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North Balfern Farm Barn Kirkinner Newton Stewart Dumfries And Galloway DG8 9DB

Offers Over £175,000



- Rural location
- · Part of former dairy
- Planning Permission 19/1819/FUL
- · Ground extending to 1.38 acres
- Equine stables, tack room and rug room









Ref: PRA10557

Viewing Instructions: Strictly By Appointment Only

General Description

A traditional stone-built farm barn with planning permission to convert to a 2 bedroom dwelling, with a range of outbuildings located approximately 1 mile outside the village of Kirkinner.

### Accommodation

## **General Information**

North Balfern Farm Barn was originally part of a larger farm steading which has gradually been divided up. The property is accessed from a well maintained shared drive, with views across the surrounding farmland. Kirkinner is the nearest village, with a shop and primary school only a few minutes drive away.

## Access

The property is accessed from the B7004. Heading East take the left turn to North Balfern and the Barn is down this tarmac single lane on the right, accessed from a shared drive.



## Barn Conversion (56' 0" x 16' 6") or (17.07m x 5.02m)

Full planning permission has been granted (19/1819/FUL) to convert the stone barn and store into a 2 bedroomed dwelling with a slate roof and accommodation consisting of an open plan lounge and diner, kitchen, bathroom and utility room. Part of the roof has been re-slated but otherwise no work has begun on the conversion.



# Storage Shed (46' 2" x 26' 5") or (14.07m x 8.05m)

Opposite the barn is a renovated outbuilding with whitewashed stone walls to the rear and gables with a timber clad frontage and corrugated sheet roofing. There is a concrete floor, a wood burning stove and electricity. There are double doors measuring 3.5m wide and 2.7m high with a pedestrian door set within. Currently this shed is used for storing vehicles with ample room inside.

## Horse Stable (36' 4" x 26' 6") or (11.07m x 8.08m)

Attached beside the storage shed are quarters for horses consisting of two stables (3m x 3.7m and 3.2m x 5m), tack room with wood burning stove, rug room and an undercover yard area. Again, these have been built from existing whitewashed stone walls with timber clad frontage and corrugated sheet roofing.



## Ground

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## Home Report

No Home Report has been prepared because the house is not in habitable condition.

## Viewing

Viewing is strictly by appointment with the Selling Agents, G.M. Thomson & Co., 10 Victoria Street, Newton Stewart. Tel: 01671 402887.

## **Closing Date**

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

#### Disclaimer

These particulars were prepared on the 7th of June 2021 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

## ANTI MONEY LAUNDERING REGULATIONS

'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.'

### Services

Mains electricity, mains water. Septic tank proposed within planning.

#### **Tenure**

We are informed that the tenure is Not Specified

## Council Tax

**Band Not Specified** 



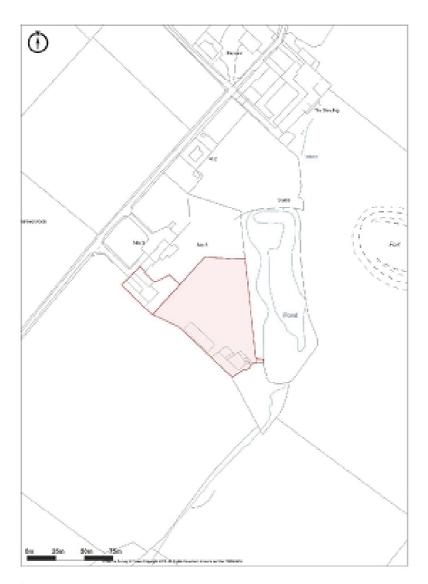












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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. LBTT is not payable up to £145,000. From £145,001 to £250,000 - 2% of Purchase Price. From £250,001 to £325,000 - 5% of Purchase Price. From £325,001 to £750,000 - 10% of Purchase Price. From £750,001 onwards - 12% of Purchase Price. N.B. LBTT is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.