

MEIKLE FLOAT

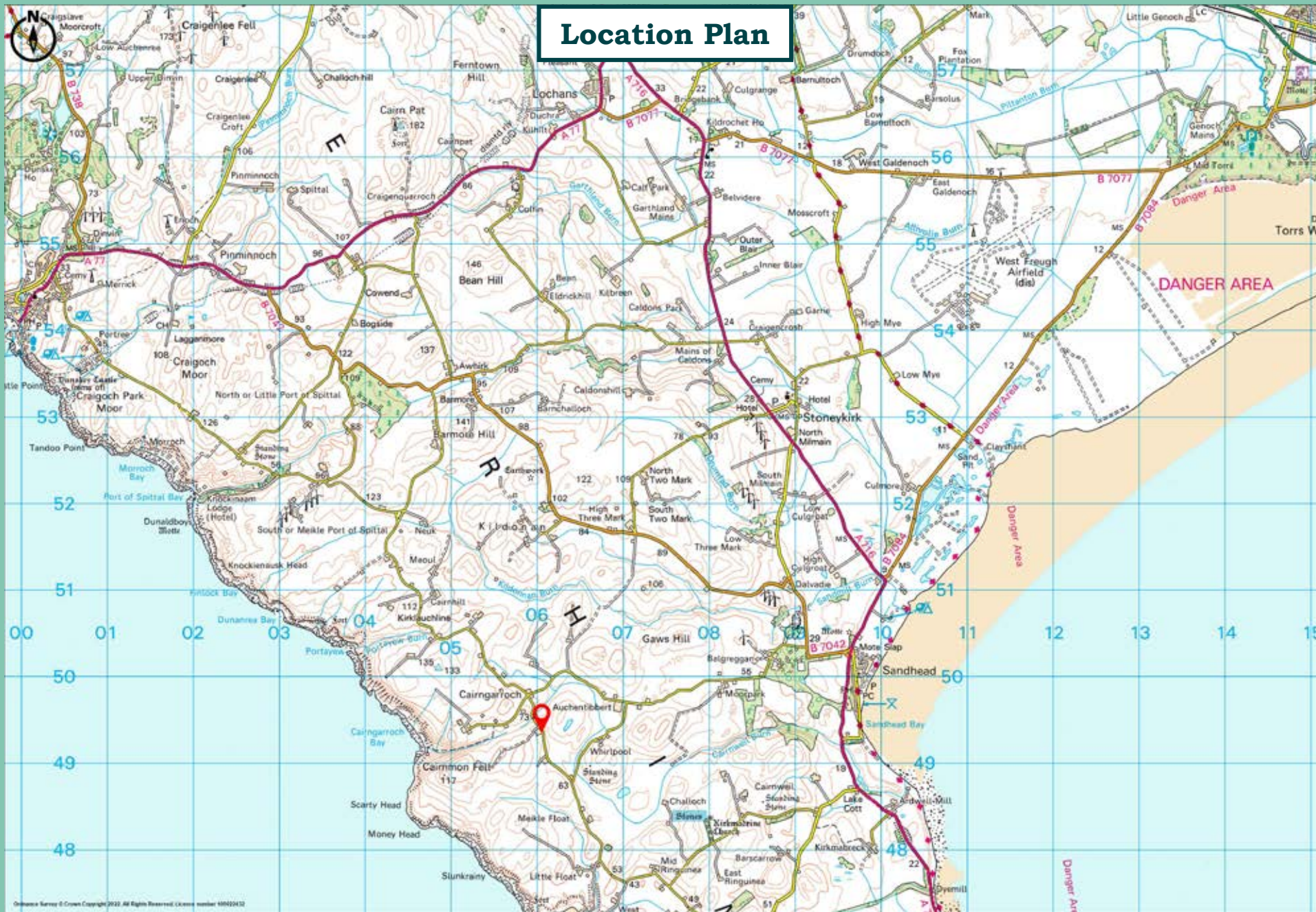
Sandhead, Stranraer, Wigtownshire, DG9 9LF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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MEIKLE FLOAT

Sandhead, Stranraer, Wigtownshire, DG9 9LF

Sandhead 3 miles, Stranraer 12 miles, Cairnryan Ferry Port 16 miles (to Belfast 2 hours), Ayr 60 miles, Dumfries 76 miles

A HIGHLY PRODUCTIVE COASTAL STOCK REARING FARM SITUATED IN A STUNNING LOCATION WITH FAR REACHING VIEWS SEA VIEWS.

