

An aerial photograph of a large rural estate. The landscape is a patchwork of green fields, some of which are divided by stone walls. There are several clusters of trees, some bare and some with autumn foliage. In the center-right, there is a small farmstead with a few buildings, including a large barn and a smaller white house. The background shows rolling hills under a clear blue sky.

# MEIKLE CULLOCH FARM

Dalbeattie, DG5 4NN



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





## Location Plan



# MEIKLE CULLOCH FARM

**Dalbeattie, DG5 4NN**

Dalbeattie 2 miles, Castle Douglas 7 Miles, Dumfries 13 Miles, Carlisle 47 Miles, Glasgow 90 Miles

## AN EXCEPTIONAL HIGHLY PRODUCTIVE STOCK REARING AND ARABLE FARM INCORPORATING A FOUR BEDROOM FARMHOUSE AND TWO FARM COTTAGES LOCATED IN THE HEART OF THE GALLOWAY COUNTRYSIDE

- TRADITIONAL FOUR BEDROOM FARMHOUSE WITH FAR REACHING VIEWS
- RANGE OF MODERN FARM BUILDINGS
- PRODUCTIVE ARABLE AND GRAZING LAND
- TWO SEMI-DETACHED FARM COTTAGES
- BASIC PAYMENT (78.61 UNITS REGION 1)

**IN ALL ABOUT 252.36 ACRES (102.13 HA)**

**FOR SALE PRIVATELY AS A WHOLE**

### VENDORS SOLICITORS

Ruth McMillan  
Gillespie Gifford & Brown  
33 High Street  
Dalbeattie  
DG5 4AD  
Tel: 01556 453453



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)

## INTRODUCTION

Meikle Culloch Farm is situated about 2 miles from the Galloway town of Dalbeattie. Meikle Culloch Farm is an exceptional stock rearing and arable farm, benefitting from a four-bedroom farmhouse (requires refurbishment) and two traditional farm cottages. The steading is made up of mainly modern farm buildings and about 210 acres of agricultural land and approximately 42 acres of farm woodland. The agricultural land is highly productive and is capable of growing a range of cereal and other forage crops.

Meikle Culloch farmhouse sits on an elevated site with far reaching views across the surrounding countryside and benefits from spacious four-bedroom accommodation. The farmhouse has been let to farm workers in recent years and would benefit from a degree of refurbishment. In addition, there are two semi-detached farm cottages, one three bedrooms the other two bedrooms and are contained within their own garden grounds. These have been let on short-assured tenancy in recent years.

Meikle Culloch is a highly productive stock rearing / arable unit. The land is classified as mainly yield class four of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The land is fertile, well drained and fenced and benefits from modern agricultural steading with one of the buildings recently been erected. The farm is well laid out with good roadside access, farm tracks and shelter belts.

Dalbeattie provides the nearest range of essential services with a relatively new school which caters for nursery through to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new Hospital, a range of high street shops, retail parks and large supermarkets.

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, the closest being at Dalbeattie.

## 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 Meikle Culloch farm are sought **in excess of: £1,850,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**Tel: 01556 453 453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE



### MEIKLE CULLOCH FARMHOUSE

This traditional house occupies an elevated site surrounded by its own mature garden grounds. The property is set over two floors offering spacious family accommodation. As mentioned earlier, the house would benefit from a degree of refurbishment.

**The ground floor** accommodation comprises of a back kitchen / utility room, kitchen offering ample room for family dining, central hallway giving access to a bathroom, dining room and lounge. **The first-floor accommodation** contains four good sized bedrooms and a family bathroom

A floor plan is contained within these particulars showing the layout and dimensions of the living accommodation.



### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired / Wood Burning Stoves	E	E (47)

### THE FARM COTTAGES

The farm cottages at Meikle Culloch are located just off the A780 and are approached by their own private driveways. These semi-detached cottages are surrounded by their own garden grounds. One cottages benefits from two bedroom accommodation. The other provides three bedroom accommodation.



A floor plan is included within these particulars showing the dimensions and layout of the property.

