



KIRKMABRECK FARM

Creetown, Newton Stewart, DG8 7DL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



KIRKMABRECK FARM

Creetown, Newton Stewart, DG8 7DL

Newton Stewart 9 miles, Gatehouse of Fleet 8.5 miles, Dumfries 40 miles, Carlisle 75 miles

AN EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING AND ARABLE FARM LOCATED ON A STUNNING ELEVATED SITE ON THE PERIPHERY OF THE GALLOWAY VILLAGE OF CARSLUITH

- BEAUTIFULLY PRESENTED FOUR BEDROOM FARMHOUSE WITH FAR REACHING SEA VIEWS
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- PRODUCTIVE ARABLE AND GRAZING LAND
- VERY WELL-PRESENTED TWO BEDROOM FARM COTTAGE
- FARMHOUSE EPC RATING: E (40)
- COTTAGE EPC RATING: D (58)
- BASIC PAYMENT (204.99 REGION 1 & 69.92 REGION 2)
- FORESTRY GRANT SCHEME
- TREES VALIDATED WITH 10,823 PENDING CARBON UNITS (CREDITS)

IN ALL ABOUT 730.89 ACRES (295.79 HECTARES)

FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Mr Peter Matthews
A B & A Matthews
Bank of Scotland Buildings
Newton Stewart
DG8 6EG
Tel: 01671 404100



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

Kirkmabreck Farm is situated on the periphery of the village of Carsluith. Kirkmabreck Farm is an exceptional stock rearing and arable farm, benefitting from an exceptional house and a very well-presented farm cottage. The steading is made up of modern and traditional farm buildings and about 722 acres of agricultural & recently created woodland (2020) The agricultural land ranges from good mowing and cropping land to productive permanent pasture. The area of the farm also includes the site of a disused granite quarry and further established woodland. **Please note: for the avoidance of doubt the wind turbine and electricity sub-station are specifically excluded from the sale.**

The house at Kirkmabreck has been a wonderful family home for many years, which has been sympathetically modernised and maintained to a really high standard. The house benefits from a spectacular elevated site with far reaching views across Wigtown Bay and beyond. The house offers spacious, beautifully presented family accommodation over two floors. Kirkmabreck Farmhouse benefits from its own dedicated access, which isolates it from the working farm offering a degree of privacy. A tarmac driveway gives access to parking and a detached double garage. Well-maintained garden grounds offer dedicated areas for alfresco dining and family or social entertaining.

The farm cottage at Kirkmabreck is in excellent order and at present is occupied on a short-assured tenancy, although vacant possession can be given at the time of completion.

Kirkmabreck is a highly productive livestock & stock rearing unit. The land is classified as mainly yield classes 4 & 5 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The land is fertile, well drained and fenced and benefits from a modern agricultural steading. The farm is well laid out with access tracks and shelter belts, which give a degree of sporting potential. The farm benefits from a farm woodland grant scheme covering 62.91 hectares of conifers & 18.59 hectares of broadleaves. The management payments continue until 2025 and provide a useful income stream. It should be noted that the farm road is within the local authority council control and maintained by them.

Carsluith sits adjacent to the A75 about 2 miles from the village of Creetown, which benefits from a village shop/outreach post office, family butchers, primary school, a health centre and dispensary, a hotel, bowling club, both tennis and football clubs. A broader range of shops, schools and services can be found in Newton Stewart, and Gatehouse of Fleet.

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.

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.

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 Kirkmabreck Farm are sought **in excess of:**

LOT 1 - £1,900,000

LOT 2 - £1,000,000

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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

LOT 1 KIRKMABRECK FARM (coloured pink on the sale plan)

KIRKMABRECK HOUSE

This traditional house occupies a stunning elevated site surrounded by its own mature garden grounds. As mentioned earlier, the house is approached by a gated driveway set away from the working farm and enjoys spectacular views across Wigtown Bay. Kirkmabreck House is set over two floors offering bright, spacious and beautifully presented family accommodation, briefly comprising:

