

**Galbraith**

**BARMEAL FARM**  
WHITHORN, NEWTON STEWART





# BARMEAL FARM, WHITHORN, NEWTON STEWART

A farm on the Wigtownshire coast, with attractive traditional steading and former mill

Monreith 1.9 miles ■ Whithorn 7.3 miles ■ Newton Stewart 20 miles  
Stranraer 27 miles ■ Dumfries 67 miles

Available in 2 Lots or as a Whole

- Lot 1: Three bedroom farmhouse, stone outbuildings including a former mill, traditional agricultural byres, workshop, chicken house, stables, sliding door barn, silage shed, private water supply, wind turbine and solar panels, set within 21.91 acres (8.87 hectares).  
**Offers Over £400,000**
- Lot 2: Land extending to 191.84 acres (77.64 hectares) which is currently used to graze livestock.  
**Offers Over £550,000**

As a whole:

**Offers Over £950,000**

	Acres	Hectares
Lot 1 - Smallholding	21.91	8.87
Lot 2 - Land	191.84	77.64
<b>Whole</b>	<b>213.75</b>	<b>86.51</b>

Lot 2 not to be sold before Lot 1

As a Whole approximately 213.75 acres (86.51 hectares)

## Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

Barmeal Farm is situated less than two miles from Monreith, a small coastal village in the Machars area of Wigtownshire. Monreith has a nine hole golf course, St Medan, and the nearby harbour villages of Port William, the Isle of Whithorn and the Royal Borough of Whithorn have a number of local amenities. Whithorn and Port William have primary schools, village shops and GP's surgeries. The Isle of Whithorn has a hotel, restaurant and community run St Ninian's Hall which has a shop, function room, conference room, cinema and tearoom, where you can relax and watch both fishing boats and leisure boats sail in and out of the harbour.

The nearest town is Newton Stewart which is known as the Gateway to the Galloway Hills. It has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. Trains to Ayr and Glasgow are available at Stranraer, about 27 miles from Barmeal Farm, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 67 miles to the east. Domestic and international flights are available at Prestwick Airport, 70 miles north, and Glasgow and Edinburgh Airports, 103 and 137 miles respectively. Motorway links and trains are available at Lockerbie, 62 miles east, and Kilmarnock, 77 miles north.



### DESCRIPTION

Barmeal Farm is currently a 213.74 acre holding near the village of Monreith, which is now available as two Lots or a Whole, depending on the needs and requirements of the purchaser. Barmeal benefits from a large farmhouse, mature gardens and 206.01 acres of permanent grass and rough grazing in all. There is a 6kW wind turbine and in-field solar panels which provide electricity to the farmhouse and the national grid which will be included with Lot 1, Barmeal Smallholding, if sold separately.