### SERVICES

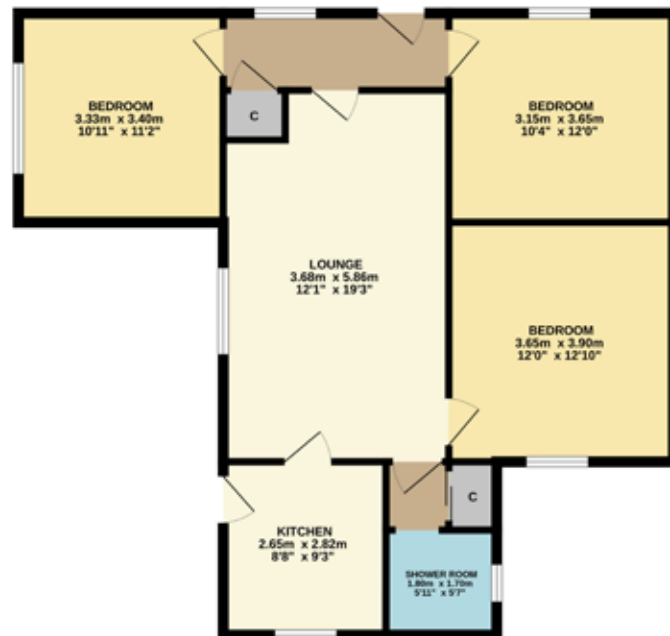
Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	C	E (47) & E (53)



GROUND FLOOR



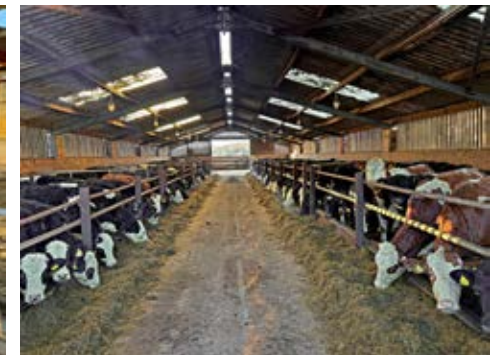
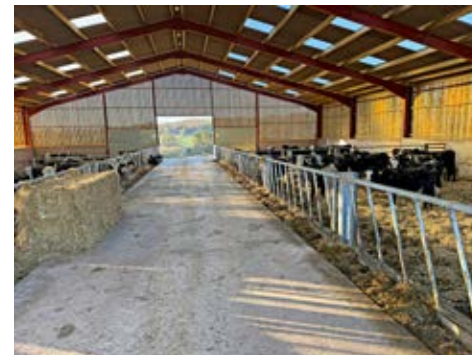
GROUND FLOOR



## THE FARM STEADING

The steading comprises of mainly portal structures which have been utilised for the overwintering of dairy young stock, forage storage and general farming activity.

There are 6 sheds including a newly erected modern livestock shed, slatted cattle shed, 3 cattle courts, general purpose feed store and a silage clamp.











### THE AGRICULTURAL LAND

The agricultural land lies within a ring fence lying within 12 specific, good sized field enclosures as well as 8 specific areas of semi-mature farm woodland. The land is fertile, well-fenced and watered. The land has been on a program of reseeding and arable production. The land at present is all down to grass with the exception of two fields which are in stubble following cereal crops.

### 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).

Meikle Culloch Farm benefits from 78.61 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 any and all established Basic Payment Entitlements.





## **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, **Ruth McMillan, Gillespie Gifford & Brown** 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.

## **WARRANTY CLAUSE**

Whilst the central 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.

## **ENTRY & VACANT POSSESSION**

At a date to be mutually agreed.

## **INGOING**

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

## **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 December 2025***



Field Number	Region or Description	Area (Ha)	2025 Crop
1	NX/83718/64502	8.38	PGRS
2	NX/83743/64162	7.29	TGRS
3	NX/83843/63734	7.27	PGRS
4	NX/83860/63845	0.15	PGRS
5	NX/83953/63441	3.39	WW
6	NX/83974/63904	8.61	PGRS
7	NX/83983/64225	8.37	TGRS
8	NX/84080/64004	0.44	PGRS
9	NX/84081/64523	10.94	PGRS
10	NX/84133/63592	8.08	PGRS
11	NX/84268/63785	8.19	SB
12	NX/84275/64635	9.81	N/A
13	NX/84305/64017	10.27	PGRS
W	Amenity Woodland	8.99	N/A
A	Roads Yards and Buildings	1.95	N/A
Total:		102.13 Ha (252.36 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 **102.13 Ha (252.36 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 ENTITLEMENTS

Region 1 – 78.61 units (Indicative Value 2025 €160.66 (Euros))



## Sale Plan

