



MIDTOWN FARM

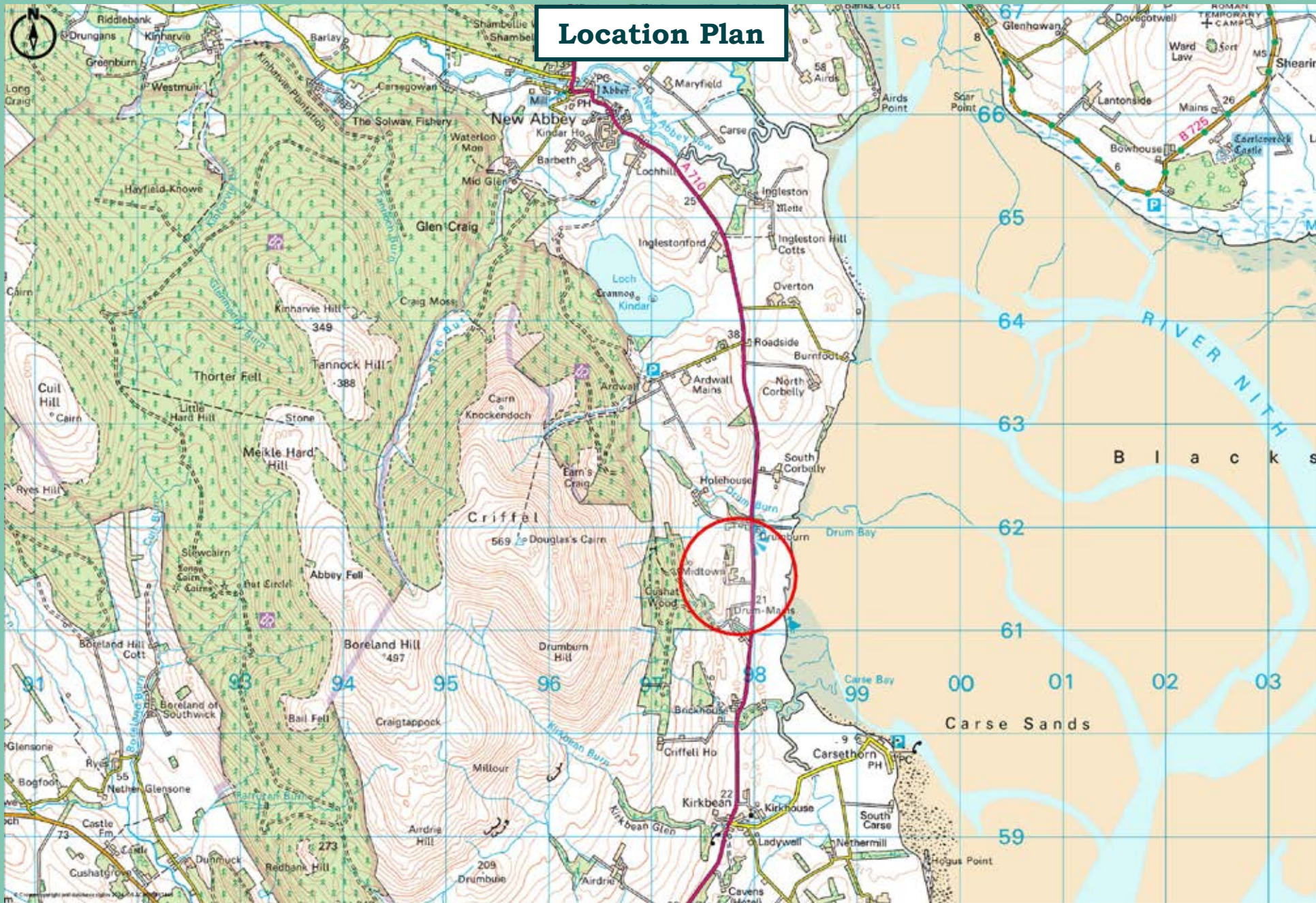
Kirkbean, Dumfries, DG2 8DL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MIDTOWN FARM

Kirkbean, Dumfries, DG2 8DL

New Abbey 3.2 miles, Dumfries 11 miles, Carlisle 44 miles, Glasgow 88 miles

AN EXCEPTIONAL FORMER DAIRY FARM LOCATED WITHIN A STUNNING COASTAL AREA OF DUMFRIES & GALLOWAY

- WELL-PRESENTED FIVE BEDROOM FARMHOUSE WITH SEA VIEWS
- EXTENSIVE MODERN AND TRADITIONAL STEADING (CUBICLES FOR 270)
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (51.96 REGION 1 & 3.58 REGION 2)
- WITHIN CLOSE PROXIMITY TO MAJOR COMMUNTING NETWORKS

IN ALL ABOUT 139.36 ACRES (56.40 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Dales Solicitors
18 Wallace St
Galston
KA4 8HP
Tel: 01563 820216



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

Midtown Farm is situated on the Solway Coast not far from the pretty village of New Abbey. Midtown Farm is an exceptional former dairy farm, benefitting from a traditional farmhouse, extensive modern and traditional farm buildings, and about 136 acres of agricultural land. The agricultural land is down to grass or forage crops for grazing and conservation (silage or hay), with the land also being capable of growing a wide range of cereal and other forage crops.

