

CARSENESTOCK FARM

NEWTON STEWART, DUMFRIES AND GALLOWAY



Lot 1

Galbraith



Lot 1

CARSENESTOCK FARM, NEWTON STEWART, DUMFRIES AND GALLOWAY

A diverse farm with stunning views over the Cree Estuary and Galloway Hills.

Newton Stewart 3.5 miles ■ Ayr 46.8 miles
Dumfries 50.6 miles ■ Glasgow 83.9 miles

Lot 1: Offers over £1,350,000

- Four bedroom farmhouse & three/four bedroom cottage
- Approximately 152 acres of land
- Large steading with dairy infrastructure and development potential

Lot 2: Offers over £250,000

- Approximately 36.32 acres of silage land
- Circa 4.62 acres of rough/merse grazing

Lot 3: Offers over £250,000

- Approximately 35.01 acres of silage land

Whole: Offers Over £1,850,000

Farmhouse, cottage, steading and approximately 228 acres of land.

FOR SALE AS A WHOLE OR IN THREE LOTS.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





Farmhouse

SITUATION

Carsenestock Farm is situated on the edge of the Cree Estuary, just 3.5 miles south of the town of Newton Stewart. The Galloway Hills form the backdrop of the farm beyond the estuary and add to the natural beauty for the area.

Newton Stewart is a market town in rural Wigtownshire, on the River Cree and known as the Gateway to the Galloway Hills. It offers a wide range of shops and offices, three primary schools, three supermarkets, health centre and a community cinema as well as the secondary school, leisure centre and livestock market.

Wigtown, Scotland's Book Town, which is approximately 4.8 miles from the farm, holds an annual Book Festival and is home to many bookshops and cafes. The famous Bladnoch Distillery is located just outside the town.

DESCRIPTION

Carsenestock Farm is a diverse holding which is currently run as a productive dairy farm. The farm provides high yielding silage land, merse and peat bog with natural capital potential as well as a well-equipped steading with multiple uses. The farmhouse provides attractive family living accommodation with stunning views across the Cree Estuary and Galloway Hills. The farm cottage is a useful addition to provide accommodation for generational living or may provide an additional income stream through short or long term lets.

METHOD OF SALE

Carsenestock Farm is offered for sale as a whole or in three lots.