GROUND FLOOR

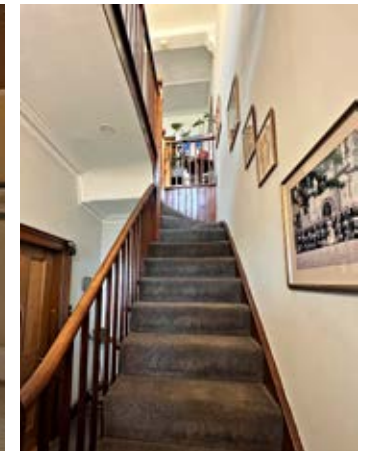
- **Rear Entrance Porch**
Part glazed UPVC door to outside, useful base units with cupboard and drawer storage, doors off to cloakroom & log store, window to the rear and velux type window set in the roof.
- **Cloakroom**
With WC set in modern vanity unit, window to the rear.
- **Rear Hallway**
With understair storage cupboard and walk-in pantry.
- **Farm Office**
With a window to the side.
- **Kitchen / Diner**
With a range of base and wall units, large built-in storage cupboard, oil fired AGA, plumbed for white goods, window to the side.



- **Lounge**
A lovely cosy room with a wood burning stove and double aspect windows, one of which affords spectacular views across Wigtown Bay.



- **Central Hallway**
With stairs off to first floor, door to front door porch.
- **Sitting Room**
With a feature fireplace, double aspect windows.



FIRST FLOOR

- **Split Landing**
Leading to a spacious upper landing with a picture window to the front.
- **Double Bedroom 1**
With double aspect windows.
- **Double Bedroom 2**
With double aspect windows and feature fireplace.
- **Double Bedroom 3**
With a window to the side and built-in cupboard.
- **Family Bathroom**
With a modern range of sanitary ware, large walk-in shower with glazed screen, large bath.
- **Double Bedroom 4**
With a window to the side.



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

SERVICES

- Oil fired central heating system (boiler annually serviced)
- Wood burning stoves
- Mains electricity
- Private water supply
- Private drainage
- CCTV with 9 cameras covering the farmhouse and steading, there exists the ability to add further cameras if required.
- The telephone line is installed subject to the normal BT regulations. (Fibre connection 146Mps)

OUTSIDE

Mature, well-kept garden grounds surround Kirkmabreck House which are made up of mature trees, shrubs, neat lawns and a plethora of colourful annual perennials which can be enjoyed whilst relaxing on the patio. There is tarmac off-road parking available with a double detached garage.



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 domestic 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: Blueprints (2022)

FARM COTTAGE

The farm cottage is set over two floors with the ground floor accommodation comprising of a storeroom, kitchen, lounge, dining room & bathroom with the first floor having two double bedrooms. A floor plan is included within these particulars showing the dimensions and layout of the property.

The cottage benefits from garden grounds with views across the surrounding countryside and over Wigtown Bay.

- Mains electricity
- Private drainage
- Private water supply through UV filter
- Wood burning stove
- Oil fired central heating system



COUNCIL TAX BANDING

- Kirkmabreck Farmhouse: E
- Farm Cottage: B



Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, 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 hoxign 15/02/21

FARM STEADING

The steading comprises of mainly steel portal structures which are being utilised for the overwintering of the beef herd, forage storage and general farming activity.

- **Range of Traditional Barns & Byres**
Of stone-built construction under slated roofs.
- **General Purpose Steel Portal Open Frontage Shed**
Utilised as forage storage.
- **Traditional Dutch Barn**
Of corrugated iron construction.
- **Stone Built Former Barn**
With big six roof, utilised as lambing and general storage shed.
- **Silage Clamp**
With concrete walls and effluent tank.
- **Cattle Shed 1**
Of steel portal construction under a fibre cement roof with central feed passage and under slats scrapers. Lean-to off housing a modern digital weighing system, bespoke cattle handling system and crush with digital weigh cell.



- **Slurry Ring**
- **Collinson Type Feed Bin**
VMAC 18 tonne split bin, there are also two feed bins within traditional buildings holding 7 tonnes & 5 tonnes.
- **Cattle Shed 2**
Of steel portal construction with suspended central feed passage and slatted tank, Ventair cladding, Yorkshire boarding and big six roofing.

THE AGRICULTURAL LAND OF LOT 1

Kirkmabreck Farm extends in total to about 392.07 acres (158.67 hectares) to include the areas occupied by the farmhouse, cottage, steading, access roads, woodlands, etc.

