

FOR SALE

Mindork Farm

Kirkcowan, Wigtownshire, DG8 0DE



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Mindork Farm

Kirkcowan, Wigtownshire, DG8 0DE

A unique opportunity to acquire Mindork Farm, comprising of Mindork Farmhouse, steading, and land extending to approximately 144.77 acres (58.58 hectares), and land near the village of Mochrum extending to approximately 39.63 acres (16.04 hectares).

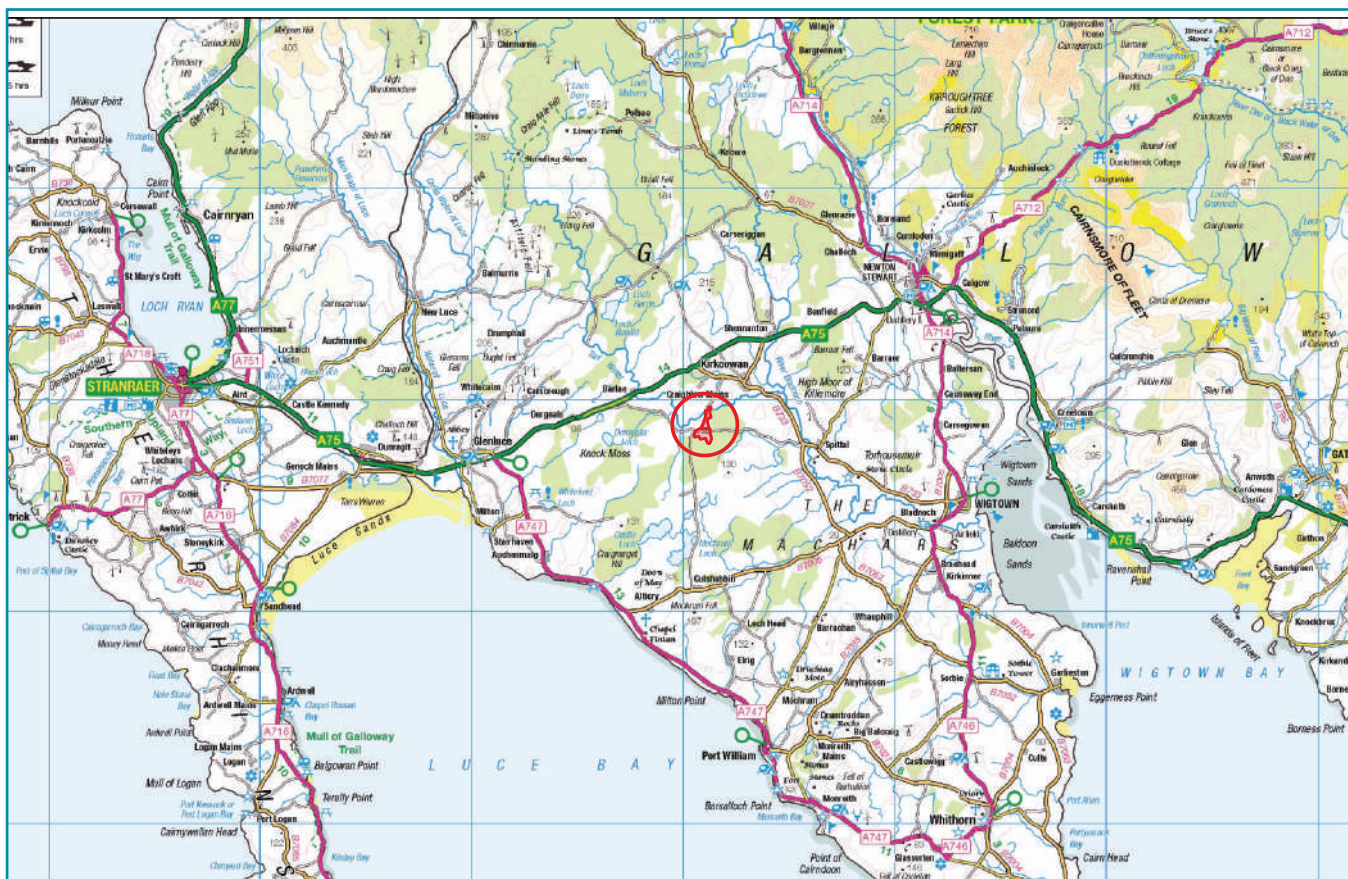
Lot 1:

Mindork Farmhouse, steading, and land extending to approximately 144.77 acres (58.58 hectares)

Lot 2:

Buildings and land at Mochrum extending to approximately 39.63 acres (16.04 hectares)

Mindork Farm is available in two lots or as a whole.