Farmhouse



Farmhouse

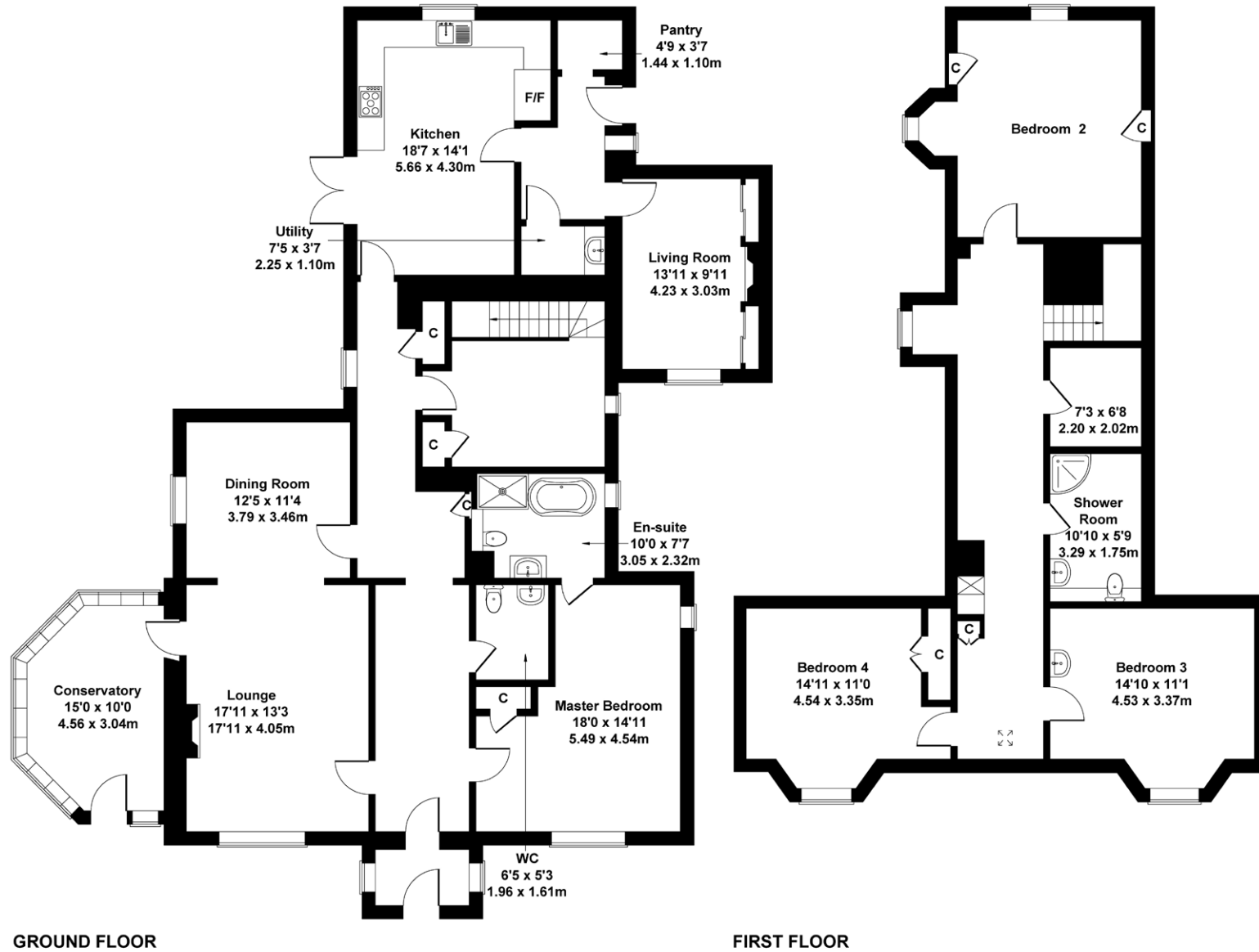


Farmhouse



Carsenestock Farmhouse, Newton Stewart, DG8 6BA

Approximate Gross Internal Area
2917 sq ft - 271 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

LOT 1 - CARSENESTOCK FARMHOUSE, DAIRY COTTAGE, STEADING AND LAND EXTENDING TO 61.69 HA (152.44 AC)

Carsenestock Farmhouse

Carsenestock Farmhouse is a traditional stone built farmhouse under a slate roof with more recent extensions over the last few decades. The farmhouse enjoys a south easterly aspect with views over the Cree Estuary and Galloway Hills. The accommodation over two floors comprises:

Ground Floor: Boot Room, Utility Room, Pantry, Living Room, Kitchen, Hallway, Office, Lounge/ Dining Room, Conservatory, WC, Master Bedroom with En-suite, Porch

First Floor: Bedroom 2, Landing, Airing Cupboard, Shower Room, Bedroom 3, Bedroom 4

Carsenestock Farmhouse has a large garden to the front and side, predominately laid to lawn with mature shrubs and trees. There is a small vegetable garden to the rear.

Carsenestock Dairy Cottage

Carsenestock Dairy Cottage, with views across the open countryside, is situated opposite the farmhouse and provides useful accommodation for generational living, a farm employee or could provide a useful income stream if let out long or short term. The cottage is of rendered brick construction with a slate roof, with a flat roof extension housing the utility room. The deceptively spacious accommodation comprises:

Ground Floor: Utility Room, Kitchen, Hallway, Lounge, Bathroom, Bedroom 1, Bedroom 2/Office

First Floor: Bedroom 3, Bedroom 4, Landing, Shower Room

The cottage benefits from a garden laid to lawn at the front and rear with ample gravel parking for several cars.