The agricultural land lies within a ring fence and is well serviced with a network of farm tracks giving good access to most of the field enclosures. The land lies within 30 specific, good sized field enclosures. The land is fertile, well-fenced and watered and the farm is self-sufficient in home grown forage. Kirkmabreck is well renowned for the quality of its livestock and the cattle are normally sold as forward stores. **Please note: The areas occupied by the wind turbine and electricity sub-station are specifically excluded from the sale.**



LOT 2 KIRKMABRECK PLANTATION & FARM WOODLAND GRANT SCHEME
(coloured green on the sale plan)

Extending to about 338.82 Acres (137.12Ha) comprising of an upland block of land which was entered into a forestry grant scheme in 2020 which is located to the north-eastern end of the farm. The contract ref' 20FGS50264 / 001 covers 62.91 hectares of conifers and 18.59 hectares of broadleaf trees.

The management agreement runs to 2025 with an annual payment of £11,547.36 for the broadleaf trees and £13,085.28 for the conifers. The sellers and their forestry agents will provide a successor form at completion of the missives to allow the purchaser to continue with this scheme.

Trees validated with 10,823 pending carbon insurance units (credits) over the lifetime of the project. Next validation at year 5 of the project (2026).





BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 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).

Kirkmabreck Farm benefits from 204.99 units of region 1 entitlements with illustrative unit values of €160.66 (Euros) & 69.92 units of region 2 with an illustrative value of €35.43 (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 2024 Basic Payment, 2024 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 2024, this obligation expires on 31st December 2024.

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 Peter Matthews A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

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. Mineral rights over the quarry have been reserved by Tarmac.

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 2024

LOT 1			
Field Number	LPID	Area (Ha)	Region or Description
1	UNMAPPED AREAS APROX	2.92	Roads Yards Buildings & Quarry
2	NX/48137/56762	1.48	R1 TGRS
3	NX/48218/56623	1.84	R1 PGRS
4	NX/48232/56463	1.4	R1 PGRS
5	NX/48253/56349	3.19	RI PGRS
6	NX/48268/56126	2.34	RI PGRS
7	NX/48334/56231	0.17	RI PGRS
8	NX/48360/56254	0.35	RI PGRS
9	NX/48398/56349	0.03	N/A WOODLAND
10	NX/48438/56218	2.38	RI PGRS
11	NX/48445/56438	4.39	R1 PGRS
12	NX/48448/55975	6.35	RI PGRS
13	NX/48452/56711	12.82	R1 PGRS
14	NX/48572/56154	4.54	R1 TGRS
15	NX/48680/56487	6.01	R1 PGRS
16	NX/48727/55999	5.72	R1 PGRS
17	NX/48729/56400	1.32	R1 PGRS
18	NX/48784/56318	4.83	R1 TGRS
19	NX/48850/56164	3.35	R1 PGRS
20	NX/48889/56857	35.66	R1 PGRS
21	NX/48919/56526	1.98	R1 PGRS
22	NX/49043/56012	6.25	R1 PGRS
23	NX/49092/56192	6.81	R1 PGRS
24	NX/49164/56395	10.44	R1 PGRS
25	NX/49245/56724	0.14	R1 PGRS
26	NX/49248/56891	0.28	N/A RGR

27	NX/49313/57113	8.24	R1 PGRS
28	NX/49340/56468	0.42	N/A WOODLAND
29	NX/49433/56825	12.71	R1 PGRS
30	NX/49660/57149	10.31	R1 PGRS
	Total:	158.67 Ha (392.07 Acres)	

LOT 2			
Field Number	LPID	Area (Ha)	Region or Description
31	NX/49955/56865	63.04	RI NEW TREES & PGRS
32	NX/50113/57088	0.75	N/A WOODLAND
33	NX/50637/57148	73.33	R2 NEW TREES & RGR

Total:	137.12 Ha (338.82 Acres)
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AS A WHOLE Total:	1295.79 Ha (730.89 Acres)
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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 **295.79 Ha (730.89 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 2024

Region 1 – 204.99 units (Indicative Value 2024 **€160.66**(Euros))

