



# **KNOCKEFFRICK FARM**

Sorbie, Newton Stewart, DG8 8AL



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan



# KNOCKEFFRICK FARM

**Sorbie, Newton Stewart, DG8 8AL**

Sorbie 1.8 miles, Wigtown 5.6 miles, Newton Stewart 12 miles, Stranraer 29 miles, Dumfries 59 miles, Belfast NI 74 miles (By Ferry at Cairnryan Port, Stranraer)

## AN EXCEPTIONAL HIGHLY PRODUCTIVE DAIRY FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY SET WITHIN THE MACHARS PENINSULA OF DUMFRIES & GALLOWAY

- BEAUTIFULLY PRESENTED FOUR BEDROOM FARMHOUSE
- THREE BEDROOM FARM COTTAGE
- MODERN DAIRY COMPLEX
- ABOUT 189 ACRES OF AGRICULTURAL LAND
- BASIC PAYMENT ENTITLEMENTS (73.32 REGION 1 & 0.65 REGION 2)
- FARMHOUSE EPC RATING: E (44)
- DAIRY COTTAGE EPC RATING: C (73)
- SOLAR PANELS ON FEED-IN TARIFF

**IN ALL ABOUT 190.41 ACRES (77.06 HECTARES)**

### VENDORS SOLICITORS

Mrs D. Dunlop  
The McKinstry Company  
146 Dalrymple Street  
Girvan  
KA26 9BQ  
Tel: 01465 715085



### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)









## INTRODUCTION

Knockeffrick Farm is situated within close proximity to the village of Sorbie within the beautiful Machars Peninsula of Dumfries & Galloway. Knockeffrick lies in a scenic and fertile farming region of Southwest Scotland which is renowned for the production of its quality livestock and early grass growing potential. The peninsula is favoured with a mild climate, given the proximity of the gulf stream to the coastline. The farm enjoys elevated views over the open countryside and is within a short drive to the many tranquil beaches and coastal walks around the Machars area.

Knockeffrick farm benefits from a traditional extremely well-presented four-bedroom farmhouse nestled within its own attractive private grounds along with, a three bedroom dairy cottage, a modern steading (cubicles for 220), and about 190 acres of prime agricultural land. Knockeffrick Farm currently operates as a highly productive dairy farm with their herd of Montbéliarde cattle utilising a relatively modern dairy complex and the capacity to house 220 dairy cattle plus young stock. The farm extends in total to about 190.41 acres to include the area occupied by the farmhouse, cottage, farm steading, access tracks, etc. **For the avoidance of doubt, the telecoms mast and right of access are specifically excluded from the sale.**

Local services can be found within the village Wigtown (The Book Town) with a wider range of services in the nearby Newton Stewart, which offers a wide range of professional services and retail outlets.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within a short distance of the property and the area boasts numerous golf courses.

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 at Stranraer and the international airports of Prestwick and Glasgow are within an easy drive from the property.

## 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.

## GUIDE PRICE

Offers for Knockeffrick Farm **as a whole** are sought in excess of: **£1,800,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**The Rockcliffe Suite**  
**The Old Exchange**  
**Castle Douglas, DG7 1TJ**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### KNOCKEFFRICK FARMHOUSE

Knockeffrick Farmhouse occupies an elevated site providing spectacular views across the surrounding countryside. The property has been improved immensely within the current ownership and presents a lovely family home. The accommodation briefly comprises:



## GROUND FLOOR

- **Rear Entrance Porch**  
With part glazed UPVC door.
- **Utility Room**  
With floor and wall units, plumbed for white goods, window to the rear and part glazed UPVC door to outside.
- **Farm Office**  
With a window to the side.
- **Kitchen / Diner**  
With a range of floor and wall units, oil fired Rayburn, built-in electric oven and hob, double aspect windows to the rear. Following through to the dining area there is ample space for family or social entertaining, the dining area opens up to the sun lounge.



- **Sun Lounge**  
Glazed to three sides with patio doors giving access to a raised patio area.