Dairy Cottage



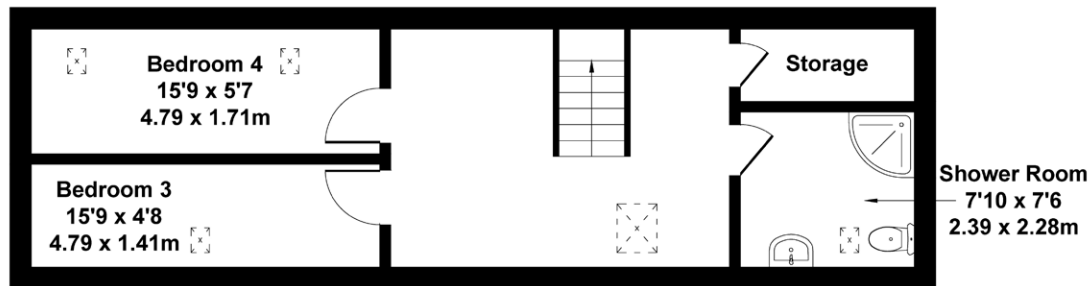
Dairy Cottage



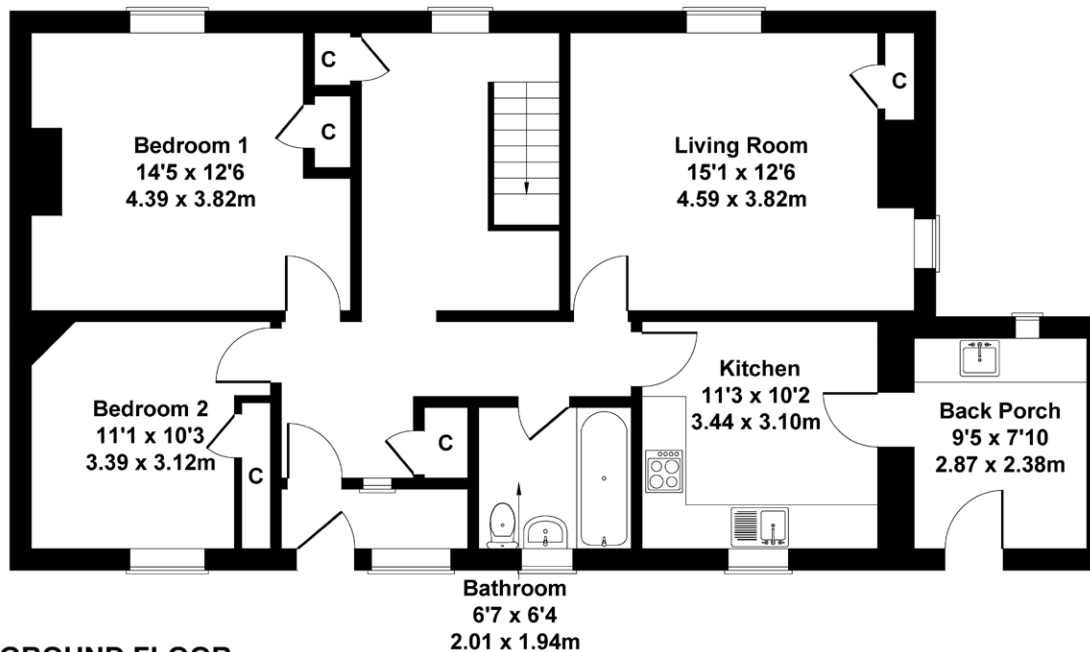
Dairy Cottage

Carsenestock Dairy Cottage, Newton Stewart, DG8 6BA

Approximate Gross Internal Area
1432 sq ft - 133 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Farm Buildings

Carsenestock Farm is currently run as a productive dairy unit and is home to a herd of 210 Holstein Friesians which are housed all year round and milked through four Merlin M2 Robotic Milkers. The steading is well-equipped with cubicles for up to 250 cattle. The former herringbone parlour is still in situ and could be utilised again if desired. This parlour benefits from automatic cluster removers, milk meters and feeders as well as a flushing and dipping system. Alternatively, the steading provides a diverse range of uses and could be well suited to meet multiple needs including beef/sheep farming, equestrian and storage, if desired.

The steading lies to the north of the farmhouse and comprises a mix of both modern and traditional buildings. The steading benefits from excellent young stock and dry cow housing as well as buildings for storage. The farm also has 1.2 million gallon slurry storage and a recently upgraded split phase electrics.

The steading has been extended in recent years and now benefits from 250 cantilever cubicles which had new mats fitted in 2022. Directly to the rear of the farmhouse there is a traditional range of outbuildings which, subject to the necessary consents, may have development potential.

The farm buildings comprise:

1 - Dutch Barn (24.63m x 5.41m)

Steel frame with box profile cladding & walls and earth floor under a corrugated domed roof.

2 - Lean-to (22.87m x 5.45m)

Steel portal frame with box profile cladding, fibre cement roof and earth floor.

3 - General Purpose Shed (31.76m x 14.48m)

Steel portal frame with block walls and box profile cladding. Concrete floor and corrugated fibre cement roof. Currently used as a feed store with several bays. Includes workshop within (9.02m x 5.63m) - Two storeys with windows.