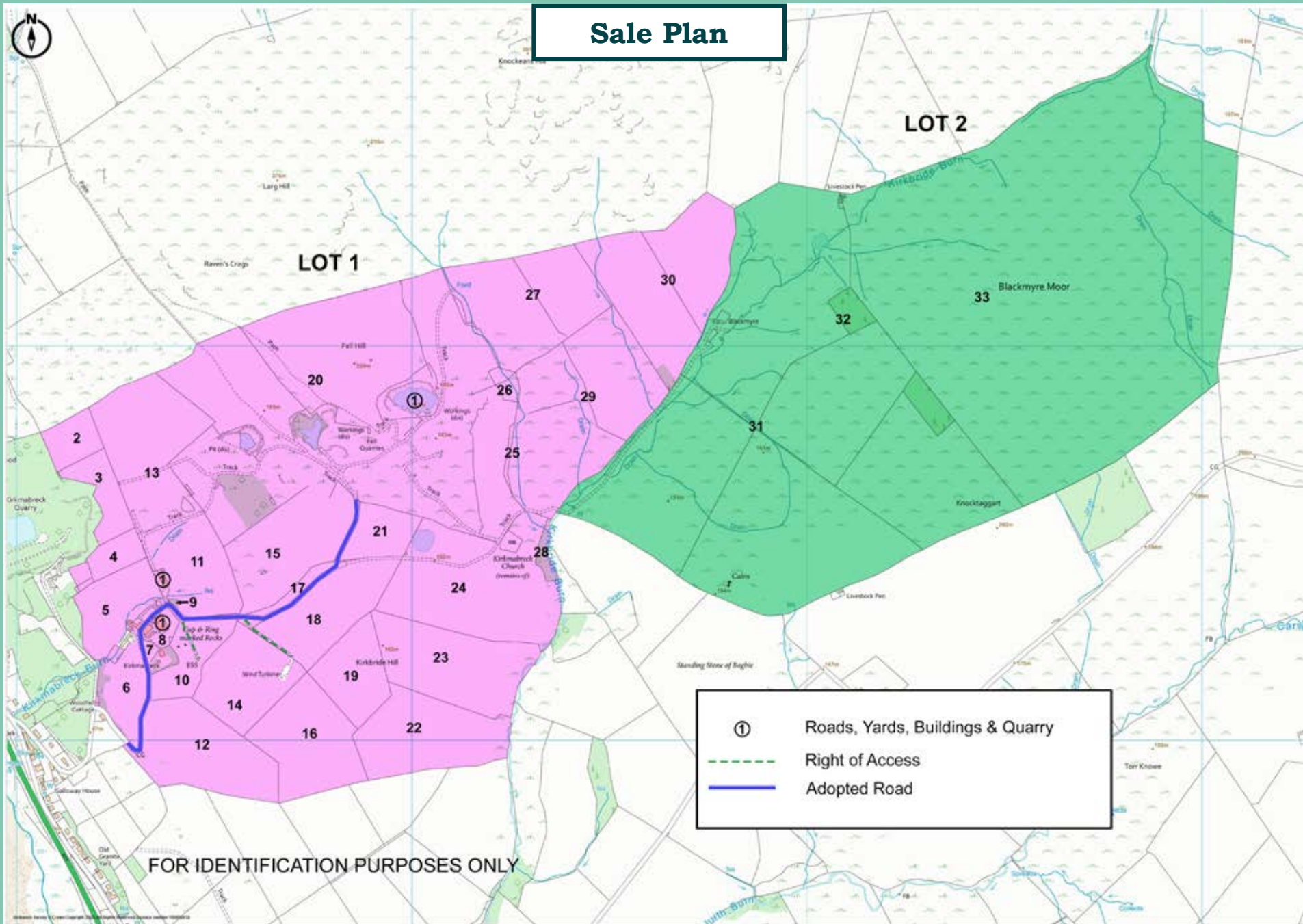
Region 2 – 69.92 units (Indicative Value 2024 **€34.35** (Euros))

Greening payment and LFASS claimed at current rates.

Forestry Grant Scheme - 62.91 units Conifers

18.59 units Broadleaves

Sale Plan



①	Roads, Yards, Buildings & Quarry
---	Right of Access
—	Adopted Road