Situation

Mindork Farm is situated close to the village of Kirkcowan which provides local shops and amenities, and Newton Stewart which provides a wide range of services and amenities, schooling, cultural offerings and outdoor pursuits.

Castle Douglas – 40 miles
Dumfries – 58 miles
Carlisle – 92 miles

Access

Access to the property is taken directly off the B733. Mindork Farmhouse and steading are approached by a track leading from the B733 that divides the farm.

What Three Words

Huddled.mavericks.appear

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston, Edinburgh, EH28 8LT
Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Mindork Farm is well situated for the transport network with the A75 offering quick access to the ferry port at Cairnryan providing services to Northern Ireland. The A75 runs west from the property to Newton Stewart, Dumfries and Gretna in the South West. The A77 provides access to the north and to the cultural hubs of Ayr and Glasgow. The nearest train station is located in Stranraer, where mainline services are available. The closest airport is to the north west at Glasgow Prestwick Airport.

Directions

Travelling from Dumfries, take the A75 towards Newton Stewart, continue for a further 6 miles then turn left onto the B735 for Kirkcowan. After 1.5 miles turn left onto the B733, and then take a further left onto Station Road. Follow the road for 2 miles, and you will arrive at Mindork Farm.

Description

Lot 1

Mindork Farm is located close to the village of Kirkcowan and the town of Newton Stewart, and in the scenic area of the Machers.

Mindork Farm consists of a five bedroom farmhouse, traditional farm buildings, steading, and 144.77 acres (58.58 hectares) of land.

Mindork Farmhouse

Mindork Farmhouse is of traditional stone construction under a pitched slate roof. It is an attractive five bedroom farmhouse located in front of traditional steading buildings.

The accommodation briefly consists of:-

Ground Floor

Kitchen
Two Bedrooms
Lounge
Family Bathroom

First Floor

Three Bedrooms
Box Room
Bathroom

The property benefits from double glazing throughout, private water supply and mains electricity supply. Drainage is to a private septic tank. The farmhouse is heated via a biomass pellet boiler, which we understand receives an RHI payment.

EPC Rating: Band F (23)

Council Tax: Band C

Externally

There is an enclosed garden to the front of the farmhouse and a courtyard area to the rear of the farmhouse which provides parking for a number of cars. The courtyard is flanked by a traditional stone building which provides general storage.

Farm Buildings & Steading

The farm buildings consists of a range of traditional steading buildings and a more modern dutch barn with steel portal framed lean-to building to the rear.

The traditional stone byre has a small array of solar panels on the southern aspect of the roof.

1. Traditional Buildings

Of traditional stone construction under pitched slate roofs, these buildings consist of former byres, cart sheds, and general purpose buildings.

2. Dutch barn and lean-to

Of steel portal framed construction under a corrugated roof with a mix of corrugated and box profile cladding over an earth floor. The building benefits from an electricity supply, and provides space for machinery and grain storage.

The Land

The Land at Mindork Farm is within a ring fence with a minor public road running through the middle.

The land is a mixture of class 4.1 and 5.2 with a small section of 3.2 under the national scale of land capability for agriculture. The soil is made up of primarily brown soils from the Ettrick series and are fairly free draining.

All of the land can be accessed directly from the minor public road or from internal tracks.

Lot 2

The land at Mochrum extends to approximately 39.63 acres (16.04 hectares) and consists of three fields, one used for growing forage crop and the others for grazing. The land is a mixture of class 3.2 and 5.1 under the national scale of land capability for agriculture. The land is in overall good condition, and it is understood that the current owners have carried out drainage works in recent years.