4 - Calf Shed (38.62m x 14.87m)

Steel portal frame, concrete panel walls, vent air & box profile cladding and concrete floor under a fibre cement roof. Currently used to house calf pens with five wall mounted drinks and a Holm Laue Automatic Calf Feeder, available by separate negotiation.

5 - Cattle Shed (27.00m x 14.85m)

Steel portal frame, vent air & box profile cladding with concrete floor and fibre cement roof. Includes cubicle housing and straw court with three concrete troughs, fan and automatic scrapers.

6 - Cubicle Shed, Office & WC - (30.51m x 5.29m)

Steel portal frame, concrete floor, corrugated tin roof with cubicles and feed barrier to the side.

7 - Feed Passage (29.67m x 4.38m)

Steel portal frame, corrugated tin roof and concrete floor.

8 - Cubicle Shed and Tank Room (29.03m x 6.00m)

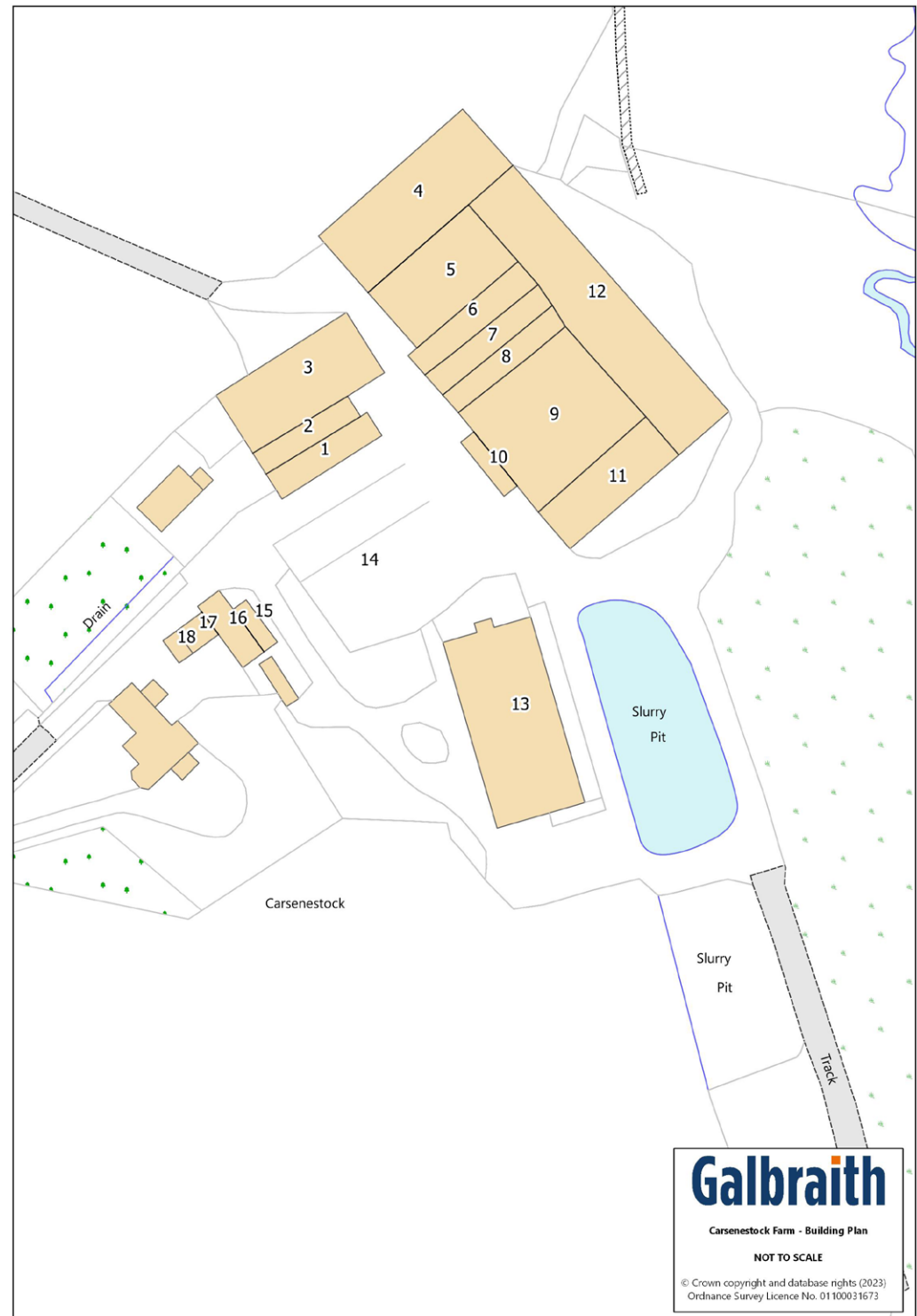
Steel portal frame with corrugated tin roof. Houses cubicles, bulk tank room with 8,100L capacity and engine room.

