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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

10 VICTORIA STREET, NEWTON STEWART, DG8 6BT
TEL: 01671 402887 FAX: 01671 402650 EMAIL: ns@gmthomson.co.uk

www.gmthomson.co.uk

LAND AT LOW CAIRNDOON, WHITHORN WIGTOWNSHIRE DG8 8NF



- LAND EXTENDING TO 83.6 ACRES IN TOTAL
- RANGE OF MODERN PORTAL FRAMED SHEDS SUITABLE FOR INWINTERING, FODDER STORAGE AND HANDLING PURPOSES
- AVAILABLE FOR SALE EITHER AS A WHOLE OR IN TWO LOTS

ASKING PRICE £290,000
For sale as whole or in 2 lots.

Regulated by RICS

OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



INTRODUCTION

Low Cairndoon is located approximately 4 miles from Whithorn in the Machars district of Wigtownshire, Southwest Scotland.

Run as a small holding, for both sheep and beef cattle, it provides an excellent opportunity for a start-up small scale livestock enterprise or as an extension to an existing business.

ACCESS

Access is available directly off the A747 Port William to Whithorn Road. Please see location plan attached.

DESCRIPTION

LOT 1

Extending in total to 41.8 acres (16.93has) this Lot consists of a small steading and grazings arranged in 5 separate enclosures. Field boundaries are mainly of dry stone dyke. Lot 1 is outlined in red on the Sale Plan.

The steading consists of the following buildings;

1. CATTLE SHED (9.94m x 17.78m) 3 bay steel portal framed shed with cement fibre roofing, blockwork walls and space boarding above. Raised central feed passage with feed barriers. Sheeted doors. Open sided to the North.
2. CATTLE SHED (23.68m x 8.85m) 4 bay steel portal framed shed with blockwork walls, box profile roofing and side cladding. Concrete floor and feed barrier to front. Feed storage room located within end bay.
3. CATTLE SHED (17.89m x 7.40m) 3 bay mono pitch lean-to with cement fibre roof and Ventair side cladding. Double gates to open end and concrete floored.
4. Concreted yard area with handling race and crush.



LOT 2

Extending to 41.8 acres (16.91has) with access directly off the public road this Lot consists of 2 enclosures, one of which is suitable for cutting. There is also a small area of woodland. Lot 2 is outlined in blue on the Sale Plan. There is a single building on this Lot, as follows;

1. GENERAL PURPOSE SHED (23.92m x 11.58m) 4 bay steel portal framed shed with cement fibre roof, concrete panelled walls on 3 sides and space boarding above. Hard core flooring. Cantilevered roof to front.

Currently used for general purpose storage but could be used for the housing of cattle with some additional work.

SERVICES

Mains water is available in both lots. There is also an electricity connection to the buildings in Lot 1.

ACCESS SERVITUDE

Access to Lot 1 is by way of a shared road with the proprietor of Low Cairndoon Farm. It is understood that maintenance of the road is as according to user.

