



MUIRHEAD FARM

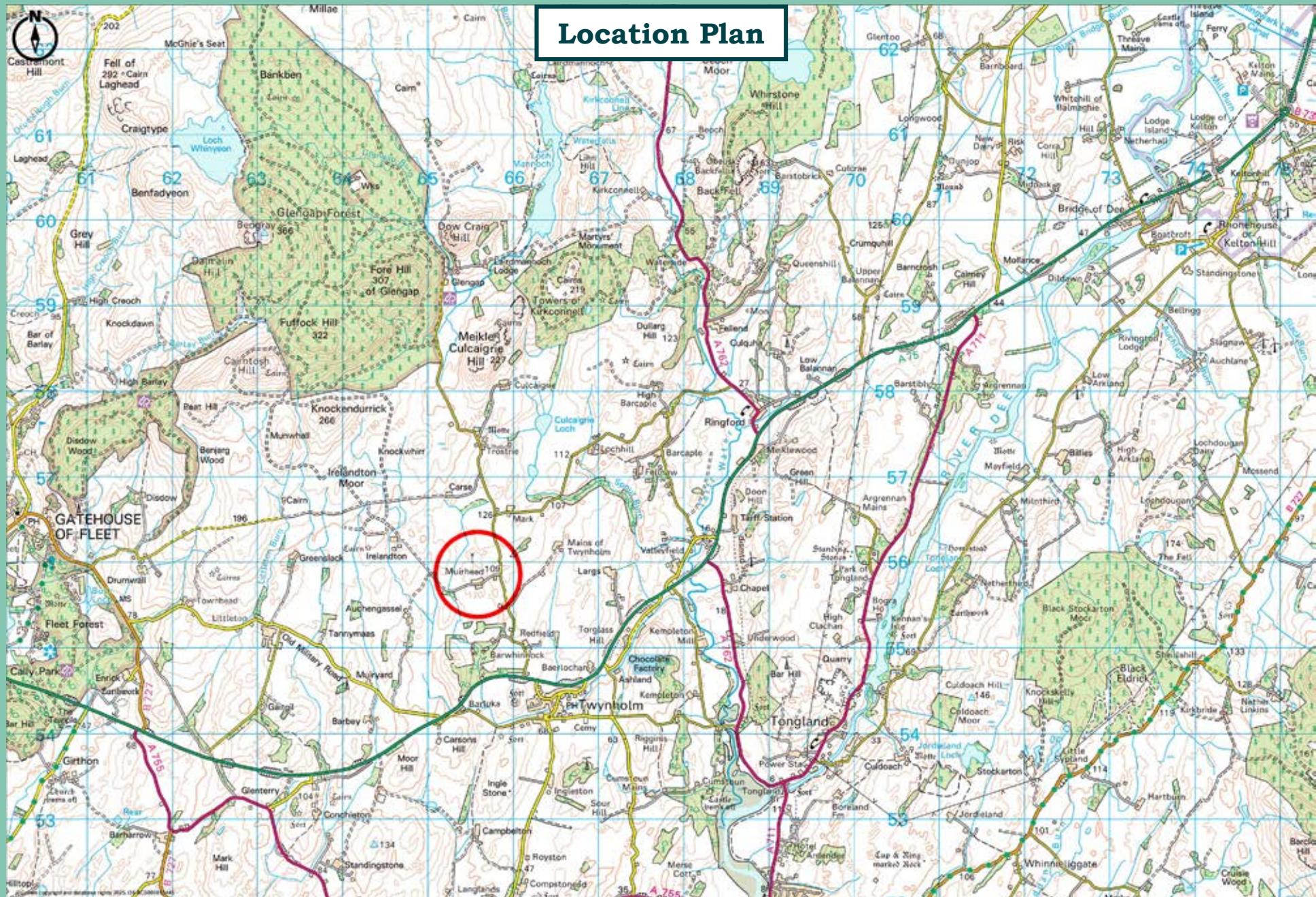
Twynholm, Kirkcudbright, DG6 4PP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MUIRHEAD FARM