9 - Former Dairy Building and Cubicle Shed (30.01m x 26.88m)

Steel portal frame, box profile cladding and concrete floor under a fibre cement roof. Housing cubicles and automatic scrapers as well as a Former 12:12 DeLaval Parlour. This parlour has not been used for three years since the robotic milkers were installed however it could be reinstated if desired as all fixtures and fittings are still present.

10 - Handling Pen (11.35m x 3.32m)

Steel portal frame, block walls, box profile cladding, concrete floor and box profile roof. Houses four cubicles for Artificial Insemination as well as a handling system currently used for foot trimming.



11 – Cubicle Shed (30.43m x 11.98m)

Steel portal frame with block walls, vent air & box profile cladding, fibre cement roof and concrete floor. Houses cubicles and automatic scrapers.

12 – Robotic Milker Shed (69.42m x 11.78m)

Steel portal frame with concrete panel walls, box profile cladding, concrete floor and fibre cement roof. Four Merlin M2 robotic milkers are located in this shed and are available to purchase by separate negotiation. The shed also benefits from slatted slurry storage, a combination of tip & turn and concrete troughs and a water recovery system which feeds the robots and troughs. A parlour office is located at the rear of this building.

13 – Cubicle Shed (40.77m x 19.32m)

Timber frame with block walls, vent air, tin & box profile cladding, tin and box profile roof. Feed barriers to both sides with outside feeding area.

14 – Silage Pits

Two steel framed pits with concrete walls and floor with circa 2,600 tonnes capacity. Traditional Range – These buildings could have development potential to provide ancillary accommodation, subject to the necessary planning consents.

15 – Biomass Shed (4.12m x 4.09m)

Stone and slate construction. Houses 100kw KWB Multifire Biomass Boiler which provides heating and hot water to the farmhouse and cottage. This boiler is also equipped to serve the dairy facilities. The boiler benefits from 10 years of Feed-In Tariff remaining – an additional income for the farming business.

16 – Garage (14.18m x 4.00m)

Of stone and slate construction with up and over garage door.

17 – Store (6.90m x 5.00m)

Two storey traditional building of brick construction with slate roof.

18 – Office (5.01m x 3.53m)

Single storey farm office of brick and slate construction with porch and windows to the side.