Although Midtown Farm is no longer in milk production, the majority of the infrastructure remains with the exception of the milking parlour, which has been removed.

The whitewashed farmhouse at Midtown is extremely well-maintained sitting on a stunning elevated site with sea views towards the Lake District. The house further benefits from its own private driveway to the front.

The nearby village of New Abbey has a wealth of history with the ruined Sweetheart Abbey nestled within the centre. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc. A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 a one and a half hour drive. 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 Midtown are sought **in excess of: £1,500,000**

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



PARTICULARS OF SALE

MIDTOWN FARMHOUSE

This traditional farmhouse occupies an elevated site within its own garden grounds adjacent to the traditional farmyard. The property is of traditional construction under a slated roof and benefits from open sea views. Recently the house has been reinsulated along with two air sourced heat pumps and array of photovoltaic panels, making it extremely energy efficient. A floor plan is included within these particulars for ease of reference.

The property offers five bedroomed family accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Boot Room**
With a window to the front.



- **Kitchen / Dining Room**
With a range of floor and wall units, plumbed for white goods, large walk-in storage cupboard and a window to the rear.
- **Farm Office**
With a window to the rear.
- **Lounge**
A lovely family room with a wood burning stove and double aspect windows.
- **Central Hallway**
With windows to the front, built-in storage cupboard.
- **Sitting Room**
Another lovely bright family room with the double aspect windows providing lots of natural light.



FIRST FLOOR

- **Upper Landing**
With windows to the front.
- **Double Bedroom 1**
With double aspect windows affording sea views towards the Lake District.
- **Double Bedroom 2**
With a window to the rear and built-in oak shelving.
- **Double Bedroom 3**
With a window to the rear.
- **Single Bedroom 4**
- **Double Bedroom 5**
With a window to the side.



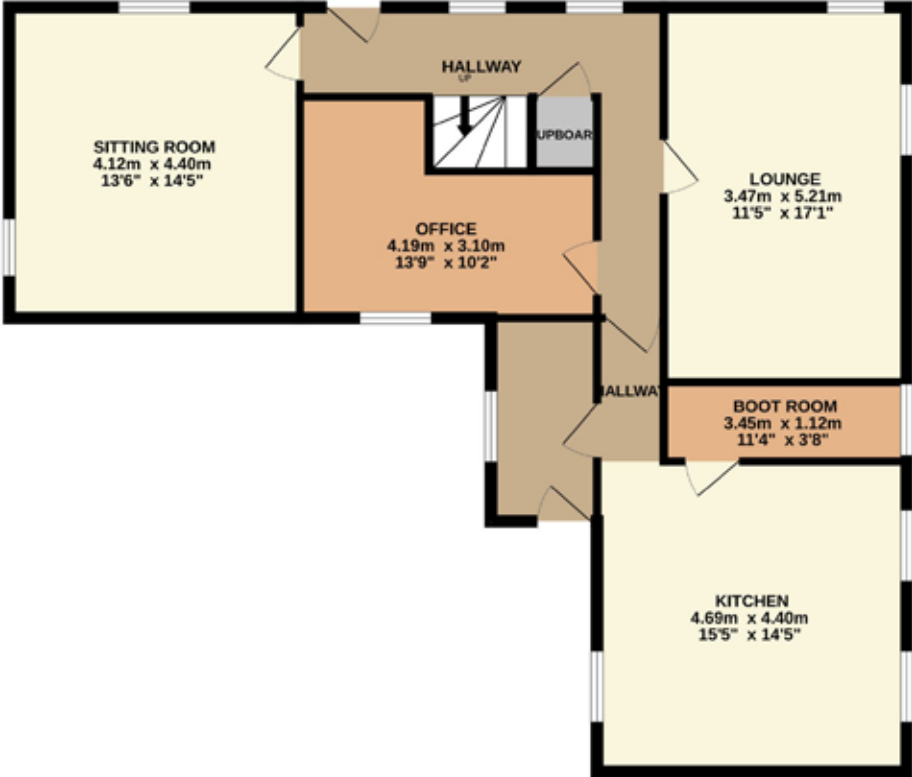
- **Shower Room**
With a shower cubicle, WC & WHB, double aspect windows.

