Kevans Farm
Whithorn • Newton Stewart • DG8 8HN

Whithorn 3 miles, Wigtown 11 miles, Newton Stewart 18 miles, Dumfries 65 miles
(all distances approximate)

Ring-fenced arable and livestock unit on the Machars Peninsula

Traditional farmhouse (2 reception rooms, 5 bedrooms)
Dairy House (1 reception room, 2 bedrooms)
Kevans Cottage (1 reception room, 2 bedrooms)

Useful range of modern framed buildings housing former dairy infrastructure

218 acres ploughable pasture
45 acres permanent pasture

ABOUT 267 ACRES IN TOTAL
FOR SALE AS A WHOLE

Savills Dumfries
28 Castle Street, Dumfries, DG1 1DG
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Email: sian.houston@savills.com
**Situation**

Kevans Farm is situated close to the Solway Firth, equidistant from the villages of Whithorn and Garlieston (3 miles), on the southwest coast of Scotland. Wigtownshire is a genuinely rural area of Scotland, well known for dairy and livestock farming, magnificent countryside and dramatic coastline. Whithorn is a small village with shop and Post Office, nursery and primary school, church, village hall, playpark, tennis court and bowling green, café and pubs, while nearby Wigtown provides similar local amenities and is famed for its National Book Town status, with a popular festival taking place annually in September. There is secondary schooling and a good range of business services, supermarkets and shops in the market town of Newton Stewart, which also serves as the centre for the large rural area that includes the broad peninsula of the Machars. The town is also a natural base from which to explore the Galloway Forest Park which covers a vast and sparsely populated landscape stretching to the north and east and is one of only four national parks in the western world to have official Dark Sky status.

The rolling landscape, extensive woodland and unspoilt coastline provide many opportunities for outdoor pursuits. Country sports in the area include fishing on the nearby rivers Bladnoch and Cree, as well as pheasant and partridge shooting on surrounding estates. The quiet country roads are popular with walkers and cyclists, and there is golf on local courses at Wigtown, Monreith and Newton Stewart. The coastline offers excellent sailing and sea fishing, and there are safe anchorages at Port William and the Isle of Whithorn. There are livestock markets at Newton Stewart, Dumfries, Castle Douglas (48 miles), Ayr (62 miles) and Carlisle (99 miles).

Communication links in the area are good with railway stations in Barrhill (35 miles), Stranraer (35 miles) and Dumfries. The M74, linking the north and south by road, lies about 89 miles to the east. The nearest international airports are at Prestwick (66 miles) and Glasgow (99 miles). Cairnryan lies 37 miles to the west and is the main ferry terminal for Northern Ireland with services to both Larne and Belfast.

**Description**

Kevans Farm has been in the current owner’s family since the early 1980s and has been managed as part of a larger farming enterprise. Until recently the farm was operating as a dairy unit, carrying 100 milking cows (plus followers) and supplying milk to Lactalis’ creamery in Stranraer.

The holding extends in total to about 267 acres (106.9 hectares) and includes a substantial five bedroom farmhouse with separate two bedroom self-contained annexe, a two bedroom bungalow and an extensive range of predominantly modern buildings including a Westfalia herringbone 16:16 milking parlour (which was in daily use until June 2019), a 5,000 litre bulk tank and cubicle accommodation for 100 cows.

The land sits in a ring fenced block with excellent access from the farm steading and via a network of internal access tracks. It is classed as predominantly Grade 3(1) according to the James Hutton Institute land classification scale and has been farmed as a traditional grass based system with a small acreage of cereal crops on rotation. The holding lies between 25 – 46 metres above sea level and benefits from the favourable Gulf Stream climate: the area is noted for its mild weather and long growing season, both of which have contributed to the southwest of Scotland being one of the most productive dairy and livestock areas in the United Kingdom.

Kevans Farm is available as a whole and can be described in detail as follows:
Farmhouse
Gross internal area (approx) 241.54 sq.m (2600 sq.ft)

Dairy House
Gross internal area (approx) 61.96 sq.m (667 sq.ft)

Kevans Cottage
Gross internal area (approx) 81.10 sq.m (873 sq.ft)
Farmhouse

Kevans Farmhouse is a substantial detached dwelling, situated to the south of the steading, with a southerly aspect and good views over the open farmland towards the coast. The property is likely to date back to the 1800s and is predominantly of stone and slate construction. There is spacious accommodation presented over two floors as shown on the accompanying floorplans. The main entrance opens into a glazed porch and thereafter an inner hallway provides access to the ground floor accommodation including living room (with open fire and doors to the garden patio), dining room (with open fire), cloakroom (with WC) and modern farmhouse kitchen (with a range of fitted units, integrated appliances and an LPG fuelled AGA). A rear hall off the kitchen accesses the utility room and farm office / additional sitting room. From the main hallway are stairs to the first floor where there are three bedrooms and a family bathroom. From the rear hallway further stairs provide access to the converted cheese loft where there are two further bedrooms. The farmhouse benefits from principally UPVC double glazing and LPG central heating (with the exception of the rooms accessed from the rear hall).

