

An aerial photograph of a rural farmstead. In the foreground, a large white house with a dark roof and several chimneys is visible. To its right is a long, stone barn with a dark roof. A smaller brick outbuilding is situated between the house and the barn. The farm is surrounded by green fields, some of which are enclosed by stone walls. In the background, there is a large, flat, brownish landscape, possibly a bog or a field of heather. The sky is overcast.

Galbraith

BLACK QUARTER FARM
NEWTON STEWART



BLACK QUARTER FARM, NEWTON STEWART

A 20 acre smallholding to the west of Newton Stewart with huge potential.

Newton Stewart 6.8 miles ■ Dumfries 55 miles ■ Ayr 44.1 miles

Acreage 20 acres (8 hectares)

Offers Over 280,000

- 2 reception rooms. 3 bedrooms
- In need of upgrading but could be a wonderful family home
- 20 acres of grazing
- Byre, stables and derelict barn
- Secluded location but not off-grid



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket

SITUATION

Black Quarter sits in a secluded spot on the edge of an area of forestry plantation east of Loch Eldrig and to the west of Newton Stewart.

Newton Stewart is a market town on the River Cree known as the Gateway to the Galloway Hills. The town has primary schools, the Douglas Ewart Secondary School, a leisure centre, cinema, supermarkets including Sainsburys and Aldi, and a range of shops, businesses, hotels and restaurants.

In addition to being within the Biosphere, the area is well known for outdoor pursuits and sports. The Galloway Forest Park offers superb walking, mountain biking and is home to Britain's first Dark Sky Park, where phenomenal views of the night sky can be enjoyed. Kirroughtree Visitor Centre, approximately 4 miles from Newton Stewart, is part of the 7 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 25 miles from Newton Stewart and ferries to Northern Ireland sail from nearby Cairnryan. Trains to Edinburgh run from Lockerbie 65 miles east, and on the fast train south, London is just 4 hours from Lockerbie. Domestic and international flights are available at Prestwick Airport, 52.5 miles north, and Glasgow and Edinburgh Airports, 86 and 130 miles respectively. Motorway links and trains are available at Lockerbie and Kilmarnock, 65 miles north.

DESCRIPTION

Black Quarter Farm is a traditional one and a half storey Galloway farmhouse set in a courtyard of outbuildings. Around 20 acres of grazing completes this attractive smallholding. Now in need of upgrading and modernisation, the farmhouse has potential to become a stylish family home. The house has a tiled roof, and the boiler room/pantry lean-to has a fibre cement corrugated roof. A good balance of reception rooms and bedroom accommodation already exists, but with reconfiguration and perhaps some extension building, subject to obtaining the relevant permissions, the possibilities are endless for a buyer to put their own stamp on this secluded and peaceful property. Fibre has recently been laid all the way into the courtyard, and a buyer can simply have it connected to the house, which will enable working from home. Two woodburning stoves, UPVC double glazing and oil fired central heating keep the house cosy in the winter months. A private water supply is pumped from a well underneath the courtyard just outside the back door.

The byre, with seven stalls, is currently used for storage but could easily be brought back into agricultural use. A stable is tucked into the corner which then joins to a barn, which is unfortunately now in a derelict state. Across the yard is a detached stable block comprising tack room, pony stable and coal shed.

Black Quarter has a fascinating history. During WW2 a concrete arrow was laid in land not far from the buildings, which can be seen in the aerial photographs. The arrow directed aircraft towards a bombing range to the south. An observer tower sat nearby to report on the accuracy of the bombing. This meant that Black Quarter was one of the first properties to have a telephone installed when most had none. Whilst this particular field is no longer in the ownership of Black Quarter, it is a reminder of the past and a great talking point for visiting friends and family.





Black Quarter Farm is a wonderful opportunity to acquire an ideal lifestyle smallholding on which to put your own stamp on and create the rural home of your dreams.

ACCOMMODATION

Ground Floor: Entrance Porch. Hallway. Sitting Room. Living Room. Bedroom. Bathroom. Dining/Back Kitchen. Galley Kitchen. Pantry

First Floor: Two Bedrooms. Attic

GARDEN

There is a small garden mainly laid to grass, bound by hedges and mature trees to the side and front of the house, which is ripe for a keen gardener to cultivate and develop. To the rear is the courtyard.