SERVICES

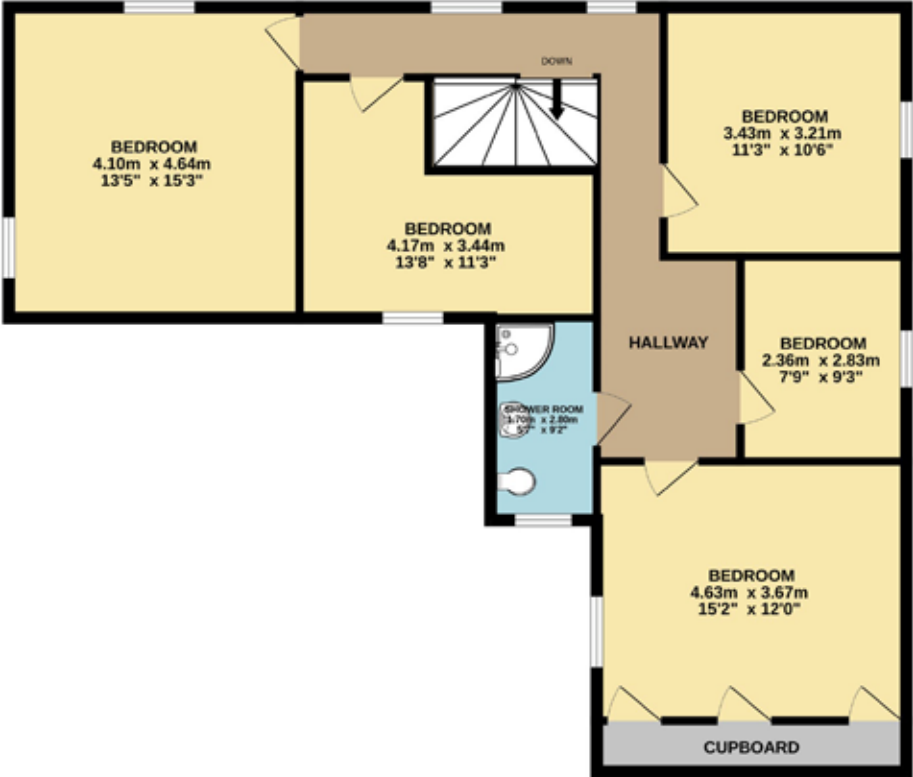
Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Air Sourced, Solar Panels	E	C 70

Floor Plan

GROUND FLOOR



1ST FLOOR



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 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.
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OUTSIDE

The farmhouse enjoys its own dedicated garden grounds to the front, benefitting from open sea views. The garden grounds are laid to mainly lawns with mature shrubs and specimen trees. The private driveway provides ample parking.



MIDTOWN FARM STEADING

The steading buildings are mainly of modern construction along with a small range of traditional buildings to the rear of the farmhouse.

As stated earlier, until recently Midtown was in milk production and this modern, bespoke steading was constructed with that purpose in mind. The main of the buildings comprise of six steel portal sheds which provide cubicle accommodation for 270 head. In addition, there are bedded cattle courts and the steading is well capable of housing up to 350 adult cattle.

The farm further benefits from a recently constructed slurry lagoon of concrete construction with pillars to support a further shed, secondary permastore slurry ring, good sized silage clamp and a further feed clamp. The older cow kennels have been modernised and reroofed and the traditional steading buildings were utilised as the former dairy, which are now repurposed as general storage. It is noted that the 8,000-litre bulk tank is still in situ, along with the dairy ancillaries and these are included in the sale. A further area is utilised for livestock handling and a feed bin is located in the yard. An aerial photograph is included within these particulars which depicts the steading.

To the eastern edge of the wooded area is a telecoms mast, which is also included within the sale. This mast generates a useful additional income





THE LAND

Midtown Farm extends in total to about 139.36 acres (56.40 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, etc.

The holding features 21 specific field enclosures, which are currently all down to grass for grazing and conservation (silage). The land is extremely fertile, well-fenced and has good access to the field enclosures.

The land is classified as predominantly yield classes 3² to 4² 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.

It is noted that the farming business has taken approx. 80 acres of seasonal mowing land from a neighbouring landlord.



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





Midtown Farm benefits from 51.96 units of region 1 entitlements with an illustrative unit values of €160.66 (Euros) and 3.58 units of region 2 with an illustrative value of €34.35 (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.

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, **Dales Solicitors**, 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.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, etc. Any valuation required will be carried out by Threave Rural Ltd. or an independent company instructed by Threave Rural, whose opinion will be final and binding to both vendor and purchaser.

WARRANTY CLAUSE

Whilst the 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. It is noted that there are no Fishing rights with the property.

