



# INGLESTON FARM

Twynholm, Kirkcudbright, DG6 4SE

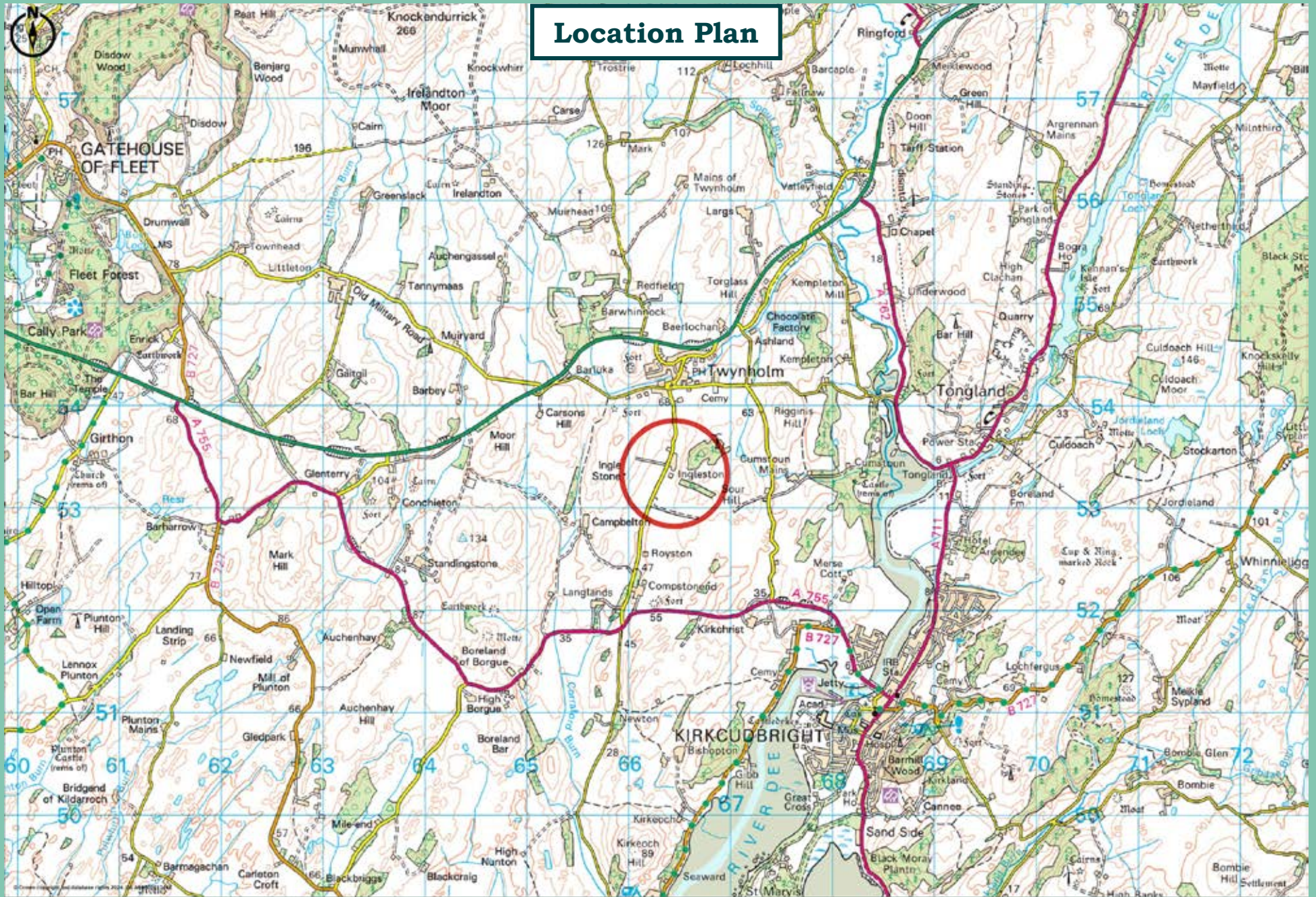


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# INGLESTON FARM

## Twynholm, Kirkcudbright, DG6 4SE

Kirkcudbright 5 miles, Castle Douglas 9 miles, Dumfries 27 miles, Carlisle 60 miles, Glasgow 102 miles

### AN EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING AND FEEDING FARM LOCATED ON THE PERIPHERY OF THE VILLAGE OF TWYNHOLM WITHIN DUMFRIES & GALLOWAY

- HIGHLY PRODUCTIVE ARABLE AND GRAZING LAND
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- BASIC PAYMENT ENTITLEMENTS: 141.76 UNITS REGION 1
- RING FENCED FARM WITH GOOD ACCESS TRACKS
- TWO SEMI-DETACHED FARM COTTAGES
- WELL-PRESENTED & GENEROUSLY PROPORTIONED SIX BEDROOM FARMHOUSE (LOT 2)

**IN ALL ABOUT 387.65 ACRES (156.88 HA)**

**FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS**

#### VENDORS SOLICITORS

Mr Grierson Dunlop  
Turcan Connell  
Princes Exchange  
1 Earl Grey St, Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



#### 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

Ingleston Farm (Lot 1) is situated on the periphery of the Galloway village of Twynholm. Ingleston Farm is an exceptional stock rearing farm benefitting from two farm cottages, modern & traditional farm buildings and about 356 acres of agricultural land and about 21 acres of mature woodland. The agricultural land is down to grass for grazing and conservation (silage or hay); however, the land is capable of growing a range of cereal and other forage crops. For the avoidance of doubt, Ingleston is farmed in conjunction with two other properties which are both being offered for sale at this time by Threave Rural (Boreland of Borgue Farm & Chapel & Underwood), both of which lie within extremely close proximity to Ingleston. Particulars available from Threave Rural.