LAND

The land extends to approximately 20 acres, with paddocks around the house and yard, and larger areas of grazing to the north and north east. The land is predominantly Grade 4(2) with a small area of Grade 6(3) according to the James Hutton Institute.

There are no current subsidies or payments on the land as it was not being actively farmed latterly.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private supply	Mains	Septic Tank	Freehold	Oil CH	Band D	F25	FTTP	YES

FLOOD RISK

There is a small risk of surface water flooding to a few areas of the land.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS

Official access to the property is by way of farm tracks going through Skaith Farm to the east leading from the minor public road off the B7027. However in practice, access is taken over the forestry tracks leading from the B7027 signed for Loch Eldrig.

The owner of the neighbouring land has a right of access through the property to land on the southern side, shown dotted blue on the site plan included in these particulars.

DIRECTIONS

In Newton Stewart, follow the main street (A714) straight through the town. Do not turn over the bridge to the right but keep going straight ahead following the A714. A short distance out of town take the left hand turn onto the B7027. Follow this road into the wooded area. Take the third left turning onto the track signed Loch Eldrig (green forestry sign). Follow the track around, which is signposted for Black Quarter at various points.

NB.The journey time from the Loch Eldrig sign to the house is approximately 15 minutes at a careful pace*.

*A 4 x 4 vehicle /SUV is advisable

POST CODE

DG8 6QP

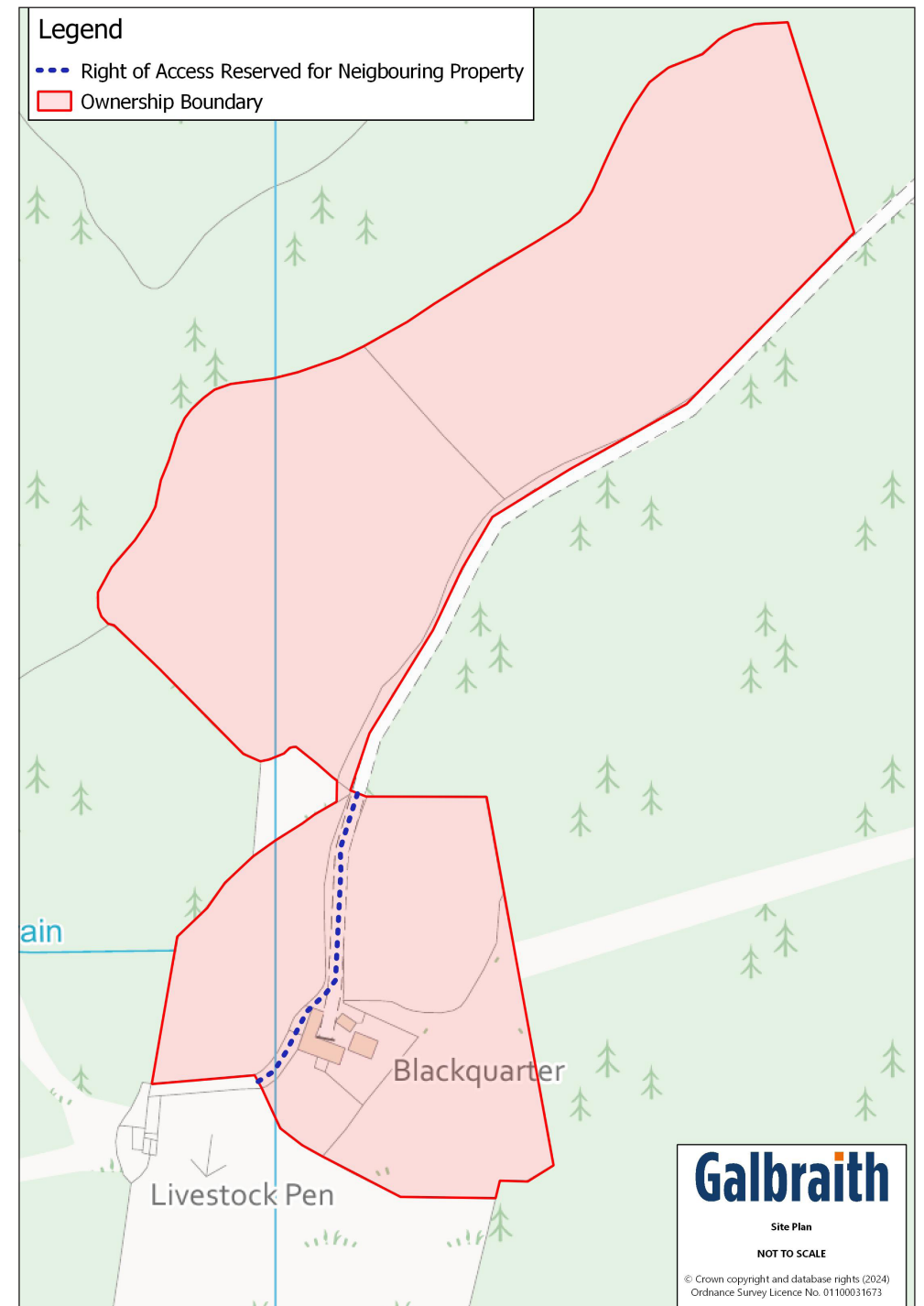
WHAT3WORDS

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

acre.greet.mega

SOLICITORS

A B & A Matthews
25 Lewis Street
Stranraer
Dumfries and Galloway
DG9 7LA



LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

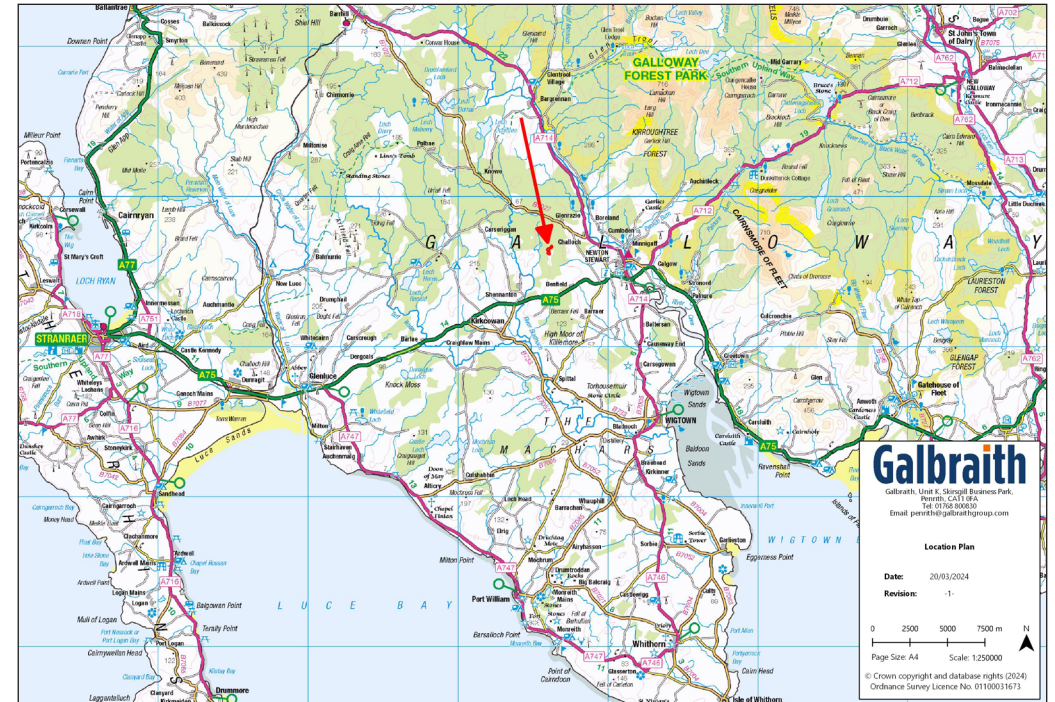
AMC PLC FINANCE

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 Email:rose.nash@galbraithgroup.com