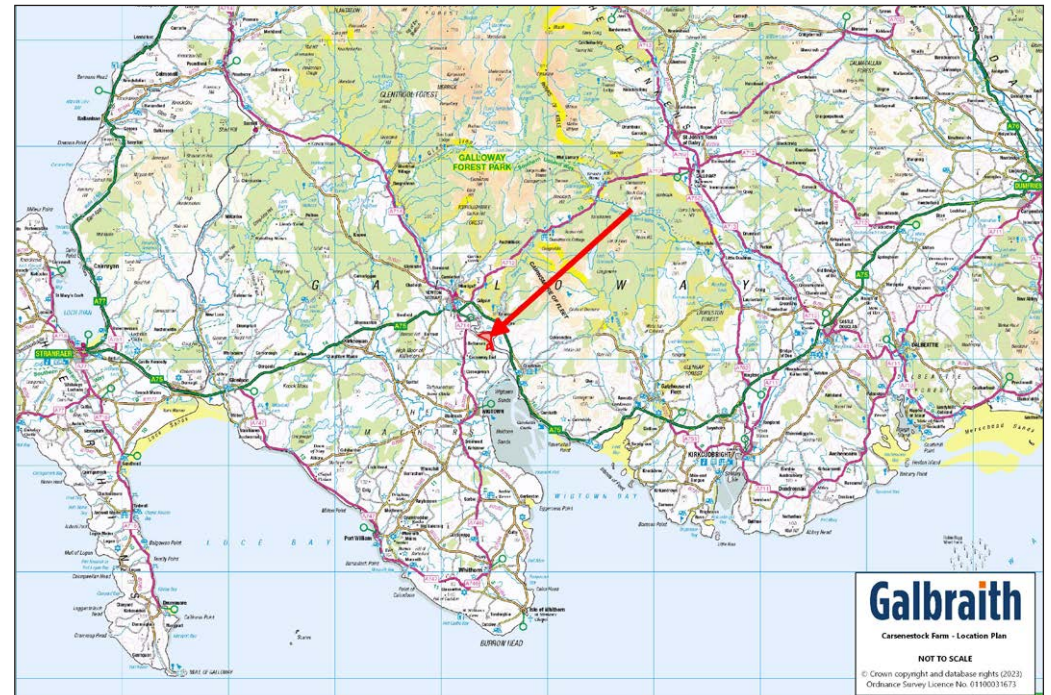
The Land

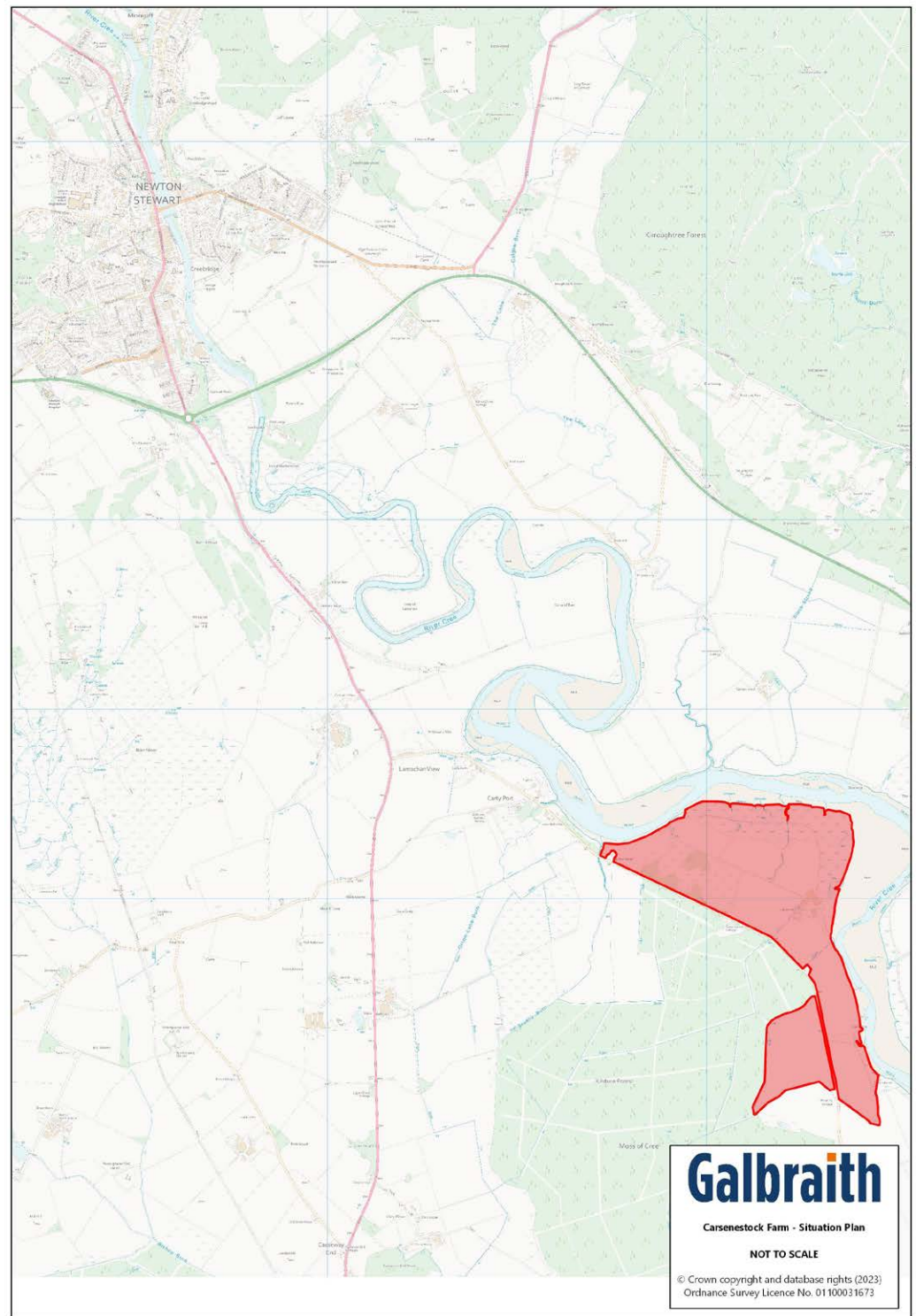
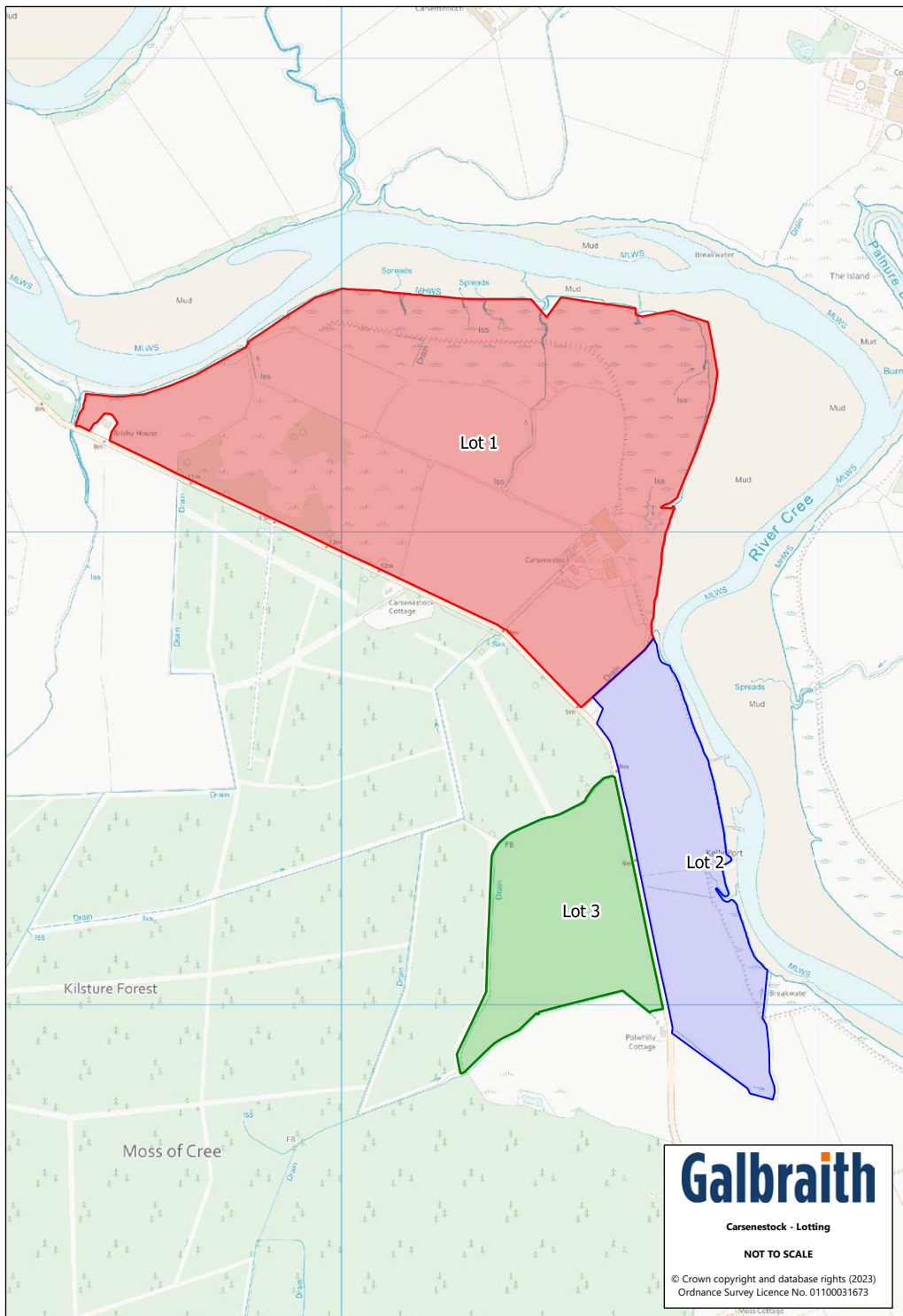
Lot 1 land extends to approximately 152.44 acres (61.69 hectares) with a combination of high yielding silage land, rough grazing/woodland and merse. The land is principally classified as Grade 4(1) with areas of 3(2) and 6(1) by the James Hutton Institute with the fields all being flat providing ease for working. The agricultural land rises from approximately 4.0m to 17.8m above sea level at its highest point. The fields are a practical size, predominantly enclosed by post and rylock fences and mainly accessed via the internal farm tracks or public road.

