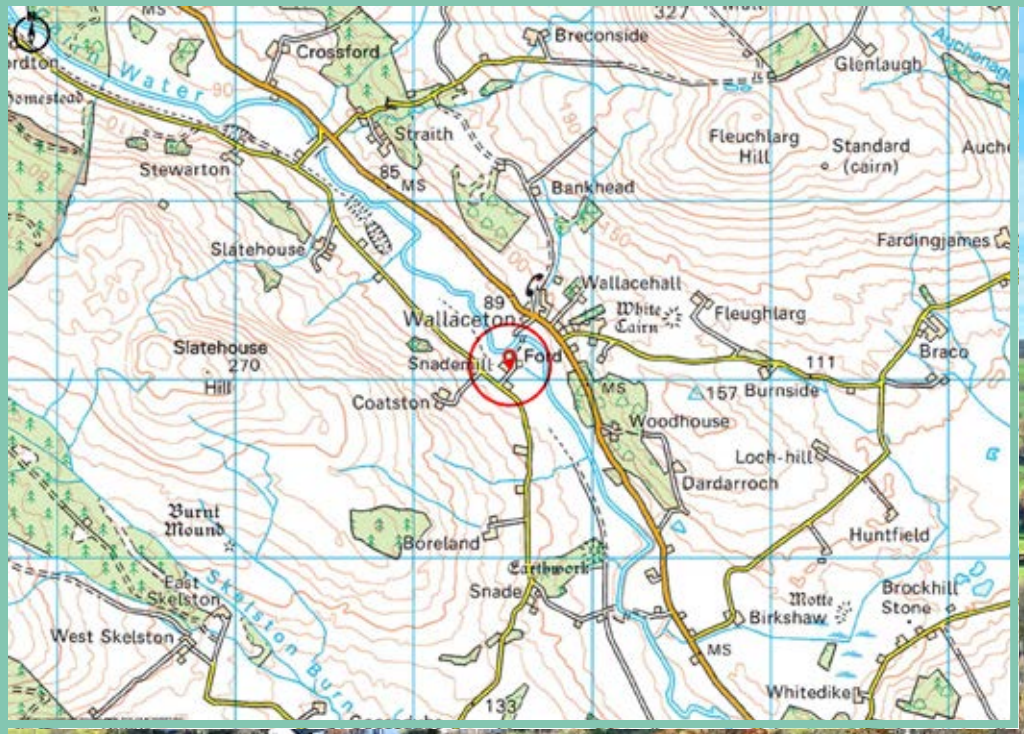


SNADE MILL

Dunscore, DG2 0XA

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Crossford
Breconside
Glenlaugh
Straith
Stewarton
Fleuchlarg Hill
Standard (cairn)
Bankhead
Slatehouse
Fardingjames
Wallacehall
Wallaceton
White Cairn
Fleughlarg
Slatehouse Hill
270
Snaderhill
Ford
Braco
111
Coatston
157 Burnside
Woodhouse
Loch-hill
Dardarroch
Burnt Mound
Boreland
Huntfield
Earthwork
East Skelston
Snade
Brockhill Stone
Motte
Birkshaw
West Skelston
Skelston Burn
Whitedike
133

SNADE MILL

Dunscore, DG2 0XA

Dunscore 4 miles, Moniaive 5 miles, Thornhill 8 miles, Dumfries 14 miles, Carlisle 47 miles, Glasgow 70 miles, Edinburgh 74 miles

AN HISTORICAL FORMER MILL SITUATED IN A BEAUTIFUL RURAL REGION OF DUMFRIES & GALLOWAY SURROUNDED BY BREATHTAKING LANDSCAPES ENVELOPING THE BUILDING

- CHARMING, TRADITIONALLY BUILT FORMER MILL WITH ORIGINAL WATER WHEEL AND ASSOCIATED INFRASTRUCTURE
- LISTED CATEGORY 2 BUILT IN THE LATE 18th / EARLY 19th CENTURY
- POTENTIAL USES FOR GENERATING RENEWABLE ENERGY USING THE WATER WHEEL
- 500 METRES OF RIPARIAN FISHING RIGHTS (TROUT)
- RURAL LOCATION YET WITHIN AN EASY DRIVE TO MAJOR ROAD NETWORKS
- IN ALL ABOUT 1.76 HECTARES