Included within the sale of Lot 1 are two semi-detached farm cottages offering three-bedroom accommodation, which are utilised for the farm workers.

**The farmhouse at Ingleston (Lot 2)** has been very well-maintained offering comfortable six-bedroom accommodation over three floors. The property occupies a position within its own generous landscaped garden grounds, which includes a tennis court and is accessed by its own private private driveway.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within Kirkcudbright, with both being highly regarded.

The town attracts a wide range of artists and makers and is commonly known as the 'Artist's Town'. As well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Primary schooling and secondary schooling is available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within an easy drive of the farm. There are mainline railway stations at both Dumfries and Lockerbie.

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

**LOT 1: Ingleston Farm: £3,100,000**

**LOT 2: Ingleston Farmhouse: £550,000**

**AS A WHOLE: £3,650,000**

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

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



## PARTICULARS OF SALE

### INGLESTON FARM LOT 1 (coloured pink on the sale plan)

Ingleston Farm extends in total to about 386.17 acres (156.28 ha), including the areas occupied by the cottages, steading, yards, access roads, woodland, etc.

The holding features 31 specific field enclosures, which are currently all down to grass for grazing and conservation (silage) or other forage crops. The land is classified as predominantly yield classes 4 & 5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm is self-sufficient in-home grown forage and capable of any type of livestock production or cropping.

### INGLESTON FARM STEADING

The farm steading at Ingleston is of modern & traditional construction, utilised for the rearing of dairy young stock for the main farming operations. The steading briefly comprises of a range of traditional barns and byres, along with 6 livestock sheds of portal construction containing 402 cubicles and loose bedded courts. The property has three Permastore slurry rings and two specific silage clamps. Across the minor public road is a further general-purpose shed, utilised at this time for livestock.

This former dairy steading has been adapted to suit the dairy young stock from the other two holdings. The property benefits from both mains water and a private supply (borehole).

















## INGLESTON FARM COTTAGES

Two semi-detached cottages located next to the calf rearing shed. These cottages offer three-bedroom accommodation over two floors. The cottages are a fantastic addition to the farm, currently accommodating farm workers. A floor plan is contained within these particulars showing the layout and dimensions of the properties.



## SERVICES

PROPERTY	Water	Drainage	Electricity	Heating	Council Tax	EPC
Cottage 1	Private	Private	Mains	Oil	C	E (53)
Cottage 2	Private	Private	Mains	Oil	C	E (48)

## 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 2024 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Ingleston Farm benefits from 141.76 units of region 1 with an illustrative unit value 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 2024 Basic Payment and 2024 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 2024, this obligation expires on 31st December 2024.**

## INGLESTON FARMHOUSE LOT 2 (coloured blue on the sale plan)

This traditional farmhouse occupies a site within its own mature garden grounds and is approached by its own private driveway. The property is of traditional construction under a slated roof offering generously proportioned accommodation over three floors. The farmhouse offers spacious and bright six-bedroom accommodation, a lovely farmhouse kitchen, sitting room, lounge, dining room, two family bathrooms, etc. A floor plan is included within these particulars depicting the layout and dimensions of the accommodation.





### OUTSIDE

The farmhouse benefits from its own generous mature garden grounds, which are mainly laid to lawns and mature shrubs along with a fabulous tennis court. The farmhouse is accessed via its own private driveway.





## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	F	E (42)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, elevations, heights and any other facts 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 contents, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Homeplan 10/2014

## 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 Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. The farm is subject to the usual wayleaves etc., by utility companies.
2. A servitude right of access exists through field 26 to a telecommunications mast which is outwith the ownership of the property.
3. The route of the gas pipelines is depicted on the sale plan with a broken blue line.
4. In the event that the property is sold in two lots, all services to lot 2 will be separated at time of completion.

## EMPLOYEES

There are a number of employees and it is expected that they will transfer to the Purchaser Under the Transfer of Undertakings (Protection of Employment) Regulations (TUPE). Further details available from the Vendor's solicitor.





## **APPORTIONMENT**

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

## **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. or an independent valuer appointed by Threave Rural whose opinion will be final and binding to both vendor and purchaser.

## **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. Ingleston Farmhouse is currently let, however, notice has been served to bring the tenancy to an end.

## **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.

## **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 May 2024*



Field Number	Area (Ha)	Region or Description
15	12.64	1
16	7.60	1
17	12.61	1
18	5.99	1
19	9.23	1
20	15.69	1
21	1.06	1
22	4.28	1
23	14.20	1
24	3.38	1
25	2	Woodland
26	7.82	1
27	10.82	1
28	11.58	1
29	17.34	1
30	9.57	1
31	0.43	1
A	6.60	Gallows Woodland
B	3.44	Roads, yards & buildings
LOT 2	0.6	Ingleston Farmhouse
<b>Total: 156.88 Ha (387.65 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 156.88 Ha (387.65 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 – 141.76 units (Indicative Value 2024 €160.66 (Euros))

**NOTES**

The farmhouse is coloured blue and designated as Lot 2 extending to 0.6 ha (1.48 acres)

Through field 26 access exists in favour of the proprietor of the telephone mast which is not within the ownership of the subjects.

The route of a gas pipeline runs north to south as indicated with the broken blue line on the sale plan.



# Sale Plan

ROUTE OF GAS PIPELINE

**LOT 1  
INGLESTON  
FARM**

**LOT 2  
INGLESTON  
HOUSE**

**LOT 2  
SEE INSET PLAN**



**INGLESTON FARM SALE PLAN  
FOR IDENTIFICATION ONLY**

