



# CARSEMINNOCH FARM

Newton Stewart, DG8 7AU



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





## Location Plan



# CARSEMINNOCH FARM

**Newton Stewart, DG8 7AU**

**Newton Stewart 3 miles, Gatehouse of Fleet 16 miles, Ayr 45 miles, Dumfries 48 miles**

## **A PRODUCTIVE STOCK REARING FARM (FORMER DAIRY FARM) LOCATED A SHORT DISTANCE FROM THE MARKET TOWN OF NEWTON STEWART IN DUMFRIES & GALLOWAY**

- TRADITIONAL DETACHED FOUR BEDROOM FARMHOUSE
- PRODUCTIVE MOWING & GRAZING LAND
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- CONVENIENTLY LOCATED JUST OFF THE A75 EURO ROUTE
- SALMON FISHING ON THE RIVER CREE
- BASIC PAYMENT: 59.2 REGION 1

**IN ALL ABOUT 156.16 ACRES (63.20 HECTARES)**

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Mr David Hall  
Hall Baird  
The Old Exchange  
Castle Douglas  
DG7 1TJ



### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Carseminnoch Farm is a productive stock rearing farm situated about three miles east of the market town of Newton Stewart. Carseminnoch is a former dairy farm, now a productive stock rearing farm which has been farmed in conjunction with another holding owned and operated by the sellers. Carseminnoch Farm comprises a four-bedroom farmhouse set over two floors, a range of modern and traditional farm buildings and about 155 acres of productive mowing and grazing land.

The farmhouse at Carseminnoch is a substantial, attractive one and a half storey dwelling of sandstone construction with a brick-built extension. The farmhouse has only been periodically occupied in the last two years and would benefit from some cosmetic upgrading.

The steading is extensive with a range of traditional buildings complimented by modern portal structures which may have purposes for any type of agricultural or other business activity.

The land is classified as mainly yield classes 4 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The farm extends in total to about 156.16 acres (63.20 hectares), to include the areas occupied by the access tracks, former railway line, salmon fishing, yard and steading, etc.

The farm is located just off the A75 and is within easy reach of the market town of Newton Stewart which offers a wide range of shops and services, including a leisure centre, cinema, primary and secondary schooling, library and three supermarkets. Newton Stewart is a market town and serves as the centre for a large rural area. This includes the vast and sparsely populated Galloway Forest Park to its north and the broad peninsula of The Machars to its south. Sited on the banks of the River Cree, Newton Stewart may be regarded as the gateway to the Galloway Hills and the important historical region of the Machars.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry and is favoured area for its mild climate and long growing season.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area

offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 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 which 30 miles away. Prestwick Airport (51 miles) and Glasgow International Airport (85 miles) offer domestic and international flights. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

## 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 Carseminnoch Farm are sought **in excess of: £1,100,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**Tel: 01556 453 453**

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

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



## PARTICULARS OF SALE

### CARSEMINNOCH FARMHOUSE

This traditional house occupies a generous site surrounded by its own mature garden grounds with a lovely feature pond to the side of the house. Although requiring some cosmetic work throughout, the property presents spacious accommodation over two floors, briefly comprising:

## GROUND FLOOR

- **Cloakroom**

With direct access from the farmyard, this room includes a WC and serves as a practical coat and boot room, with a window to the rear.

- **Utility Room / Farm Office**

A convenient area fitted with a variety of floor units and full-length built-in cupboards, plumbed for white goods and incorporating a sink. Dual-aspect windows overlook the rear and side of the property.



- **Kitchen**

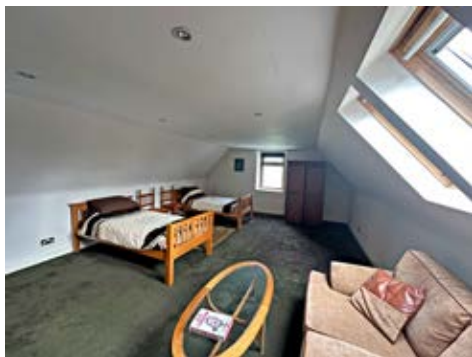
Fitted with a range of floor and wall units, including an integrated fridge, Lamona ceramic hob, cooker, and extractor fan. A large side window looks out over the farm.

- **Living Room**

Entered through a wide archway, this space has room for a kitchen table and features a large brick fireplace with a log burner, creating a cosy atmosphere that warms both rooms. A side window provides natural light.



- **Central Hallway**  
Providing access to the ground floor rooms and stairs to the first floor, with two store cupboards and a side door to the outside.
- **Family Bathroom**  
A wet room fitted with a bath, shower, WC, and wash hand basin, with a side window.
- **Bedroom 1 / Dining Room**  
Currently used as a downstairs bedroom but equally suited as a dining room, with dual-aspect windows to the front and side.
- **Lounge**  
Spacious room with high ceilings, complemented by a fireplace and dual aspect windows to the front and side.
- **Front Porch/ Sun Lounge**  
Overlooking the garden and fields. In need of restoration due to damage to the glass panes and doorway.



