



MEIKLEWOOD FARM STEADING

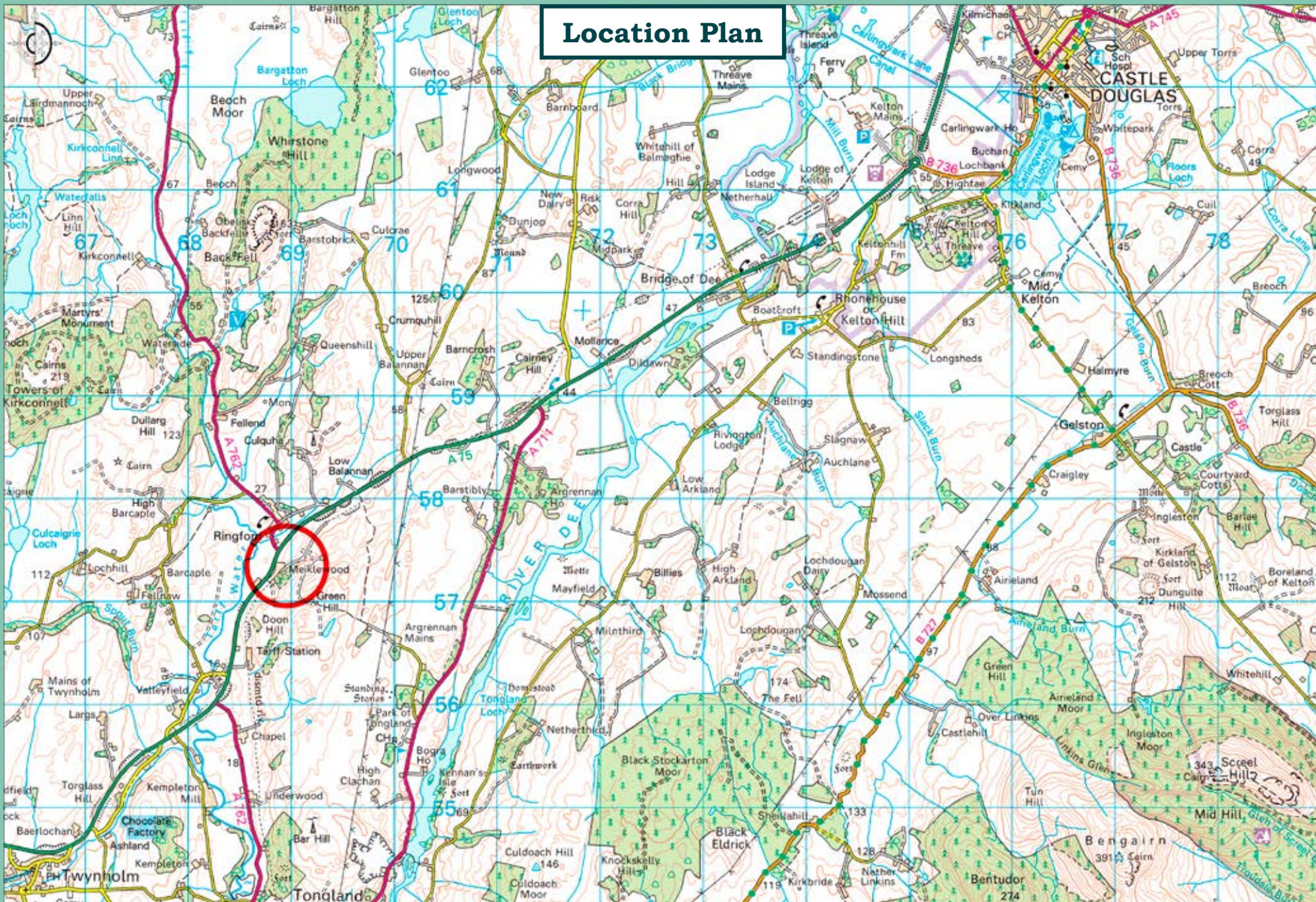
Ringford, Castle Douglas, DG7 2AL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Ordnance Survey © Crown Copyright 2017. All rights reserved. License number 100022412. OS Grid Scale = 1:50000



NOT TO SCALE
Plan for indicative purposes only

MEIKLEWOOD FARM STEADING

Ringford, Castle Douglas, DG7 2AL

Castle Douglas 6 miles, Kirkcudbright 4 miles, Stranraer 48 miles, Dumfries 23.5 miles, Carlisle 54 miles