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, 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 July 2024

Field Number	Area (Ha)	Region
1	1.01	R1
2	2.11	R1
3	6.05	R1
4	0.12	R1
5	2.26	R1
6	5.61	R1
7	0.21	R2
8	2.64	R1
9	2.67	R1
10	4.57	R1
11	4.34	R1
12	4.76	R1
13	0.14	R1
14	0.33	R2
15	0.15	R2
16	1.39	R1
17	5.72	R1
18	4.37	R1
19	2.93	R1
20	2.13	R1
21	1.09	R1
RYP	1.80	Road, Yards, Buildings Etc
Total: 56.40 Ha (139.36 Acres)		



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 56.4 Ha (139.36 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.

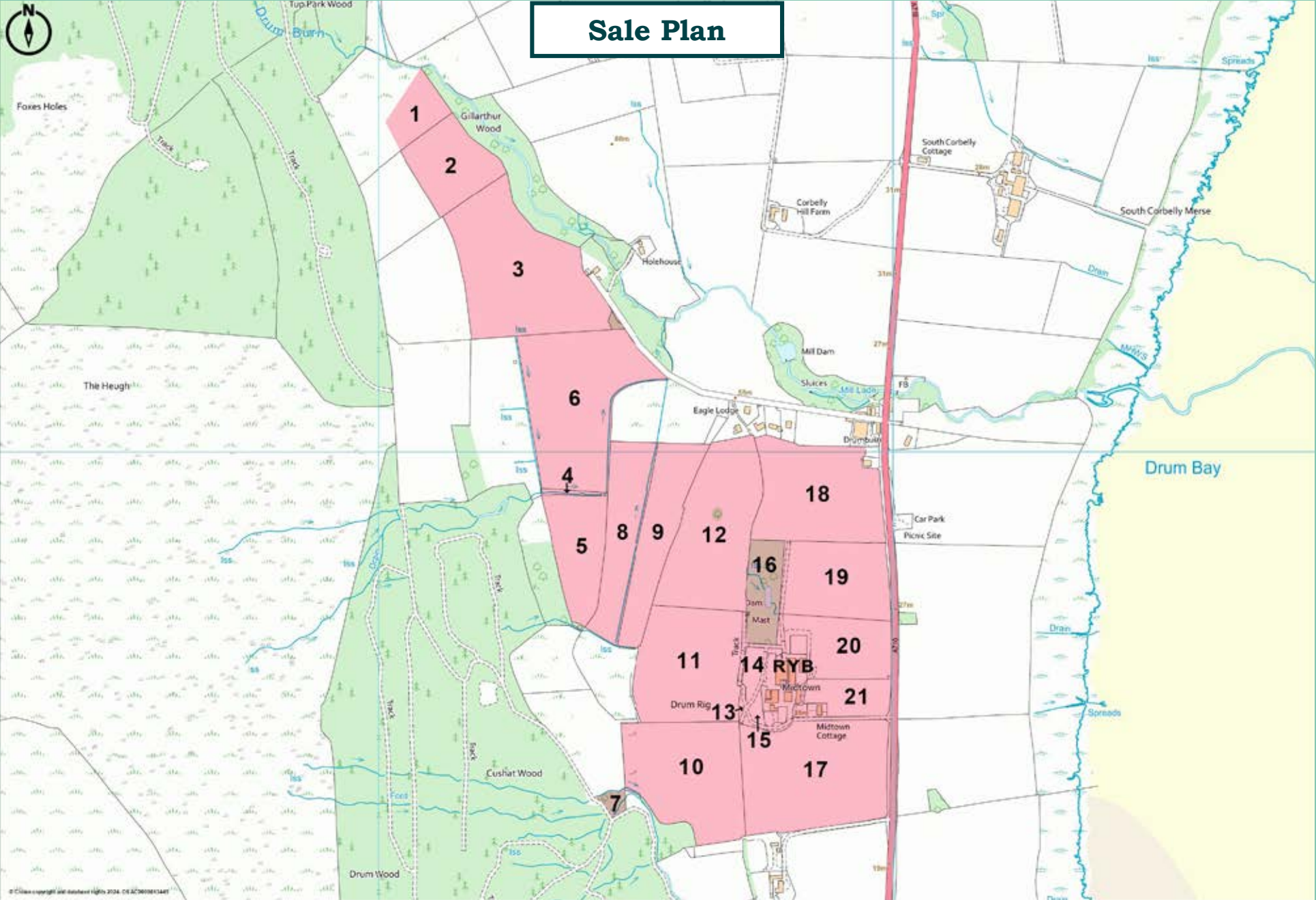
BPS Entitlement

Region 1 – 51.96 units (Indicative Value 2024 €160.66 (Euros))

Region 2 – 3.58 units (Indicative Value 2024 €34.35 (Euros))



Sale Plan



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