An attractive mature garden to the south of the farmhouse is predominantly laid to lawn with a patio area accessible from the living room, ideal for summer dining.

Dairy House (annexe to farmhouse)

Attached to the farmhouse, but with separate access, is the Dairy House which was converted approximately 30 years ago and provides additional accommodation. It is currently let on a Short Assured Tenancy. The property is of identical construction to the farmhouse and benefits from an open plan kitchen and living room, with two bedrooms and bathroom above. It benefits from single glazing and electric heating. There is a small enclosed garden to the rear of the property with views over the farmland to the east.

Kevans Cottage

Situated beyond the farm steading is Kevans Cottage which is of stone and slate / tile construction and is currently let on a Short Assured Tenancy. The cottage enjoys a southerly aspect with views over the surrounding farmland and countryside. The accommodation is single storey and comprises living room, kitchen, two bedrooms and a bathroom. It benefits from double glazing and electric heating.

Farm Buildings

The farm benefits from a compact steading, primarily constructed of modern steel portal frame structures over parts of the original stone steading.

1. Cubicle Shed (42m x 15m)

Steel portal framed building with concrete blockwork / concrete panel walls and fibre cement sheet roof. There are 100 cubicles and two concrete passages which are scraped to a slatted tank.

2. Disused Dairy Complex (31m x 31.5m)

Double span steel portal frame building with concrete panel / stone walls, and fibre cement roof sheets. There is a 16:16 Westfalia milking parlour, 5000 litre bulk tank, collection area and loose pens for young stock.

3. General Purpose Building (18m x 13m)

The most recently constructed building (2014) with steel portal frame with concrete panels, profile metal box cladding and fibre cement roof sheets. The slatted areas are scraped to two underground slurry stores with total capacity for approximately 20,000 gallons of slurry.

4. Grain Tower

A Boythorpe grain tower with capacity for approximately 270 tonnes of grain.
Silage Pit
There is a concrete and earth banked silage pit adjacent to the cubicle shed with capacity for approximately 1000 tonnes of silage.

We understand that the buildings at Kevans benefit from a private water supply and a single phase electricity supply.

Farmland
The farmland at Kevans extends to 264 acres in total and sits in a ring-fenced block with good access from the farm road and via internal tracks. The land is generally medium soil type and is capable of either arable or silage production with exception of 45 acres of permanent pasture. It is all stock proof fenced with a combination of drystone dykes and post and wire (with netting) fences. The field enclosures benefit from private water supply to troughs or natural water supply.

The farmland is identified on the map with enclosure numbers which are detailed in the following table:
**General Remarks and Information**

**Viewing**
Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

**Directions**
From the M74, follow signs to Dumfries and then take the A75 towards Newton Stewart. At the Newton Stewart roundabout exit the A75 onto the A714 towards Wigtown. About 1 mile north of Wigtown turn right to Bladnoch on the B7005. Continue through Bladnoch and join the A746 at the mini-roundabout just before the bridge over the river. Continue on the A746 towards Whithorn and Port William. Follow this road through the villages of Braehead and Kirkinner. Take the first left after Kirkinner on to the B7004 and follow this road towards Garlieston. At the T junction, turn right. At the next junction turn left remaining on the B7004. After approximately 1 mile, turn left on to the B7063. Kevans Farm is on the right hand side of this road after approximately 2 miles. The postcode is DG8 8HN.

**Entry and Possession**
Entry by arrangement with vacant possession to farmhouse and land. Dairy House and Kevans Cottage subject to Short Assured Tenancies.

**Offers**
Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

**Solicitors**
McCormick and Nicholson, 66 Victoria St, Newton Stewart DG8 6DD. Tel: 01671 402813

**Fixtures and Fittings**
All fitted carpets and curtains in the farmhouse are included in the sale.

**Basic Payment Scheme (BPS)**
The BPS Entitlements are included in the sale. Copies of the SAF form are available for inspection from the selling agents.

**Less Favoured Area Status Scheme (LFASS)**
The farm does not have LFA status.

**Services, Council Tax and Energy Performance Certificates**

<table>
<thead>
<tr>
<th>Property</th>
<th>Services</th>
<th>Council Tax Band</th>
<th>EPC Rating</th>
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<tbody>
<tr>
<td>Kevans Farmhouse</td>
<td>Private water, private drainage, LPG central heating and AGA.</td>
<td>F</td>
<td>E</td>
</tr>
<tr>
<td>Dairy House</td>
<td>Private water, private drainage, electric heating.</td>
<td>A</td>
<td>E</td>
</tr>
<tr>
<td>Kevans Cottage</td>
<td>Private water, private drainage, electric heating.</td>
<td>B</td>
<td>G</td>
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**Sporting Rights**
The sporting rights are in hand.

**Mineral and Timbers Rights**
In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

**Ingoing Valuation**
The purchaser of the property, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

**Stipulations**

**Purchase Price**
Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignation shall be effectual in avoiding such interest.

**Disputes**
Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

**Plans, Areas and Schedules**
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.
Overseas Purchasers
Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights
1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

2. There are wayleaves in favour of Scottish Power for electricity poles.

Apportionments
The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

Important Notice
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 2. 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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