IMPORTANT NOTES

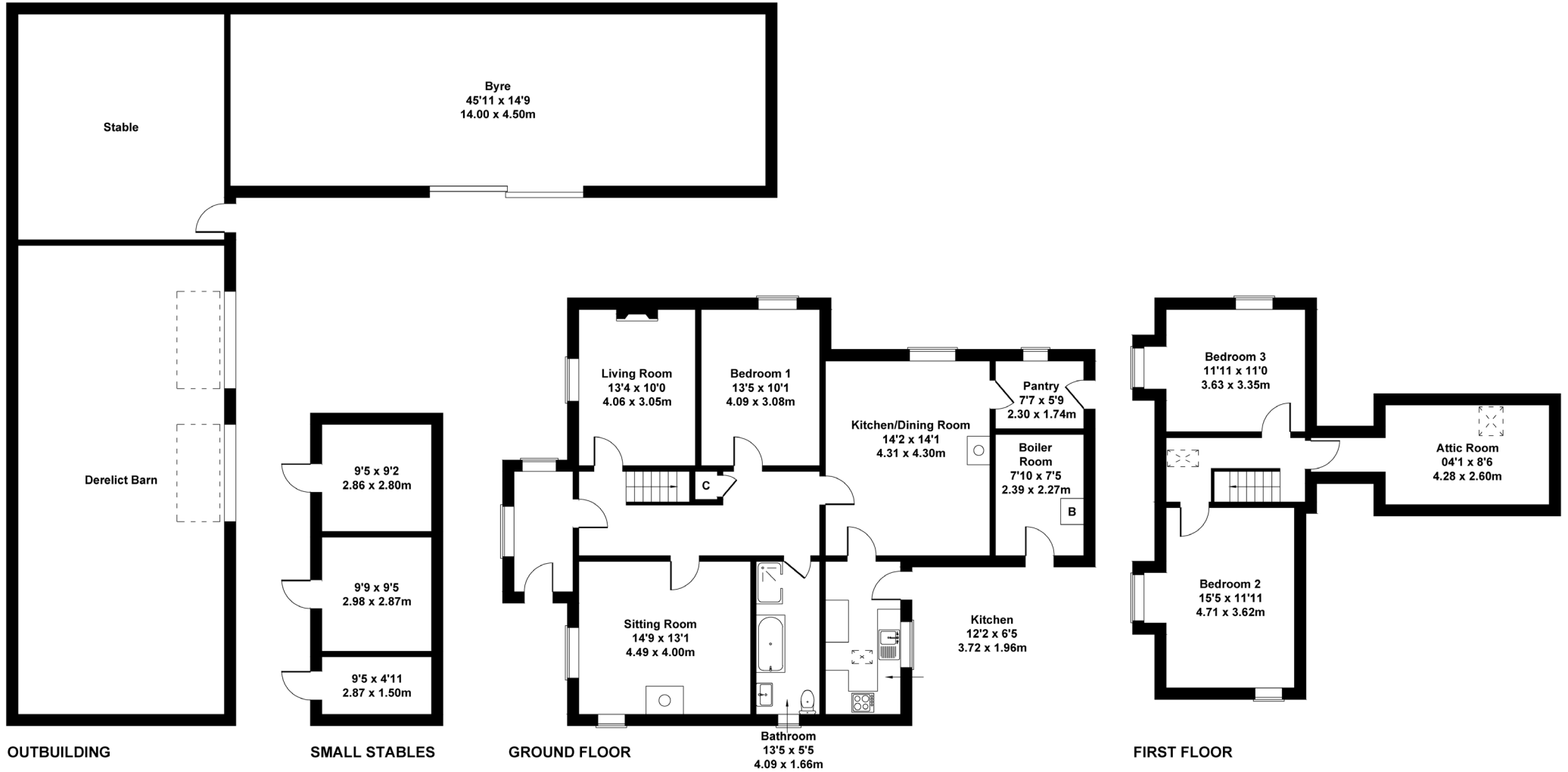
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024.



Black Quarter Farm

Approximate Gross Internal Area
2690 sq ft - 250 sq m
(Excluding Stable & Derelict Barn)



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. 2024



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