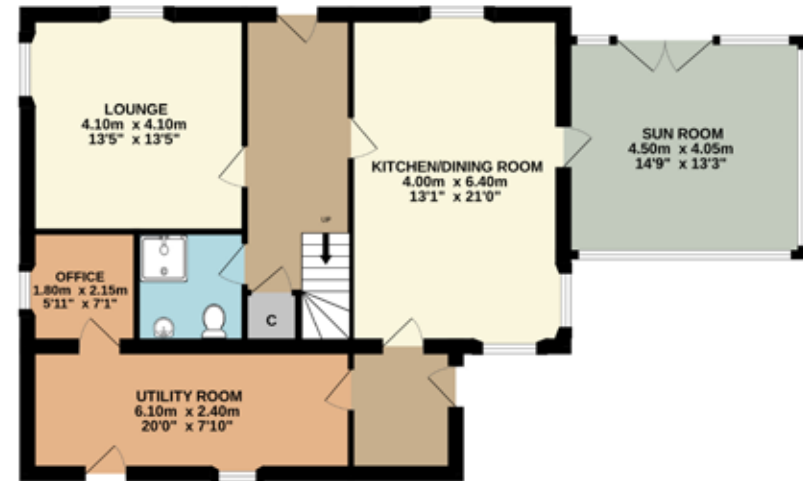
- **Central Hallway**  
With stairs off to first floor.
- **Sitting Room**  
With double aspect windows, feature fireplace and alcove .
- **Shower Room**  
With a large corner shower cubicle and modern sanitary ware.



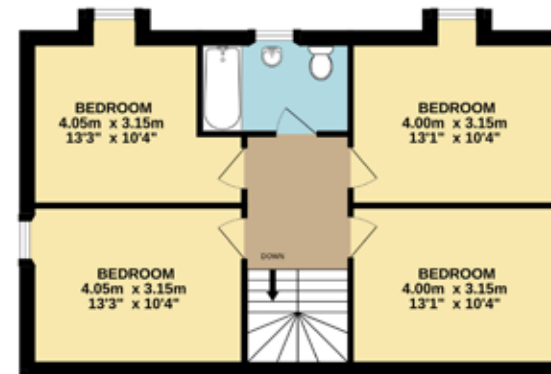
## FIRST FLOOR

- **Double Bedroom 1**
- **Double Bedroom 2**
- **Double Bedroom 3**
- **Family Bathroom**  
'P' shaped bath with shower over, WC, WHB.
- **Double Bedroom 4**

GROUND FLOOR



1ST FLOOR





GROUND FLOOR

## FARM COTTAGE

The farm cottage is a detached property set just off the main farm road. The property was constructed 10 years ago and provides a kitchen, sitting room, utility room, sunroom, three bedrooms (one ensuite), and a bathroom. The cottage comfortable accommodation over a single floor, as depicted in the floor plan forming part of these particulars.

## SERVICES

- Mains water & private borehole with storage tanks and pumps
- Mains electricity
- Oil fired central heating
- Private drainage
- The telephone is installed subject to the normal BT regulations.



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 of any error, omission, or misstatement. 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 ©2023







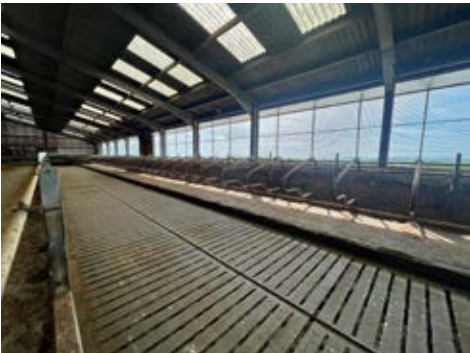
## THE FARM STEADING

The farm steading at Knockeffrick is mainly of modern construction, utilised for the daily dairy operations carried out on the farm. The steading briefly comprises:

- **Dairy Complex**

Two linked sheds of steel portal construction under a fibre cement roofs with slatted floors and automatic scrapers. Modern cubicles for 220 head with feed passages with 20 locking yokes and climate-controlled gale breakers. The dairy complex boasts a 20/20 Westfalia parlour with ACR's and milk meters, a modern bulk tank with heat exchange unit, Varitherm and Vacuum on demand along with Solar Panels on Shed roof on Feed in Tariff (generating about £5000pa)

There is a further 12,0000 gallon tank collecting rainwater with an automatic wash system, a farm office, cattle handling area and calving pens complete the bespoke unit. The high-level slatted tanks have a capacity of about 1.5 million gallons. There are also two Collinson feed bins, one of which is linked to the in-parlour feeders.