A CHARMING TRADITIONAL STEADING BENEFITTING FROM CHANGE OF USE TO FORM FIVE DWELLINGHOUSES SET WITHIN A PICTURESQUE LOCATION JUST OFF THE MAIN A75 EURO ROUTE

- TRADITIONAL COURTYARD STEADING
- FULL PLANNING PERMISSION FOR CHANGE OF USE TO RESIDENTIAL DWELLINGS
- PLANNING PERMISSION REF: 19/1724/FUL
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
New Uberior House
1 Earl Grey St
Edinburgh
EH3 9EE
Tel: 0131 228 8111



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





the single extension is placed to the rear and appears subservient to the original building

existing openings retained where possible with internal spaces arranged to suit eg. living spaces make use of arched openings with smaller single openings to bedrooms

arch reinstated

powder coated twin wall flues serve woodburning stoves

roof windows grouped into pairs / triples

courtyard to become shared outdoor space without division into separate garden spaces; although vehicular access will be retained for occasional use parking within the courtyard will be discouraged by landscaping

natural slate reinstated to all roofs; roof form and ridge heights to match existing

ridge vents to hayloft reinstated providing reference to former use of buildings

sandstone ridges and hips reinstated

timber framed windows and external doors

parking broken up and placed around sides and rear of building to minimise visual impact

galvanised steel rainwater goods provide a sympathetic yet low maintenance solution

air source heat pump outdoor units placed conveniently close to utility areas and away from principal elevation

cobble apron retained / relaid

white painted rubble stone walls retained as principal wall material

timber cladding as secondary infill material

INTRODUCTION

Meiklewood Farm Steading is located just off the A75 on the outskirts of Ringford Village in Dumfries & Galloway. This charming traditional steading benefits from alterations, extension and change of use of the former steading buildings to form five dwellinghouses, with installation of shared sewage treatment plant and five air source heat pumps. The planning ref' for this development is: 19/1724/FUL, to view the complete planning documents, please enter this reference on to Dumfries & Galloway Council's website: www.dumgal.gov.uk/planning
This charming traditional steading provides a fantastic opportunity for any potential purchaser to create bespoke housing within a beautiful area of Dumfries & Galloway.

All essential services are found in the busy harbour town of Kirkcudbright or Castle Douglas (The Food Town). Kirkcudbright is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is 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. Both primary and secondary schooling are available within the town, with both being highly regarded and Meiklewood falls within the catchment area. Castle Douglas (The Food Town) forms the heart of the Stewartry area and offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

As indicated on the Location Plan that forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole

GUIDE PRICE

Offers for Meiklewood Farm steading are sought **in excess of: £250,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

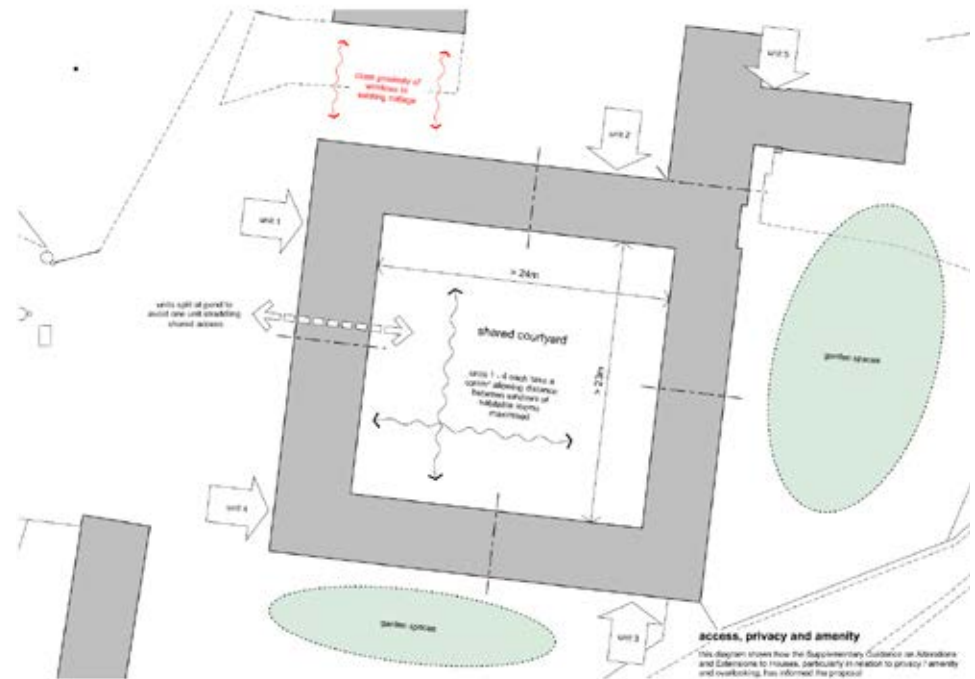
The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