FOR SALE PRIVATELY

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Iain Murray
JHS Law
8 Bank Street
Dumfries
DG1 2NS
Tel: 01387 739000

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION
Snade Mill is located in rural Dumfries and Galloway approximately 14 miles northeast of Dumfries and 8 miles south of Thornhill. The rural property is accessed from the public road C116N from the A702 and is surrounded by undulating farmland. It is situated adjacent to the west bank of the Cairn Water, which has a foot bridge and path that leads to the hamlet of Wallaceton, located 5 miles from the village of Dunscore.

Snade Mill is listed category 2 and was built in the late 18th/early 19th century. 2-storey L-plan mill set into slope of bank, upper floor only to west elevation; south wing doubled in thickness, with additional roof pitch (thrashing mill), probably early 19th century. Rubble-built, with ashlar dressings; original gables ball-finialed. Mill wheel on east gable, door to either face of re-entrant angle. Off-centre door to west gable, with semi-circular step, low opening to left into lower level; 2 small square windows to west wall of north wing; former door on north gable now a window. Some 19th century machinery survives inside.

The mill has huge potential to be used for the purposes of generating renewable energy using the water wheel. Plus, the 500 metres of riparian fishing rights (trout). The potential as a storage facility or even a casual camping/glamping site, obviously having obtained the requisite permissions etc. The Mill itself is of a traditional construction, internally it was envisaged to maintain and restore the workings of the wheel and use the energy generated to provide the electricity and heating needed to power the mill as a dwelling. A planning application was submitted but refused on the grounds contained within this application which can be viewed via www.dumgal.gov.uk/planning entering the planning reference: 25/0526/LBC. Any interested party wishing to pursue this or submit any further planning would need to make their own enquires with Dumfries & Galloway Council.

Dunscore itself stands on elevated ground, the parish is butterfly-shaped measuring 11½ miles from east to west. The highest point in the parish is Bogrie hill in the Esslin Glen which rises to 1,416 feet. The parish presents a striking variety of scenery from fertile, green, flat countryside to barren, rough, heather and mossy hillsides. It contains iron age forts and several ancient burial mounds. It is also thought that there was a roman camp on Springfield Hill in the lower end of the parish. The Cairn river rises above Moniaive and flows through the parish to join with the Nith at Lincluden. Dunscore benefits from a Primary School and the village pub in Dunscore is The Flying Pig Community Pub, a volunteer-run local establishment located on Main Street which runs events throughout the year.

The nearby village of Moniaive is a charming historic village dating back to the 10th century which still retains its original mediaeval street layout. The name Moniaive means the 'Hill of Streams' and comes from the Gaelic monadh-abh. The village today has a very popular Italian restaurant, award winning convenience store offering locally sourced produce, The George Hotel, MOT garage and petrol station, etc. There are also several historic trails, popular with visitors keen to learn more about the village history. **The village is popular with many talented people including artists, crafters, writers and musicians, with the premier weekend event of the year being the annual Folk Festival in May. This has been running since 2001 and attracts over 1500 visitors. In addition it is has a varied calendar of musical events throughout the year ranging from folk music, bluegrass, guitar and autohart festivals, to name but a few. The Moniaive Gala is held on the 3rd weekend of July every year. Moniaive's strong community spirit means there's always something happening with lots to do for children and adults. From duck races and fireworks to ceilidhs and live music, there is a lively and vibrant atmosphere in the village, not only during gala week but all year round. The village also boasts a fabulous pre-school nursery and a primary school.** The nearest comprehensive range of retail and professional services are located at Thornhill, about 10 miles distant where there is also primary and secondary schooling.

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 is 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, forest trails and mountain biking 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 The Snade Mill are sought **in excess of: £100,000**

VIEWING
By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

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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, **Iain Murray, JHS Law** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION
Immediately upon completion.

OFFERS (Closing Date)
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 November 2026







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