- **Young Stock Sheds**

Of steel portal construction under fibre cement roofs linked to the dairy complex are a range of general-purpose livestock sheds. These are utilised for the housing of dairy livestock and general storage.

- **Livestock Shed**

Of steel portal construction with a fibre cement roof located opposite the main yard.

- **Three Forage Clamps**

Of concrete walled construction with concrete floors providing adequate storage for the farm.



## THE LAND

The lands of Knockeffrick extend in total to about 190.41 acres to include the areas occupied by the farmhouse, dairy cottage, steading, farm tracks, etc. The fields are contained within a ring fence in 17 good sized field enclosures with good access via internal tracks and public roads.

The land has all been allocated a region 1 status with the exception of two small areas of region 2. At present is all down to grass for either grazing or mowing. The land is contained within yield class 4 of the Land Capability Scale as produced by the James Hutton Institute. The farm is well capable of growing a wide range of arable crops and is self-sufficient in home-grown forage. Knockeffrick is registered with the Agricultural Food & Rural Communities, Rural Payments & Inspections Division, with a main location code of: **854/0045**.









### **BASIC PAYMENT ENTITLEMENTS**

The whole of the agricultural land has been allocated payment regions 1 & 2. 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 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Knockeffrick Farm benefits from 73.32 units of region 1 entitlements with an illustrative unit values of €165.63 (Euros) and 0.65 region 2 entitlements with and illustrative value of €36.16 (Euros). 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 2023 Basic Payment and 2023 greening payment.**

**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 2023, this obligation expires on 31st December 2023.**





### **SINGLE APPLICATION FORM (IACS/SAF)**

A copy of the vendors' 2023 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

### **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.

### **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' solicitors, **The McKinstry Company** for a definitive list of burdens subject to which the property is sold. **However, it is noted that the farm is subject to the normal wayleaves in favour of utility companies and that the telecoms mast is to be retained and all necessary rights of access will accompany this.**

### **INGOING**

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

### **ADDITIONAL INFORMATION**

Knockeffrick is at present run as a highly productive dairy unit. The potential purchaser(s) may be afforded the opportunity to take over the dairy herd live and at valuation. Further details can be obtained from the vendor or sole selling agent.

### **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.

### **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 June 2023***

Field Number	LPID	Area (Ha)	BPS
1	NX/41516/48810	6.02	R1
2	NX/41649/48549	2.02	R1
3	NX/41681/48966	8.64	R1
4	NX/41723/49449	8.75	R1
5	NX/41731/48564	0.29	R2
6	NX/41782/49168	4.67	R1
7	NX/41842/48860	6.55	R1
8	NX/41859/48684	4.25	R1
9	NX/41873/49728	8.39	R1
10	NX/41881/49297	3.87	R1
11	NX/41949/49473	2.85	R1
12	NX/41983/49169	0.6	R1
13	NX/42008/48985	0.3	R1
14	NX/42091/48808	5.02	R1
15	NX/42131/49370	7.02	R1
16	NX/42142/49073	5.34	R1
17	NX/42198/48855	1.3	R2
A	Roads, Yards & Buildings	1.18	N/A
		<b>Total: 77.06 Ha (190.41 Acres)</b>	

### **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 **77.06 Ha (190.41 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 on Eligible Land Claimed 2023**

Region 1 – 73.32 units (Indicative Value 2023 **€165.63** (Euros))

Region 2 – 0.65 units (Indicative Value 2023 **€36.16** (Euros))



# Sale Plan

