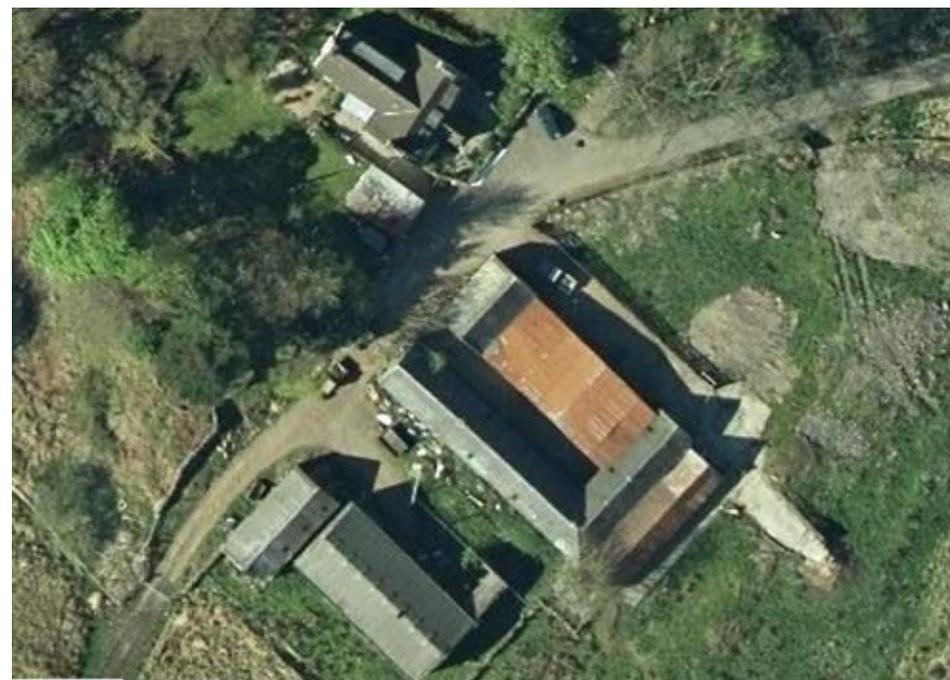
SERVICES

- Private water and drainage
- Mains electricity
- Oil fired central heating system
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

The property is surrounded by its own enclosed garden grounds, which are laid to lawns, mature shrubs, specimen trees and a vegetable patch, which grows a variety of vegetables including potatoes and beetroot.





THE FARM STEADING

To the south of the farmhouse is a range of traditional vernacular farm buildings, which comprise of a mixture of barns, byres and stables. These exceptionally rare stone-built structures would lend themselves to a variety of uses. The farm buildings are currently utilised for storage and some cattle livestock housing.

We are of the view that these traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.





THE AGRICULTURAL LAND

Kilquhockadale Farm extends in total to about 288.59 acres (116.79 Ha) including the areas occupied by the farmhouse, steading, roads, etc.

The holding features 13 specific, well fenced field enclosures which are currently all down to grass for grazing and conservation. The land lies within a Less Favoured Area and is classified as predominantly yield class 5 of the Macaulay Institute for Soil Research (Land Capability Study) as produced by the James Hutton Institute.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment regions 1 & 2 and we are advised that the vendors were active farmers (as currently defined under EU Regulation, 1307/2013, and the Scottish Statutory Instrument 2014 / 58) and were in receipt of Single Farm Payment in the reference years. We further confirm that a SAF was submitted to the AFRC-RPID prior to 15th May 2018, a copy of which is available for inspection from the sole selling agents.



The vendors will use their best endeavours to complete the necessary documentation to transfer the relevant number of Basic Payment Entitlements to the purchaser(s), at no additional cost. These entitlements comprise of 55.06 region 1 & 56.01 region 2 with unit values of 143.60Euros & 37.83Euros respectively.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **McCormick & Nicholson** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Council Tax: Band- C

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.





OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland Base Rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Any prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2018

Field Number	Area (Ha)	Region or Description
1	6.24	1 (6.24)
2	32.19	1 (31.76)
3	4.19	1 (4.19)
4	42.93	2 (42.41)
5	7.46	1 (6.76)
6	0.38	N/A
7	12.98	2 (12.08)
8	3.44	1 (3.35)
9	0.83	1 (0.76)
10	1.38	2 (0.69)
11	0.39	2 (0.33)
12	0.93	2 (0.50)
13 PART	2.66	1 (2.00)
14 RYB	0.79	N/A

**Total: 116.79 Ha
(288.59 Acres)**

Disclaimer

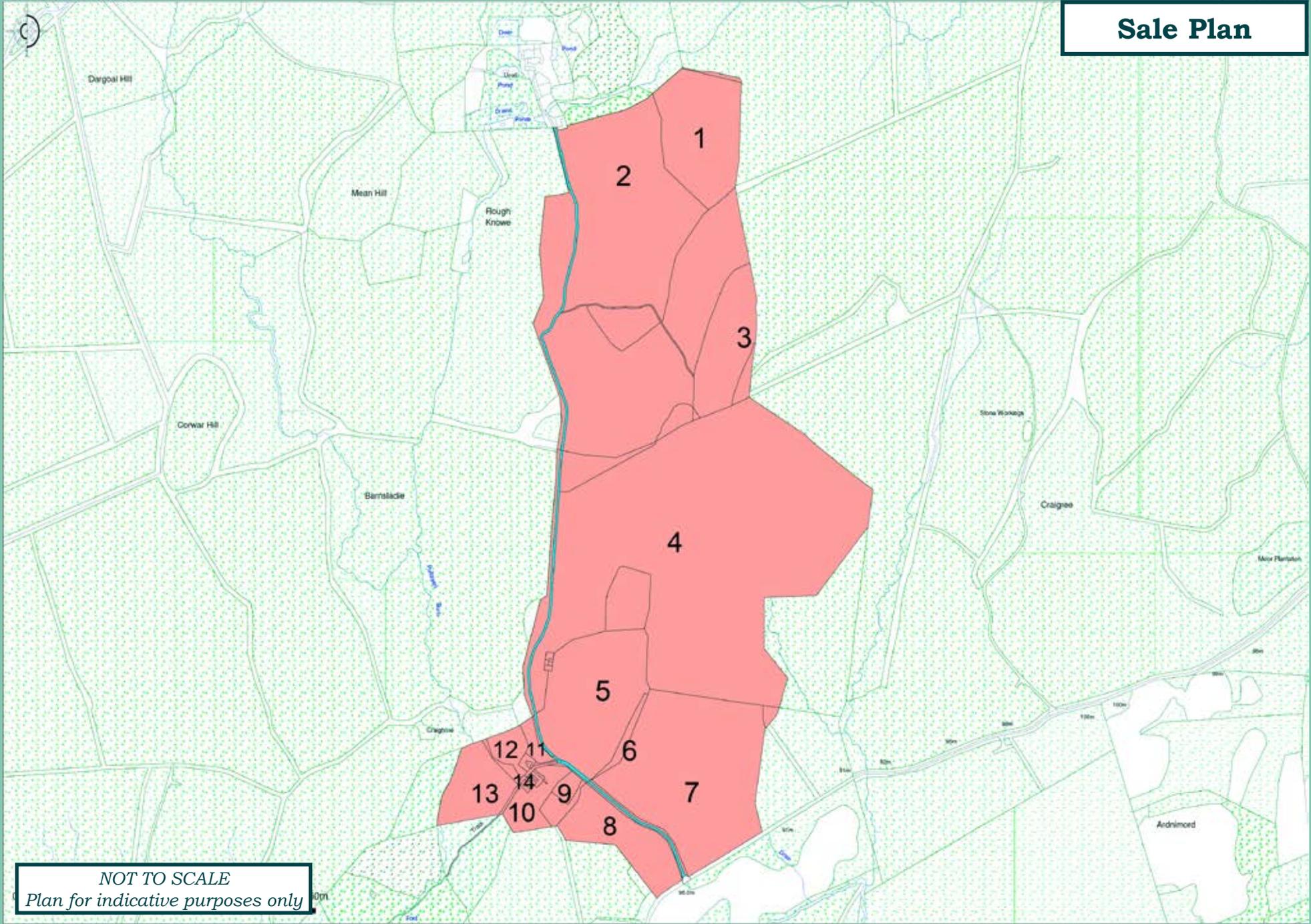
While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **116.79 Ha (288.59 acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

BPS Entitlement Claimed 2018

Region 1 – 55.06 Units (Indicative Value 2018 **€143.60** (Euros))

Region 2 – 56.01 Units (Indicative Value 2018 **€37.83** (Euros))

Sale Plan



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