- EXTREMELY WELL-PRESENTED TRADITIONAL FARMHOUSE
- RANGE OF MAINLY TRADITIONAL FARM BUILDINGS
- FORMER MILKING PARLOUR & DAIRY
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS (REGION 1– 76.4UNITS, REGION 2- 39.33 UNITS , REGION 3- 0.27UNITS)
- FARMHOUSE EPC RATING – G(12)

IN ALL ABOUT 348.09 ACRES (140.87 HECTARES)

VENDORS SOLICITORS

Dales Solicitors LLP
18 Wallace St
Galston
KA4 8HP
Tel: 01563 820216



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

Meikle Float Farm is situated west of the village of Sandhead in the Wigtownshire area of Dumfries & Galloway. Meikle Float is a highly productive stock rearing farm in an area noted for its mild climate and long grass growing seasons. This has contributed to the Rhins Peninsula being recognised as one of the most productive farming regions in Southwest Scotland.

The farm benefits from a modernised well-presented traditional farmhouse, mainly traditional farm buildings and about 345 acres of productive agricultural land which includes 137 acres of coastal clifftop grazing which is ideal for outwintering . The agricultural land is at present down to grass for grazing and conservation (silage), however some of the land is capable of growing a wide range of cereal and other forage crops.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at Sandhead Village. The regional centre of Stranraer is located about 12 miles from Meikle Float Farm and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at the recently refurbished Stranraer Academy.

This area of Southwest Scotland is noted for its spectacular coastline and provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, cycling and plenty of opportunities for the equestrian enthusiasts.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan near Stranraer with the closest international airports of Prestwick and Glasgow being easily accessible.

DIRECTIONS

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 but the vendors have indicated that they would be prepared to consider offers for part of the farm.

GUIDE PRICE

Offers for Meikle Float are sought **in excess of £1,580,000**

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

MEIKLE FLOAT FARMHOUSE



A traditional Wigtownshire farmhouse under a tiled roof occupying an elevated site within its own garden grounds Meikle Float farmhouse provides bright, spacious living accommodation and is in walk-in condition, which briefly comprises:

GROUND FLOOR

- **Kitchen/Diner**

With a range of modern floor and wall units, built in storage and utility cupboards, plumbed for white goods integrated dishwasher, fridge, cooker and hood ..



- **Dining room**

With oil fired Rayburn Royal Range.

- **Front Hallway**

- **Sitting Room**

With double aspect windows and set in a feature fireplace.