## FIRST FLOOR

Accessed via a bifurcated staircase.

### Left Side

- **Bedroom 2**  
Large room with window to the side and two small Velux windows.

### Right Side

- **Bedroom 3**  
With window to the front.

- **Bedroom 4**  
With a window to the front.

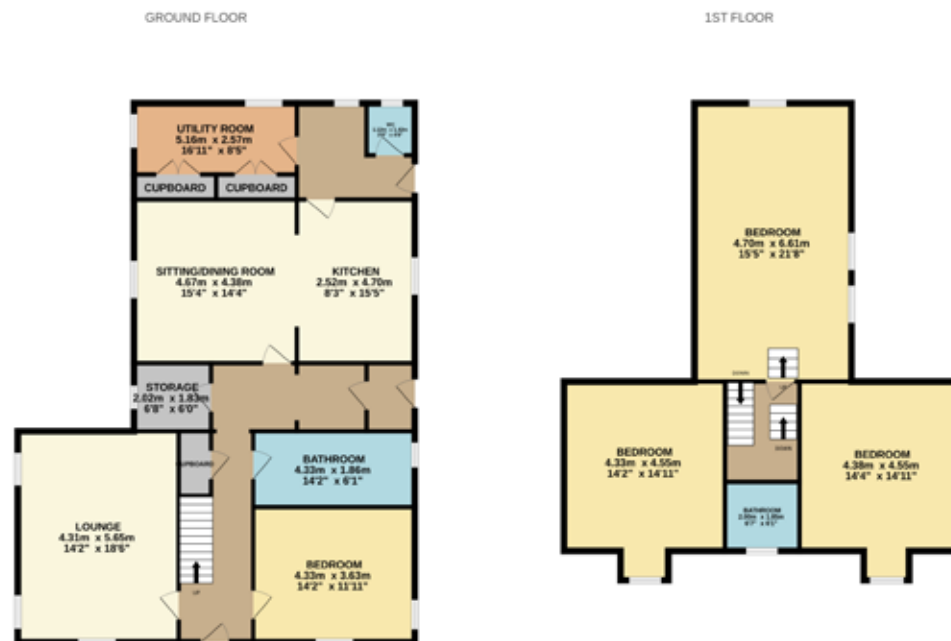
A floor plan is contained within these particulars showing the layout and dimensions of the living accommodation.

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	D	E (42)

## OUTSIDE

Mature garden ground are to the front and side of the dwelling. The large gardens contain a feature pond which was stocked a number of years ago.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 floorplan 12/2021



### FARM STEADING

The steading comprises of a range of traditional stone and brick-built buildings with slate and fibre cement roofs formerly the milking parlour, collecting area and dairy, now utilised for general storage.

The farm benefits from a range of more modern portal sheds which are arranged in the farmyard. There is a former 120,000-gallon slurry store and a silage clamp for approximately 1,200 tonnes.



### THE AGRICULTURAL LAND

The land extends in total to about 156.16 acres (63.20 hectares) to include the areas occupied by the farmhouse, steading, access roads, former railway line, river solum, etc.

The agricultural land lies within a ring fence and is all down to grass for grazing or conservation (mowing). The land is all classified as payment region 1 and lies within a less favoured area. The land is fairly free draining given its location to the River Cree and at present is utilised for grazing dairy young stock and the production of forage.



### BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1. 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 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Carseminnoch Farm benefits from 59.2 units of region 1 entitlements with illustrative unit values of €160.66 (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 2025 Basic Payment, 2025 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 2025, this obligation expires on 31st December 2025.**



#### **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, **Mr David Hall, Hall Baird** for a definitive list of burdens subject to which the property is sold.

#### **INGOING**

The purchaser shall, in addition to purchase price, be bound to take over any remaining clamp or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd or a third party nominated by Threave Rural who's opinion as to value and quantity will be binding to both vendor and purchaser.

#### **APPORTIONMENT**

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

#### **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.



## ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

## OFFERS

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

## 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 2025***

FIELD NO.	AREA (HA)	REGION
1	0.10	REGION 1 PGRS
2	0.15	REGION 1 PGRS
3	3.71	REGION 1 PGRS
4	0.14	REGION 1 PGRS
5	0.43	REGION 1 PGRS
6	5.83	REGION 1 PGRS
7	5.84	REGION 1 PGRS
8	0.49	REGION 1 PGRS
9	5.79	REGION 1 PGRS
10	13.32	REGION 1 PGRS
11	11.92	REGION 1 PGRS
12	7.82	REGION 1 PGRS
13	3.56	REGION 1 PGRS
14	0.23	REGION 1 PGR
15	0.07	REGION 1 PGR
A	3.80	ROADS, YARDS, BUILDINGS AND SALMON FISHINGS
<b>Total</b>	<b>63.20 HA (156.16 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 **63.20 Ha (156.16 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**

Region 1 – 59.2 units (Indicative Value 2025 **€160.66** (Euros))