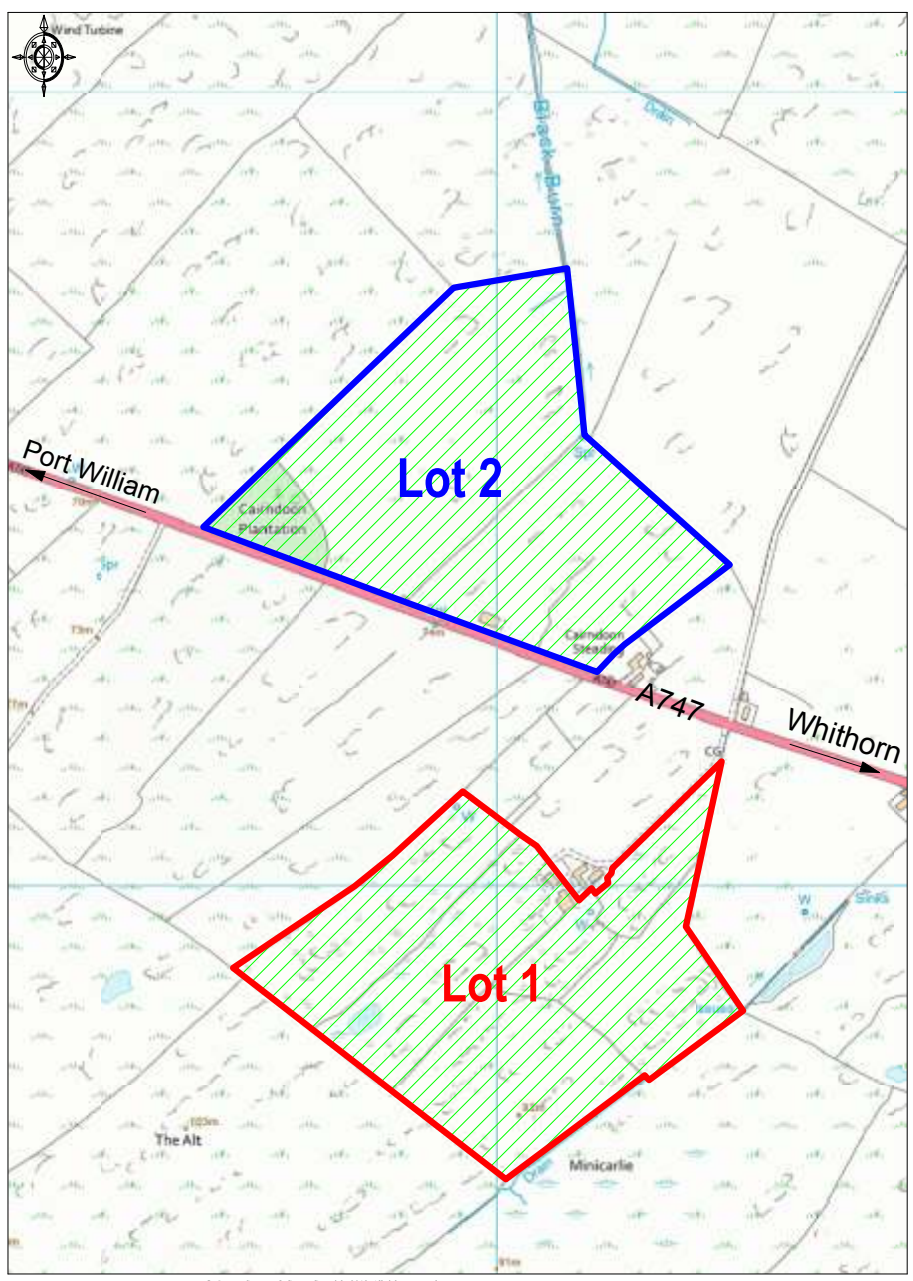
IACS AND BASIC PAYMENT SCHEME

The land is registered for IACS purposes and it is understood that a Single Application Form was submitted with respect to the farming year of 2018.

Any Basic Payment relating to the SAF submitted by the 15th May 2018 will remain with the vendor.

There is the possibility of Entitlements being available to the purchaser by way of separate negotiation.





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LAND AREAS

LOT 1

Counter	Land Parcel Identifier	Area (has)
2	NX/38869/38978	3.83
4	NX/38951/38910	3.64
5	NX/39020/38760	4.31
6	NX/39080/38914	1.02
8	NX/39193/38929	4.13 (1.37has is Rough Grazing)
Total -		16.93has (41.8 acres)

LOT 2

Counter	Land Parcel Identifier	Area (has)
1	NX/38721/39459	1.17 (Woodland)
3	NX/38944/39582	9.59
7	NX/39109/39403	6.15
Total -		16.91has (41.8 acres)

In both Lots 1 and 2 the land is mainly of mixed permanent pasture with some areas of rough grazing. In field No.7 of Lot 2 it is possible to cut most of this ground for silage. Some of field 8 can also be cut for silage.

SPORTINGS

The sportings are currently in hand and unlet. There is a small duck flying pond in field No.4 and an area of woodland in field 3.

VIEWING

The property can be viewed at any reasonable time during the daylight hours. All interested parties are asked to notify the Selling Agents of their intention to view.

DATE OF ENTRY

Early entry can be arranged subject to agreement.

ASKING PRICE

Lot 1 - £160,000

Lot 2 - £130,000

The Whole - £ 290,000

CLOSING DATE

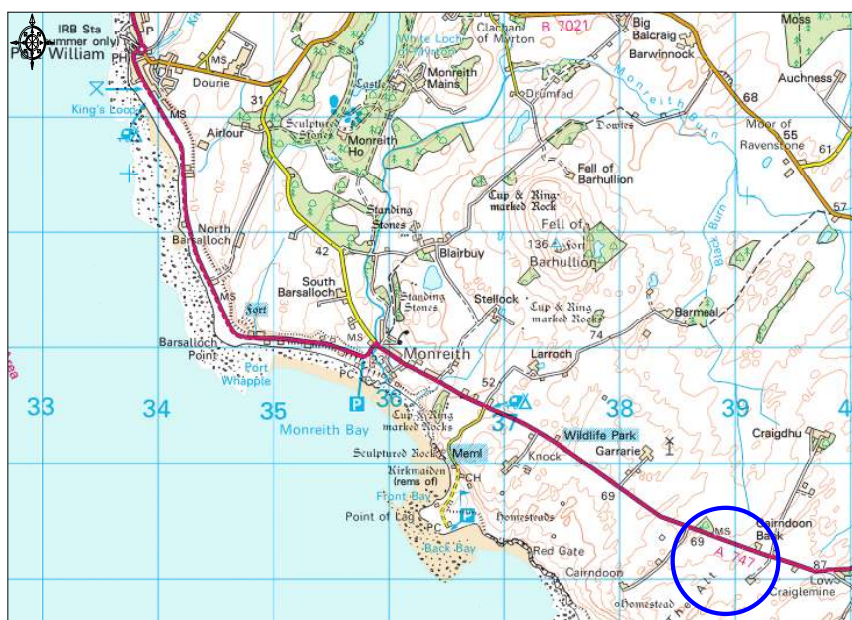
A Closing Date may be set for the receipt of Offers. Please notify your interest in writing to ensure you are contacted regarding the setting of a Closing Date. If a Closing Date is set, the vendor is not obliged to accept the highest nor indeed any Offer.

OFFERS

All Offers should be submitted in Scottish Legal Form to the sole Selling Agents.

PARTICULARS

These particulars were prepared on the 28th November 2018 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximately only.



MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
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