Twynholm, Kirkcudbright, DG6 4PP

Kirkcudbright 6 miles, Castle Douglas 9.5 miles, Dumfries 27 miles, Carlisle 61 miles, Glasgow 86 miles

A PRODUCTIVE STOCK REARING AND FINISHING FARM SITUATED ON AN ELEVATED SITE WITHIN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- ONE AND A HALF STOREY FARMHOUSE (REQUIRES A DEGREE REFURBISHMENT)
- RANGE OF MODERN AND TRADITIONAL FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING AND MOWING LAND
- BASIC PAYMENT: 31 UNITS OF REGION 1 ENTITLEMENTS
- 20Kw WIND TURBINE ON RHI TARIFF

IN ALL ABOUT 148.80 ACRES (60.22 HA)

FOR SALE PRIVATELY AS A WHOLE



VENDORS SOLICITORS

Neil Webster
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267 222

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

Muirhead Farm is situated on an elevated site close to the village of Twyholm in the Stewartry area of Dumfries & Galloway. Muirhead Farm is a productive stock rearing farm, benefitting from a range of modern farm buildings, a farmhouse (requires a degree of modernisation) and about 145 acres of agricultural land. The agricultural land is all down to grass for grazing or mowing, in addition there is a small area of amenity woodland.

The farmhouse benefits from three-bedroom accommodation and at this time would benefit from a degree of maintenance and modernisation. The house is situated on an elevated site and benefits from open views across the surrounding countryside.

The nearest local services can be found at Twynholm where there is a primary school, petrol station and public house. A full range of services are conveniently located at Kirkcudbright, a 10-minute drive from the property, which is also extremely popular with tourists and is known as 'The Artists' 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 Kirkcudbright. A further range of services can be found in Castle Douglas ('The Food Town'), with King Street (the main street) being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance.

METHOD OF SALE

Muirhead Farm is offered for sale by private treaty.

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 Muirhead Farm are sought **in excess of: £900,000**

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



MUIRHEAD FARMHOUSE

As mentioned earlier, Muirhead Farmhouse does require a degree of maintenance and modernisation, however, the property provides the opportunity to create a dwellinghouse to your own standards in an area of outstanding natural beauty. The farmhouse sits on an elevated site benefits from open views. The property in more details briefly comprises:

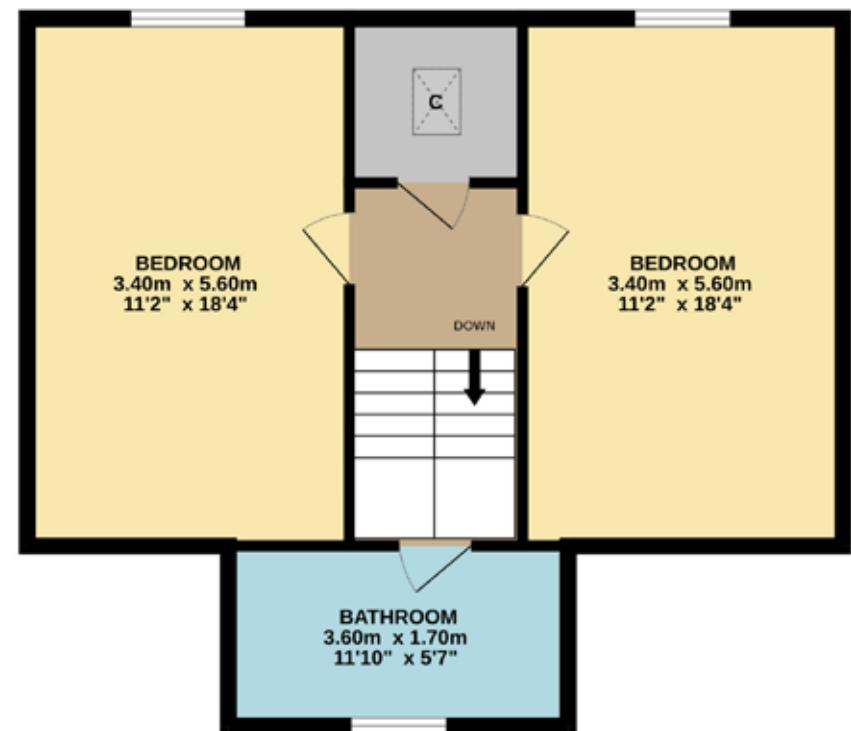
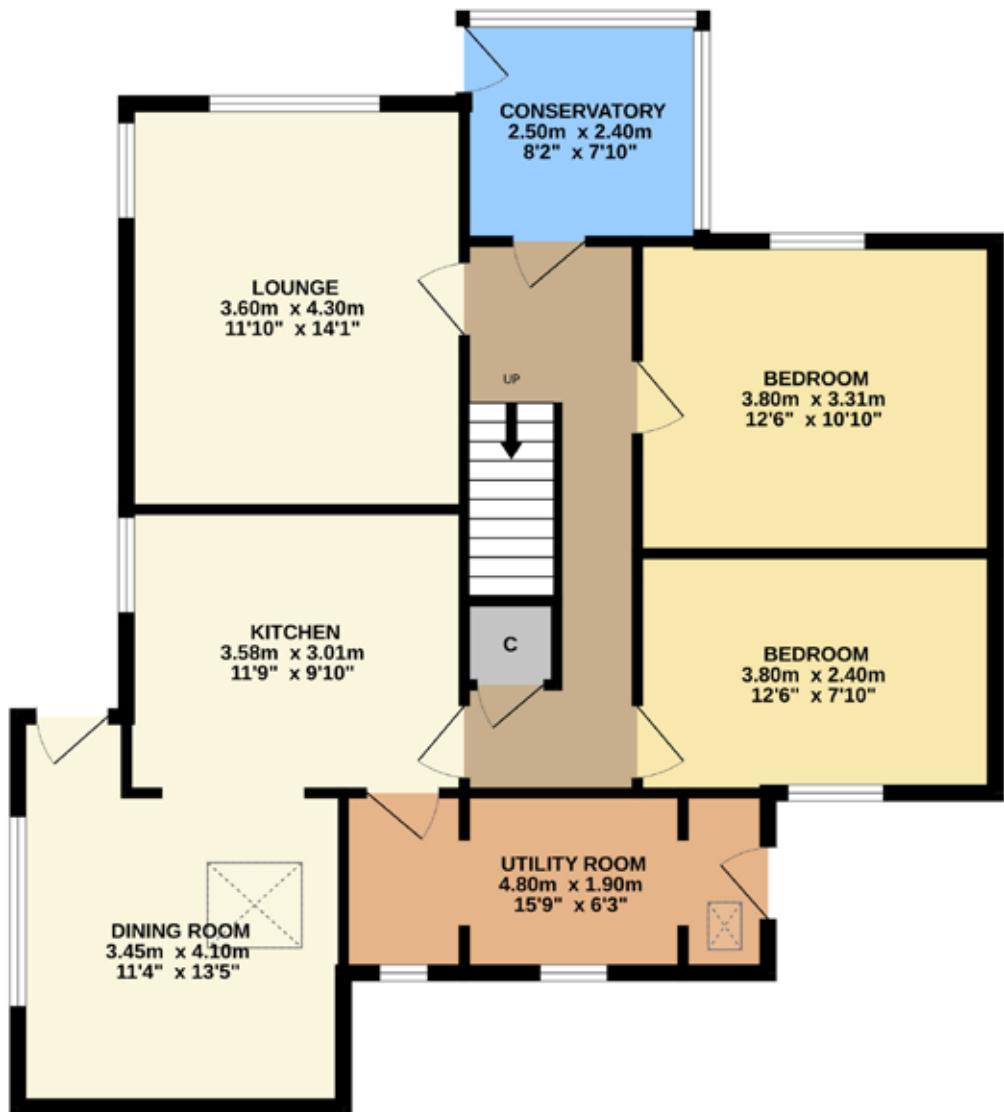
- **Front Vestibule**
Mainly of UPVC construction with glazing to three sides.
- **Lounge**
With double aspect windows affording lovely elevated views and inset wood burning stove.
- **Sitting Room / Bedroom 1**
With a window to the front, again, affording wonderful open views.
- **Office**
With a window to the rear.
- **Kitchen / Diner**
With floor and wall units and a window to the side. The dining area has a window to the side, a large Velux window and a door gives access to outside.



Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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FIRST FLOOR

- **Upper Hallway**

With a box room off.

- **Double Bedroom 2**

With a window to the front.

- **Double Bedroom 3**

With a window to the front.



SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|-------------|-------------|-------------------------------|-------------|--------|
| Mains | Septic Tank | Mains | Oil Fired, Wood burning stove | D | E (44) |

MUIRHEAD FARM STEADING

Muirhead Farm benefits from both modern and traditional farm buildings. The modern buildings are of steel portal construction with fibre cement roofs, feed barriers with some locking yokes. The main sheds also benefit from automatic scrapers and cubicle beds. There is a slurry lagoon at end of the sheds which we are informed is adequate for the current farming practices. The traditional buildings are in a dilapidated condition but given they are of the vernacular type, there may be some development potential.

Located adjacent to the road is a steel shipping container which houses the ancillaries for the wind turbine.

WIND TURBINE

Located in field 7 adjacent to a hardcore track is a CF20Kw wind turbine. The turbine has a 20m mast with a 12.8m rotor diameter. The wind turbine is on a contract with Scottish Power and generates a useful secondary income, the annual payment averages out at about £20,000, which is paid quarterly. The turbine was erected in 2012 and has a 25-year lifespan from that date. The sellers will provide all the relevant information in this regard. We are further informed that the transformer is of the split current type, which may facilitate the erection of a second turbine, subject to the usual permissions.





THE AGRICULTURAL LAND

Muirhead Farm extends in total to about 148.80 acres to include the areas occupied by the farmhouse, steading, yards, access roads, woodland, etc.

The holding features 16 specific good sized field enclosures, which are currently all down to grass for grazing and conservation (silage). The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm is within an LFASS area and benefits from the relevant support.





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 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Muirhead Farm benefits from 31 units of region 1 entitlements with illustrative unit values of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer the 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 2025 Basic Payment and 2025 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 2025, this obligation expires on 31st December 2025.

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' solicitors, **Neil Webster, Walker & Sharpe** for a definitive list of burdens subject to which the property is sold. It is noted that a right of access over field 13 exists in favour of Scottish Water to maintain and service the covered reservoir.

APPORTIONMENT

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

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

INGOING

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

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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

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 June 2025

| Field Number | Area (Ha) | Land Use |
|---|-----------|-----------------------|
| 1 | 11.72 | TGRS |
| 2 | 0.34 | WOODLAND |
| 3 | 5.90 | PGRS |
| 4 | 0.48 | PGRS |
| 5 | 4.29 | PGRS |
| 6 | 2.37 | PGRS |
| 7 | 4.26 | PGRS |
| 8 | 3.37 | PGRS |
| 9 | 0.22 | PGRS |
| 10 | 4.72 | TGRS |
| 11 | 3.36 | PGRS |
| 12 | 0.43 | WOODLAND |
| 13 | 6.84 PART | PGRS |
| 14 | 2.10 | PGRS |
| 15 | 4.68 | PGRS |
| 16 | 4.08 | PGRS |
| A | 1.06 | ROADS, BUILDINGS, ETC |
| Total: 60.22 Ha (148.80 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 **60.22 Ha (148.80 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 – 31 units (Indicative Value 2025 **€160.66** (Euros))

Sale Plan