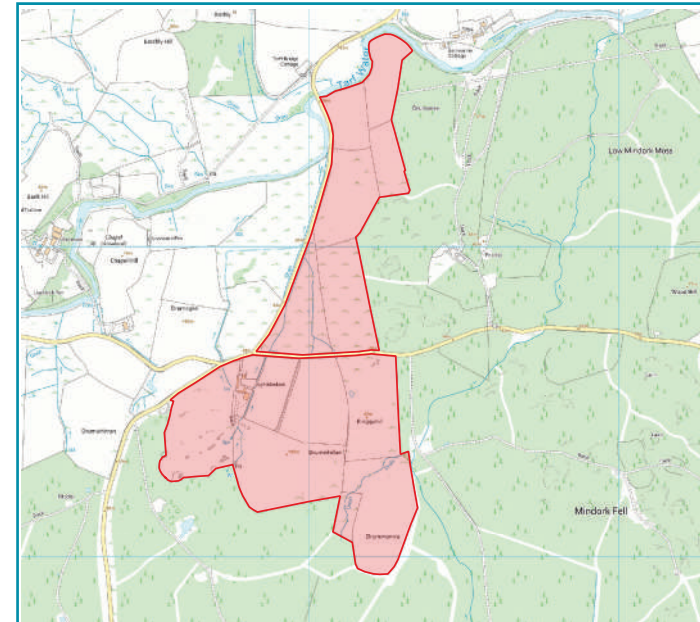




Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



INDICATIVE SALES PLAN

Land at Mindork Farm
Kircowan
Wigtownshire
DG8 0DE

Total Area:
58.59 Ha (144.77 acres)

Key

Sales Boundary

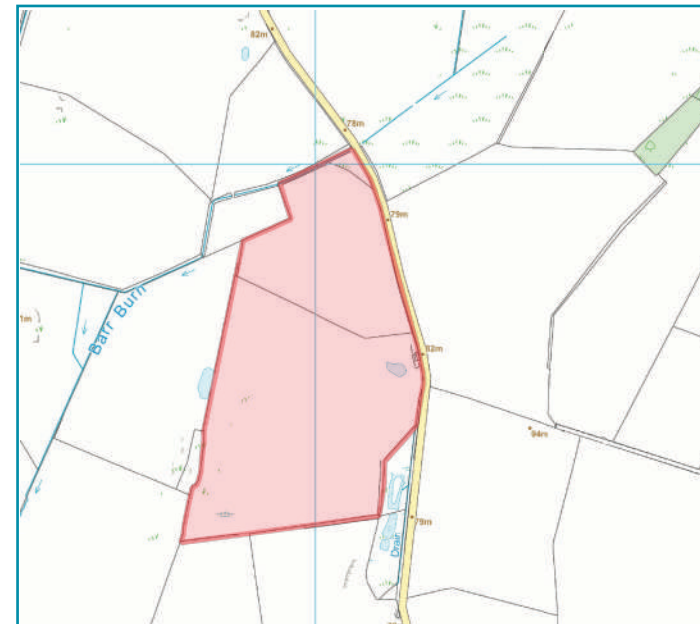
Lot 1

A4 - Scale- 1:10,000

0 100 200 m

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INDICATIVE SALES PLAN

Lot 2
Land at Mochrum,
Wigtownshire,
DG8. CNA

Total Area:
16.03 Ha (39.6 acres)

Key

Sales Boundary

Lot 2

A4 - Scale- 1:5000

0 100 200 m

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Planning

The planning history with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents with Dumfries and Galloway Council and seek their own professional advice.

We have made no enquiries to the local authority and assume all current use is legal.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Services

It is up to prospective interested parties to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Owners retained property as part of any agreement should the Owners wish to retain any part of the Property.

Mindork Farmhouse benefits from double glazing throughout, private water supply and a mains electricity supply. Drainage is to a private septic tank. The farmhouse is heated via a biomass pellet boiler, which we understand receives an RHI payment.

Please note we are not able to test services or make any judgement on their current condition. Prospective purchaser should make their own enquiries.

In particular, the septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency. It is the responsibility of the Prospective Purchaser to ensure that a compliant system is in place at their own cost as per legislation.

Renewables

At Mindork there is a 50KW biomass boiler and a 4KW solar installation. Further details are available upon request from the selling agent.

Local Authority

Dumfries and Galloway Council
Council Offices, English Street, Dumfries, DG1 2DD

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 0131 449 6212 or via email sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

The McKinsty Company, 146 Dalrymple Street, Girvan, KA26 9BQ



Important Notes

Interested parties should register their interest to Davidson & Robertson, Rural Centre, West Mains, Ingliston, Edinburgh, EH28 8LT or sales@drrural.co.uk. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by Davidson and Robertson whose valuation will be final and binding both to the vendor and purchaser.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the



accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or

potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars prepared - July 2024
Photographs taken - June 2024





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& ROBERTSON**

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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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