### BARMEAL SMALLHOLDING - LOT 1

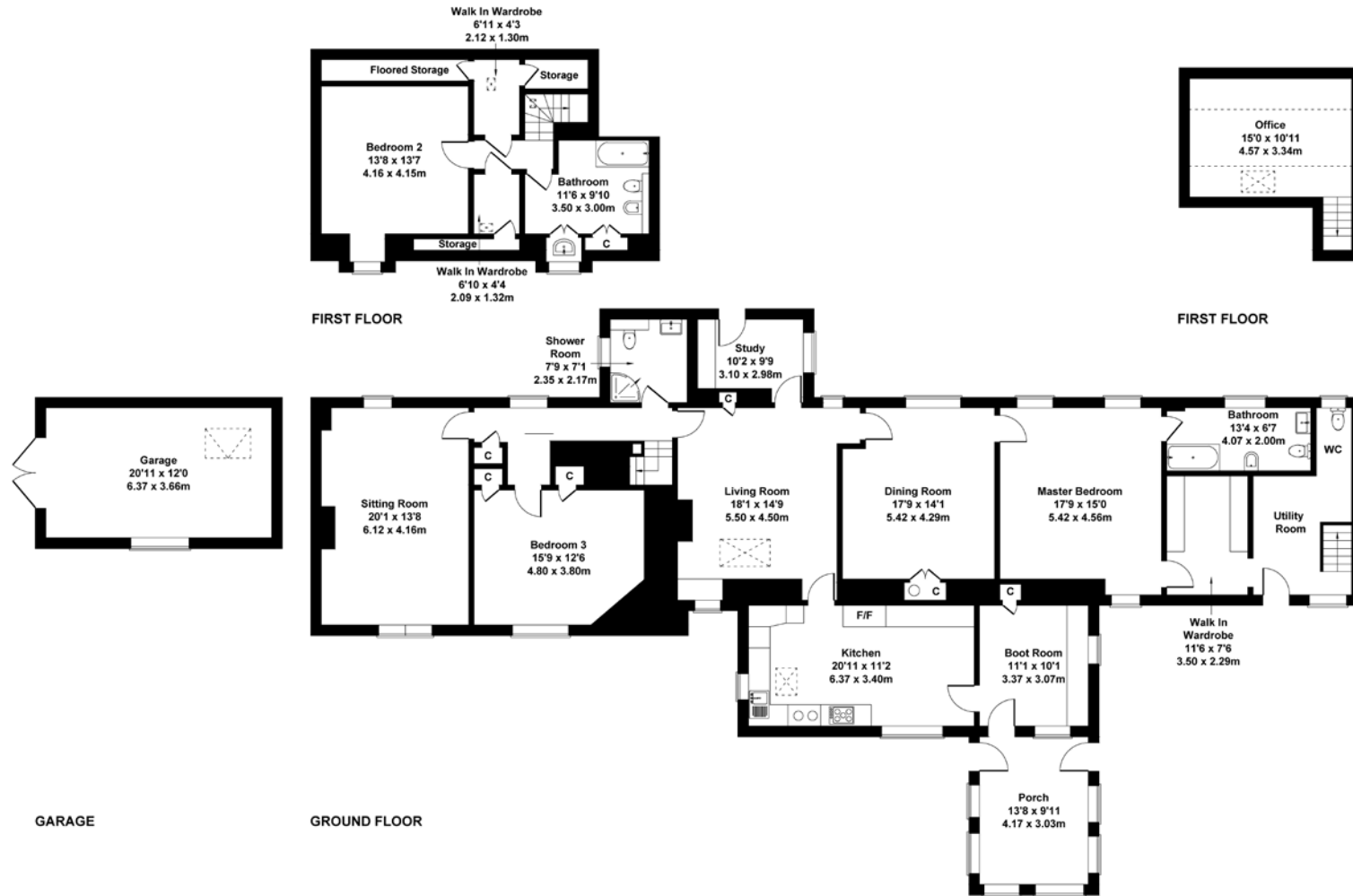
#### Barmeal Farmhouse

Barmeal Farm Farmhouse is a traditional stone built farmhouse under a slated roof enjoying a south easterly aspect. The original farmhouse pre-dates 1788, and the building has been extended and improved over the years to create a comfortable spacious family home. The front porch opens through to a boot room with wall mounted floor units and worktop, ideal additional storage space for outdoor coats and boots. The traditional breakfast farmhouse kitchen provides a sociable yet functional space. Well equipped for cooking with Rayburn Cooker, five ring Miele gas hob and a Neff fan oven and grill, also benefiting from an integrated dishwasher, fridge and freezer have all been installed above floor height for ease of use. The worktop and sink are Corian, smooth and non-porous and very hard wearing. The living room is the heart of the property with a warm and welcoming multi-fuel stove, high wood panelled ceiling and doors opening to the hall on either side and to the adjacent study. The study provides views across the fields, providing the perfect 'working from home' space. The sitting room is a spacious double aspect room, with a multi-fuel stove, and a formal dining room provides a further reception room, ideal for entertaining extended family & guests.



# Barmeal Farm, Whithorn, Newton Stewart DG8 8NH

Approximate Gross Internal Area  
3272 sq ft - 304 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

### 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, together with proof of funding and Identification. 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. Photographs taken in March 2023.