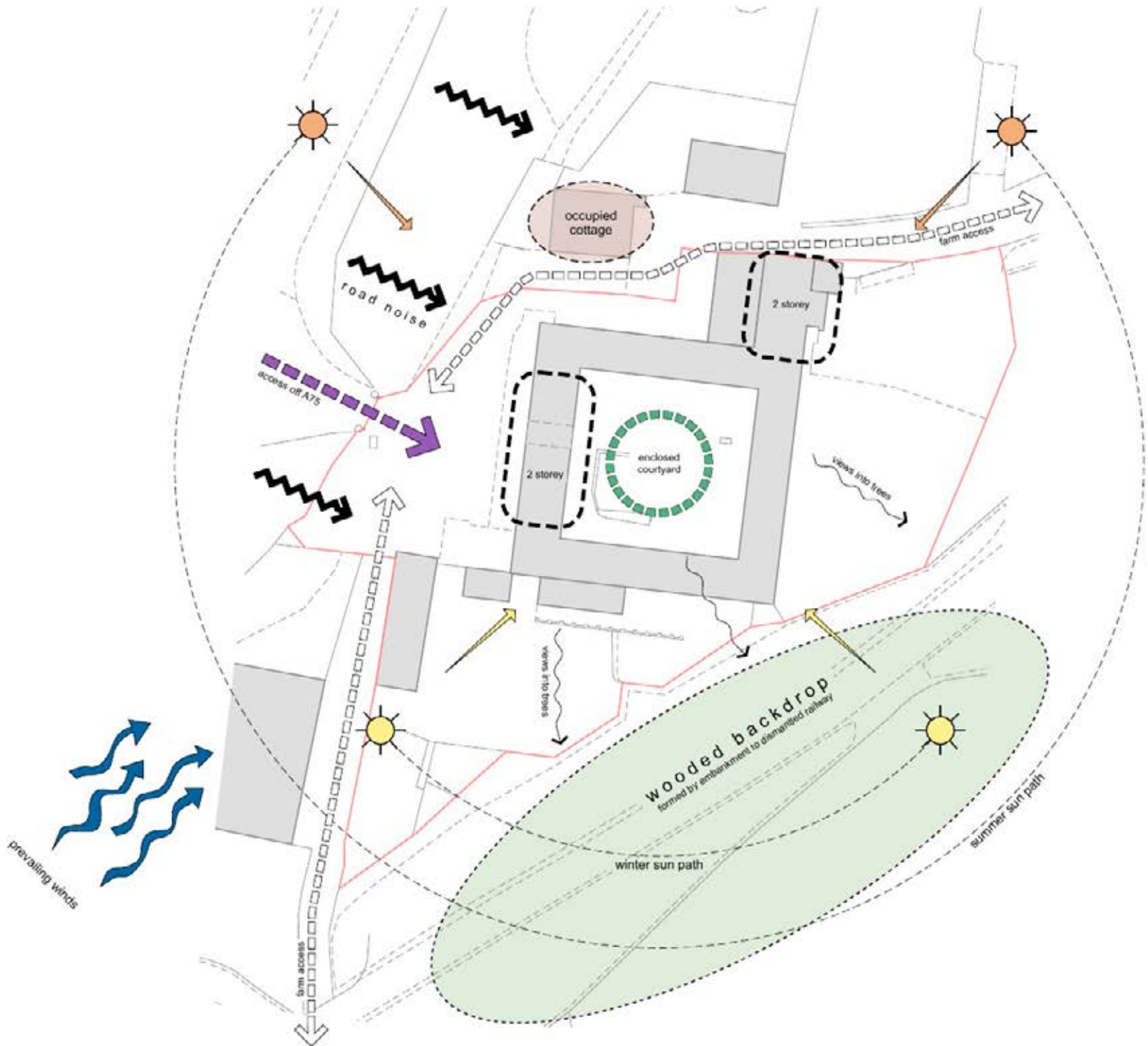
Web: www.threaverural.co.uk



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.





site analysis diagram







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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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 Property Misdescriptions Act 1991 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 October 2021