- **Sunroom**

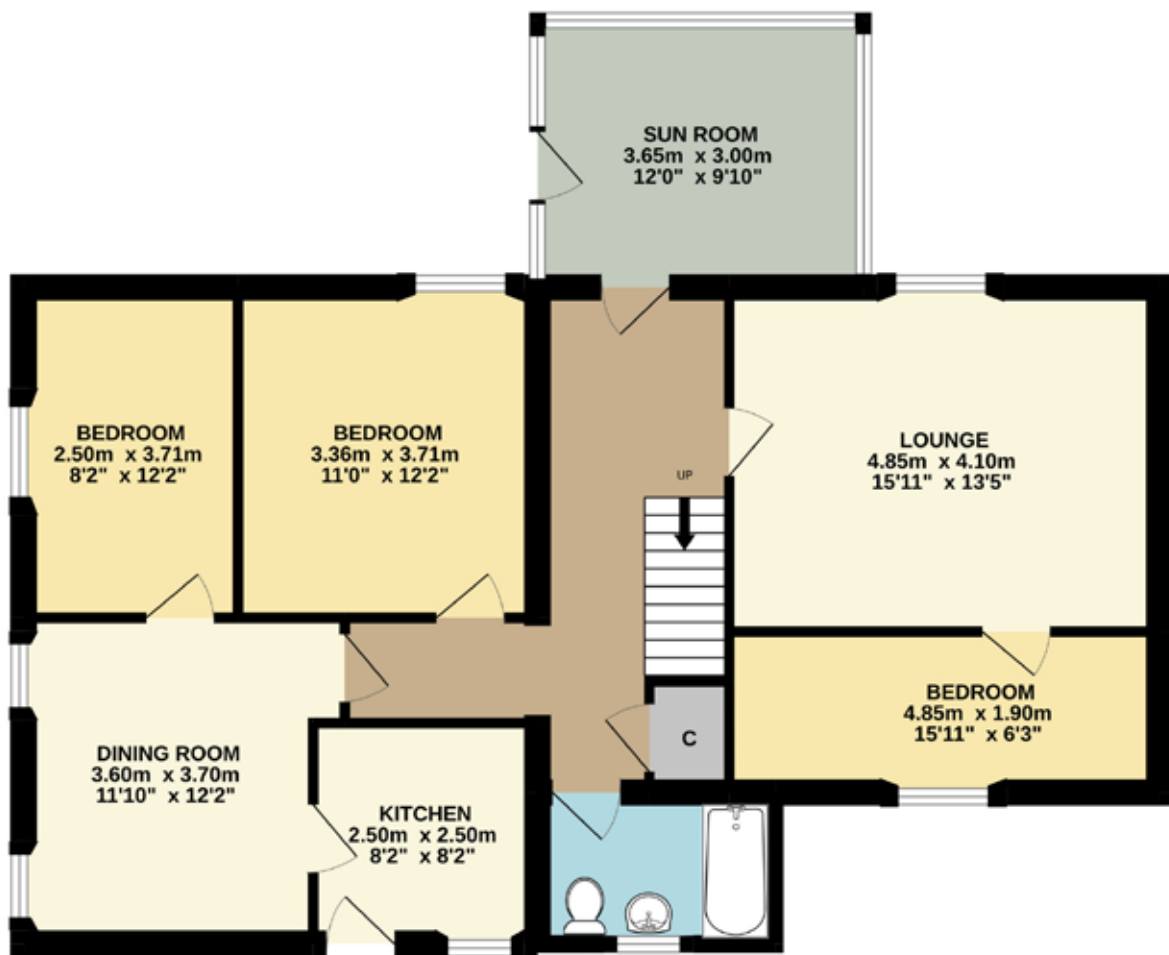
- **Double Bedroom 1**



Floor Plan

GROUND FLOOR
97.5 sq.m. (1049 sq.ft.) approx.

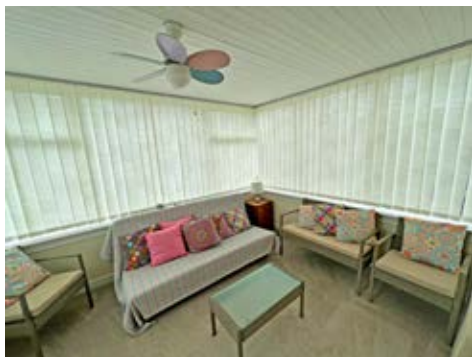
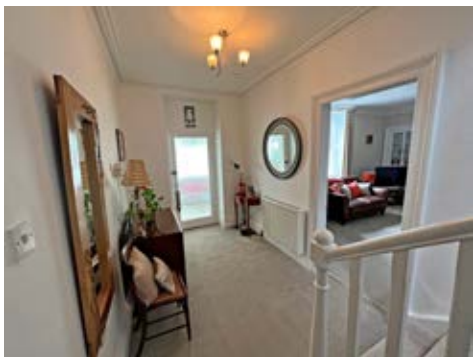
1ST FLOOR
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 130.7 sq.m. (1407 sq.ft.) approx.