The master bedroom has an en-suite bathroom and walk in wardrobe which continues through to a utility room with a washing machine, tumble dryer, fridge and a wc. Wooden steps lead up to an office above the utility room with a Velux window and shelving for storage.

Bedroom 2 is accessed by the main staircase to the first floor where there is also two walk in wardrobes and a family bathroom. Barmeal Farmhouse has gas central heating and the Rayburn heats the hot water via a Dunsley equaliser. Electricity costs are off-set by the solar panels and wind turbine

The accommodation over two floors comprises:

**Ground Floor:** Porch, Boot Room, Kitchen, Living Room, Study, Dining Room, Master Bedroom, Bathroom, Walk in Wardrobe, Utility Room, Bedroom 3, Shower Room, Sitting Room.

**First Floor:** Bedroom 2, Bathroom, Office.

### Garden

The garden behind Barmeal Farmhouse is very private, mainly laid to lawn with rockeries, patio and access to the neighbouring field. The garden continues round the side of the house, where there is a second patio, and the gas tank for the central heating nestles in behind the garage. Directly across from the farmhouse there is an orchard with a potting shed, raised beds and a greenhouse.

### Outbuildings

Barmeal Farm has a range of buildings including a traditional stone built U-shaped steading which has been maintained

well. There is potential to convert the buildings into one or more residential properties subject to the necessary consents.

### Traditional Agricultural Byres

**19.19m x 4.14m and 4.27m x 21.63m**

**16m x 4m**

These outbuildings are of traditional stone under slate roof construction, with timber roof beams and skylights. They are currently used for storage. To the south west, there is a further stone storage building adjoining the byre measuring 16m x 4m, this is the same construction with the exception of a fibre cement roof. Separate to this building but adjoining is a small corrugated iron roofed and clad structure with pole structure measuring 4.2m x 2m.

### The Stables

**13.3m x 4.98m**

Adjoining the former mill with stone walls, slate roof with ridge vents and glazed windows. Internally, there are loose horse stables which are currently being used for storage.

### The Former Mill and Adjoining Building

**Mill: 1st fl - 11.75m x 5.96 and Gr Fl - 11.84m x 5.94m**

**Adjoining Building:**

**Gr fl - 12.25m x 6.55m and 1st fl - 12.76m x 6.39m**

The large former water mill, originally built in the 1870s, is a unique building which is positioned between the agricultural byres and the stables. It has been utilised as storage and a workshop in recent times while retaining many of the original mill features. The buildings lie to the east of the farmhouse with a sizeable yard area adjacent to both buildings. The building is constructed of traditional stone under slate roof. The adjoining buildings 1st floor houses the meters for the solar panels and wind turbine.

### Workshop

**4.58m x 3.67m**

The workshop is located to the south east of the farmhouse. Perpendicular to the entrance of the former mill, the workshop also is of stone and slate construction with large double timber doors. According to the 1895 Ordnance Survey map, the bench mark on the north wall denotes a height of 212.3ft above sea levels.

### Chicken House

**13.18m x 4.0m**

Red brick and stone built former chicken shed with stable doors and fibre cement roof. The building is currently used for storage and sits to the north east to the U shaped steading.

### Former Silage Shed

**17.7 x 4.85**

Currently used as storage, the shed is constructed of concrete walls, Yorkshire board cladding, fibre cement roof and concrete floor.

### Renewables

The farm benefits from having both solar panels and a wind turbine. The Proven 6kW wind turbine is located in field 2 and the solar panels are located closer to the farmhouse in field 7. The wind turbine was installed in May 2008, with the solar panels following in 2010. They have been maintained well with the wind turbine recently serviced in March 2024. They both supply the holding with electricity, with surplus going to the grid where the proprietor receives payment on a deemed 50% of amount generated. They are on a rolling contract with the current energy company. Rights of access will be retained across Lot 2 (the land) to allow for maintenance provisions.