Lot 1 benefits from approximately 28.34 acres (11.47 hectares) of raised bog which represents an excellent natural capital asset to the farming business and could provide opportunity in the future for environmental schemes. The land is currently used as rough grazing with small areas of mixed woodland and natural regeneration. Furthermore, there is an additional 47.27 acres (19.13 hectares) of merse grazing along the Cree Estuary. These assets provide habitats for wildlife and flora & fauna.

The land can be classified as follows:

Land Type	Acres	Hectares
Silage	76.83	31.09
Rough Grazing/Woodland	28.34	11.47
Merse	47.27	19.13
Total	152.44	61.69







Lot 1



Lot 1

LOT 2 - SILAGE AND GRAZING LAND

The land within Lot 2 extends to 40.94 acres (16.57 hectares) of grade 3(2) - 6(1) land according to the James Hutton Institute and is split into four parcels. The land is predominantly used for silage and is capable of producing high yields. The silage land across the holding requires very little fertiliser and has a long growing season. The fields can be accessed directly from the public road.

A breakdown of land types are noted below:

Land Type	Acres	Hectares
Silage	36.32	14.70
Rough Grazing/Woodland	1.38	0.56
Merse	3.24	1.31
Total	40.94	16.57

LOT 3 - SILAGE FIELD

Lot 3 comprises one field parcel extending to 35.01 acres (14.17 hectares). The land within Lot 3 is high yielding and is used for silage production. The land is accessed directly from the public road and is classified as grade 3(2) and 4(1) according to the James Hutton Institute. The land is bound by a combination of hedge and post & rylock fencing.

Land Type	Acres	Hectares
Silage	35.01	14.17
Total	35.01	14.17

Biodiversity and Conservation

Carsenestock Farm is located on the edge of the Cree Estuary which is designated as a Site of Special Scientific Interest by Nature Scot. A conservation agreement is in place between the vendors and Dumfries and Galloway Council over this area of merse under Section 21 of the National Parks and Access to the Countryside Act 1949, varied in 1996.

The fishing rights at Carsenestock Farm are owned by a third party who have pedestrian and boat access to the banks for net and cobble salmon fishing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Carsenestock Farmhouse	Mains	Septic Tank	Mains	Biomass	Band E	E(53)
Carsenestock Dairy Cottage	Mains	Septic Tank	Mains	Biomass	Band C	E(52)

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Carsenestock Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2023

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the purchaser will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2023 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

Dumfries and Galloway Council
Carruthers House
English Street
Dumfries
DG1 2DD
Tel: 01387 260000
Fax: 01387 260225
www.dumgal.gov.uk

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government
Agriculture and Rural Economy
Russell House
King Street
Ayr
KA8 0BE
Tel: 0300 244 6300
SGRPID.ayr@gov.scot

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

TUPE

Transfer of Undertakings (Protection of Employment) regulations (TUPE) may apply depending on the nature of purchase. Purchasers should seek independent advice as to their obligations under this legislation.

FIXTURES AND FITTINGS

The herringbone parlour and associated equipment including bulk tank are included within the sale price. No other items are included unless mentioned in the sales particulars.

MILK CONTRACT

The farm currently has a Muller milk supply contract which cannot be transferred. However, there are presently other milk supply contract options in the area.

INGOING VALUATION

The purchaser of Carsenestock Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer with respect to the following:

1. The Dairy Herd (if purchased)
2. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.





Lot 3

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Newton Stewart, take the exit at the roundabout towards Wigtown. Follow the A714 for approximately 1.3 miles until there is a sign to the right for Carty Port and Moss of Cree. Take this junction and follow this minor public road for 1.4 miles. Carsenestock Farm is located on the left, down a private farm road.

POST CODE

DG8 6BA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///baths.winner.facing

SOLICITORS

A B & A Matthews
Bank of Scotland Buildings
Albert Street
Newton Stewart
DG8 6EG

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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 as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 07500 794 201 Email: alister.christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023.



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