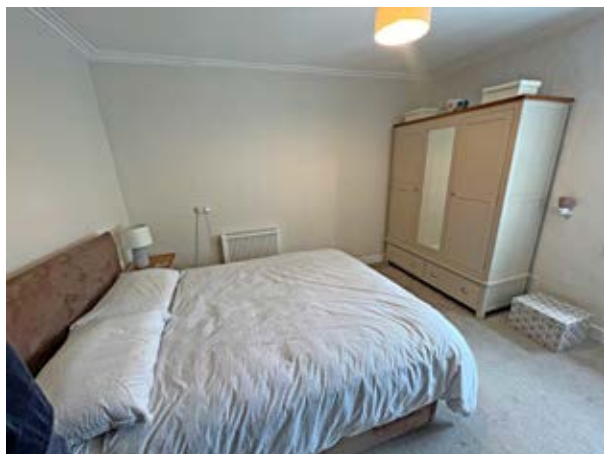
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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- **Double Bedroom 2**

- **Family Bathroom**
Recently refurbished



FIRST FLOOR

- **Double Bedroom 3**
With dormer window.

SERVICES

- Mains water & electricity
- Electric thermostatically controlled heaters
- Private drainage.
- The telephone is installed subject to the normal BT regulations.



THE FARM STEADING

The farm steading comprises of a range of mainly traditional farm buildings, which have been utilised in the past for dairy production.

The traditional buildings have been utilised for stock housing and handling .an earth wall silage clamp and plenty of hard standing for bale storage compliment the yard. Adjacent to the buildings is a small slurry lagoon and a 14 tonne feed bin .



THE LAND

Meikle Float Farm extends in total to about 348.09 acres (140.87 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, cliff tops etc.

The holding features 20 specific field enclosures, which are currently all down to grass for grazing and conservation (silage), however many of the enclosures are capable and have been, in the past, utilised for growing either cereal or forage crops.

The land is classified as yield class 3:2 to 5:2 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The land is currently run as a beef rearing unit and benefits from the LFASS payment.

Around 168.35 acres are temporary grass in 15 enclosures, 29.75 acres Permanent Pasture in 4 enclosures. with about 137.01 acres of coastal hill ground (mainly Grade 5:2) which provides excellent out wintering for cattle.





BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2022 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Meikle Float benefits from 76.4 units of region 1 entitlements with an illustrative unit values of €164.65 (Euros), 39.33 units region 2 entitlements with an illustrative unit values of €36.27(Euros) and 0.27 of a unit of region 3. The property also benefits from the standard Greening rates and where applicable LFASS. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2022 Basic Payment and 2022 greening payment and LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross compliance documentation 2022, this obligation expires on 31st December 2022.

NB. EXCLUDED FROM THE SALE

To the Southeast of Meikle Float there is a 330kw Enercon Turbine producing an average rental of about £32,000/year which is **EXCLUDED** from the sale of Meikle Float Farm. Therefore, the necessary servitudes accesses etc will be retained along with the land that the turbine and ancillaries occupies.

However the turbine could be available to purchase from the seller by separate negotiation. Further details are available from the Selling Agents.

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). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor **Dales LLP** for a definitive list of burdens subject to which the property is sold however it is noted that --

- 1- There are wayleaves in favour of Scottish Power
- 2- There is a coastal path which runs along the cliff boundary of the farm, this path is not regularly used. There is also the site of an ancient monument out on the costal hill
- 3- If the wind turbine is retained the necessary servitudes accesses etc will be retained along with the land that the turbine and ancillaries occupy.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over all clamped or baled silage, straw, etc. Valuation to be carried out by Threave Rural Ltd, whose opinion as to quantity and value will be binding to both seller and purchaser.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge except for anything already surveyed for. 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.