### THE LAND - LOT 2

Lot 2 at Barmeal Farm extends to approximately 191.84 acres (77.64 ha). The land is principally classified as Grade 5.1 to 6.2 by the James Hutton Institute. It rises from approximately 50m to 75m above sea level at its highest point with the land undulating. The fields are typical of the coastal region with areas of rough grazing between fields of permanent grass. There are troughs in six of the fields nearest the farmhouse, with the fields to the north supplied by natural sources. Additionally, there is one trough serving the farm steading, another beside the field shelter, and another at Bruce's Broch which is part of the garden. There are at least three other water points where troughs have been removed, but could be reconnected if required.

The fields are enclosed with a mixture of dry stone dykes and electric fencing. The fields are mainly accessed field-to-field, or from the steading or drive.

The land is let out on an annual seasonal grazing agreement and has supported cattle and sheep grazing on the holding. There is scope to add modern agricultural sheds subject to the appropriate permitted development right approvals.

There are small areas of woodland throughout the farm which provide shelter to grazing livestock.



### Whole

The whole extends to 86.51 hectares (213.75 acres) including roads, yards and buildings. The land can approximately be classified as follows:

	Lot 1		Lot 2		As A Whole	
	Acres	Hectares	Acres	Hectares	Acres	Hectares
PGRS	17.03	6.89	156.34	63.27	173.37	70.16
RGR	0	0	18.71	7.57	18.71	7.57
WOODLAND	0.59	0.24	13.22	5.35	13.81	5.59
	<b>17.62</b>	<b>7.13</b>	<b>188.28</b>	<b>76.19</b>	<b>205.88</b>	<b>83.32</b>

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Barmeal Farm House	Private Supply. No Mains Water.	Septic Tank	Mains, supplemented by solar panels and wind turbine.	Gas Central Heating	Band D	Freehold	E45

### IACS

All the farmland is registered for IACS purposes and the farm code is 852/0066

### NITRATE VULNERABLE ZONE (NVZ)

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





#### **BASIC PAYMENT SCHEME (BPS) 2023**

There are no Basic Payment Entitlements available for sale with Barmear Farm.

#### **LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)**

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

#### **LOCAL AUTHORITY**

Dumfries & Galloway Council  
Carruthers House,  
English Street,  
Dumfries DG1 2DD

T: 0303 333 3000

#### **SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE**

SGRPID Ayr  
Russell House  
King Street  
Ayr  
KA8 0BE

#### **MINERALS**

The mineral rights are included so far as they are owned by the seller.

#### **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.

#### **METHOD OF SALE**

Barmear Farm is offered for sale as 2 Lots or a Whole

#### **FIXTURES AND FITTINGS**

All fixture and fittings within are included in the sale price. No other items are included unless mentioned in the sales particulars.

#### **DIRECTIONS**

From Glenluce leave the A75 and follow signs to Port William, at the roundabout take the 2nd exit and follow the A747 to Monreith and continue for a further 0.5 miles. Opposite the entrance to St. Medan Golf course, at Knock School, turn left onto a single track road and follow for approximately 1.2 miles, and as you turn right Barmear Farm is directly in front of you.

From Newton Stewart roundabout take the exit onto Wigtown Road/A714 and follow the signs for Port William. At the roundabout take the 1st exit and follow the A747 to Monreith and follow the directions above.

#### **POST CODE**

DG8 8NH

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: dogs.reporting.downward



### **SOLICITORS**

Gillespie Gifford and Brown,  
135 King Street  
Castle Douglas  
DG7 1NA

### **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(s).

### **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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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**