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 and do not constitute, nor constitute part of an offer or contract.
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 and accordance with the relevant sections of the Consumer Protection Act 2008 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. 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 August 2022

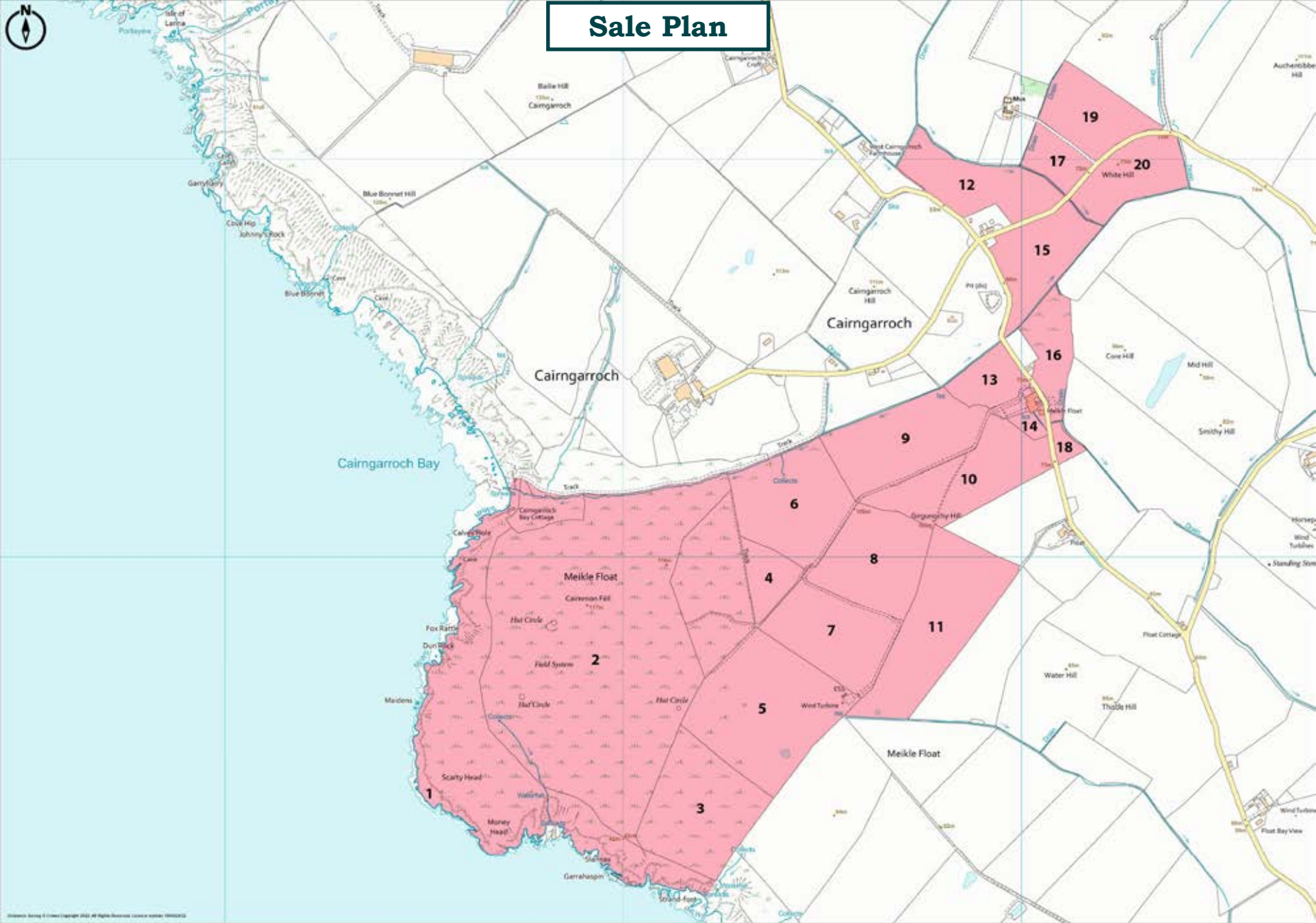
Field Number	Area (Ha)
1	5.25
2	51.39
3	8.63
4	1.74
5	10.15
6	6.78
7	5.65
8	5.81
9	6.82
10	5.80
11	8.35
12	5.06
13	2.00
14	0.29
15	4.40
16	2.58
17	1.80
18	0.54
19	3.92
20	3.91
Total: 140.87 Ha (348.09 Acres)	

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 **140.87 Ha (345.09 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.



Sale Plan



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NOT TO SCALE
Plan for indicative purposes only



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