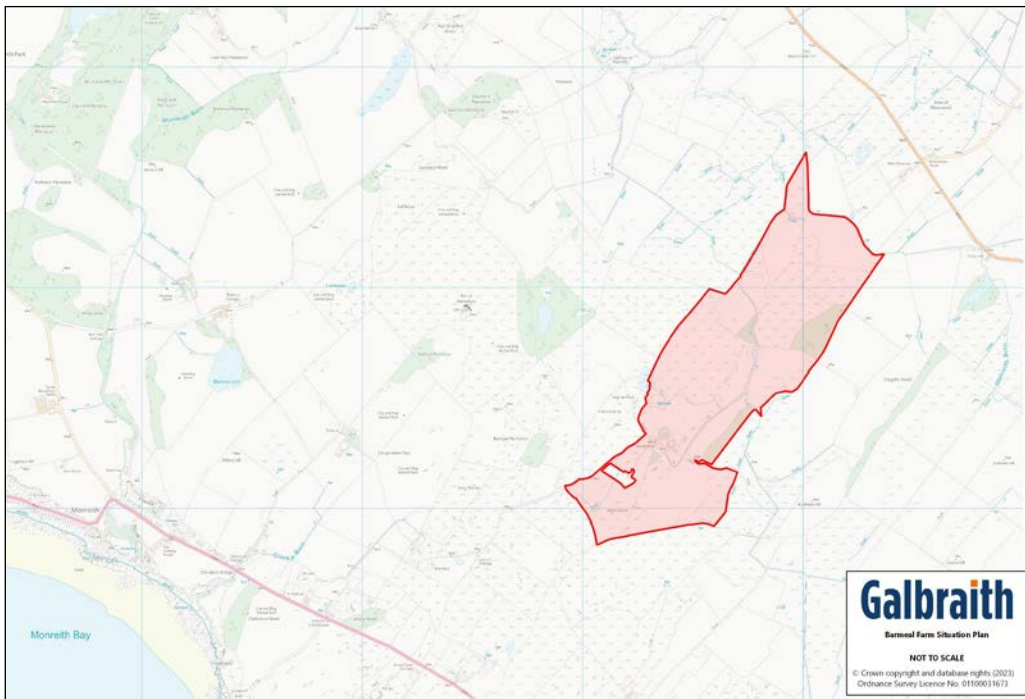
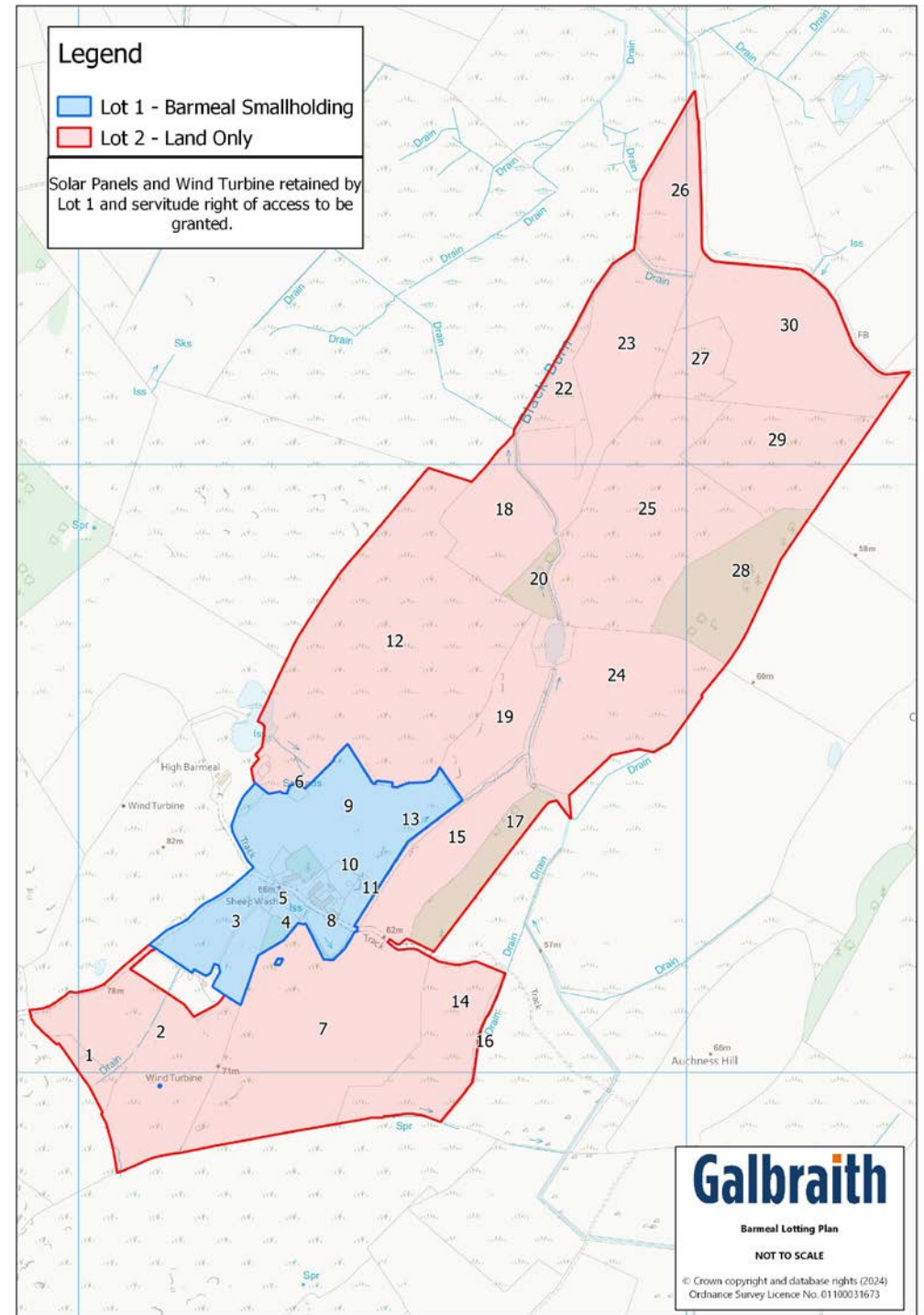
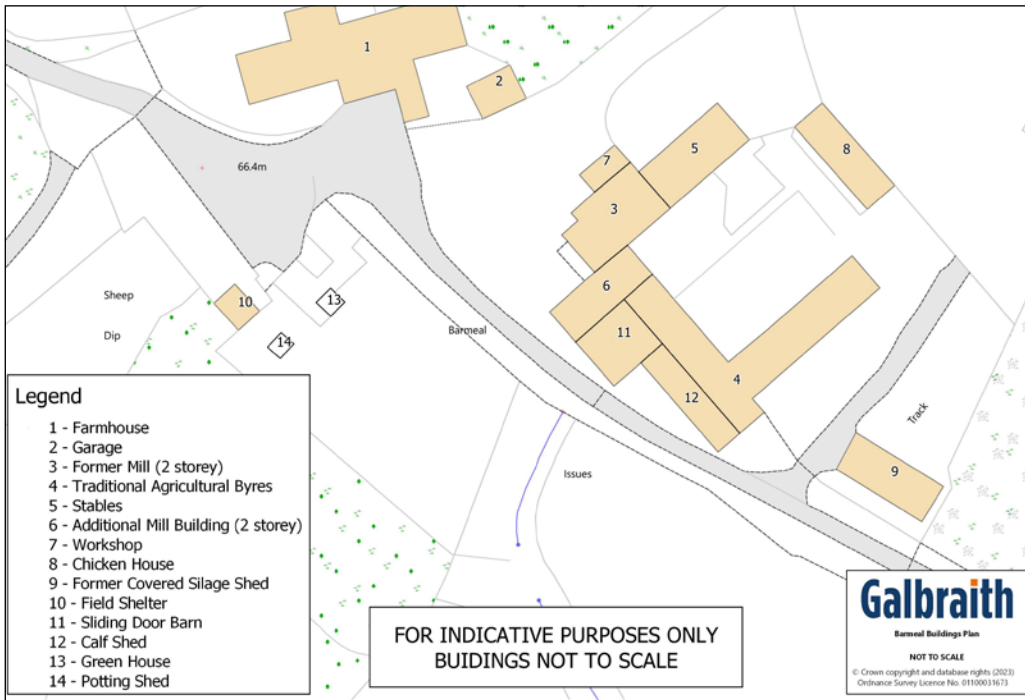
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### **AMC PLC FINANCE**

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 Rose Nash in our Galbraith Castle Douglas office on 01556 505346 or Email: [alice.wilson@galbraithgroup.com](mailto:alice.wilson@galbraithgroup.com)









**Galbraith**



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