

BARNHARROW FARM

Kirkcowan, Newton Stewart, DG8 0ET

An attractive residential upland stockrearing farm

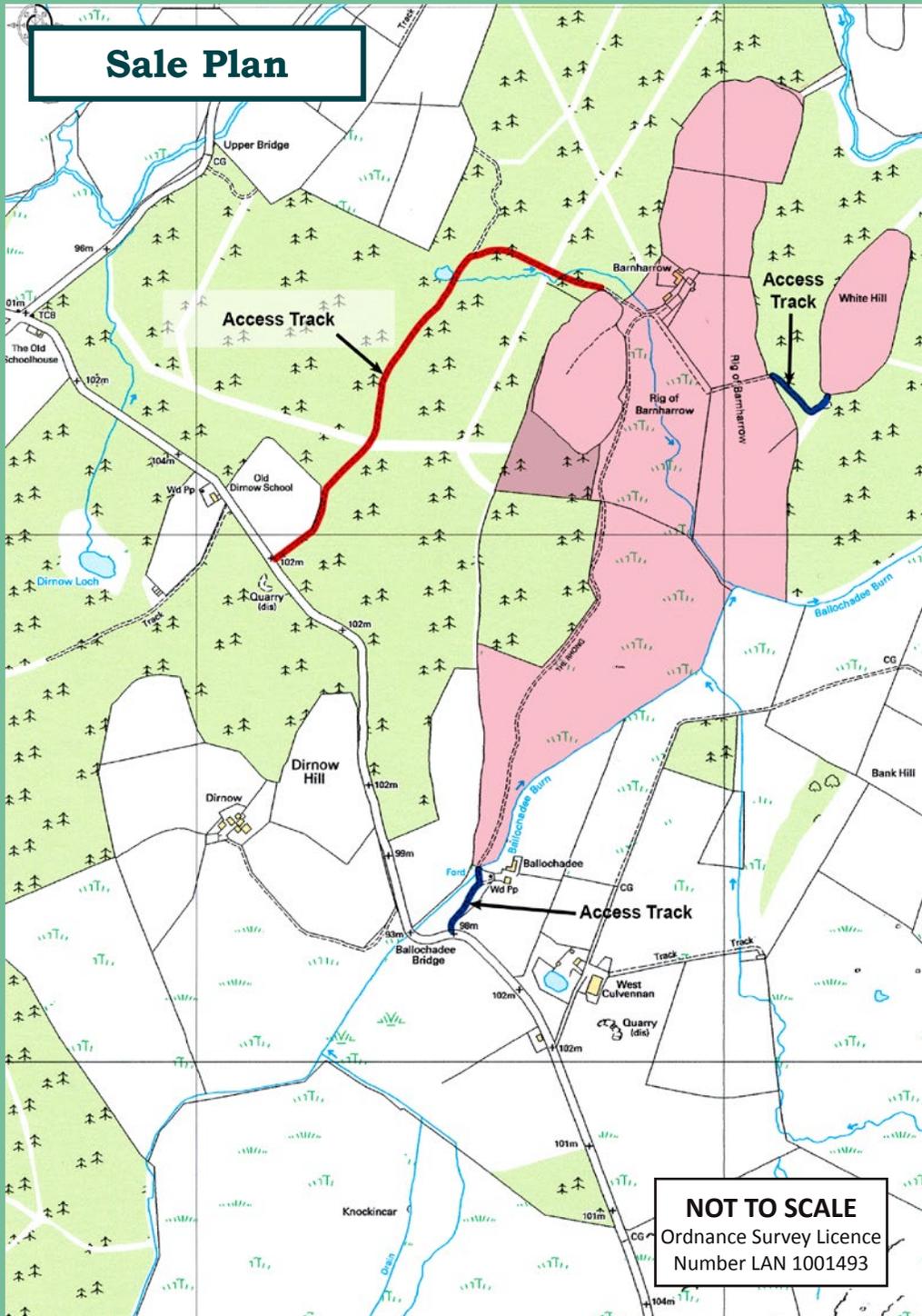
In all about 115.02 acres (46.5 ha)



THREAVE RURAL

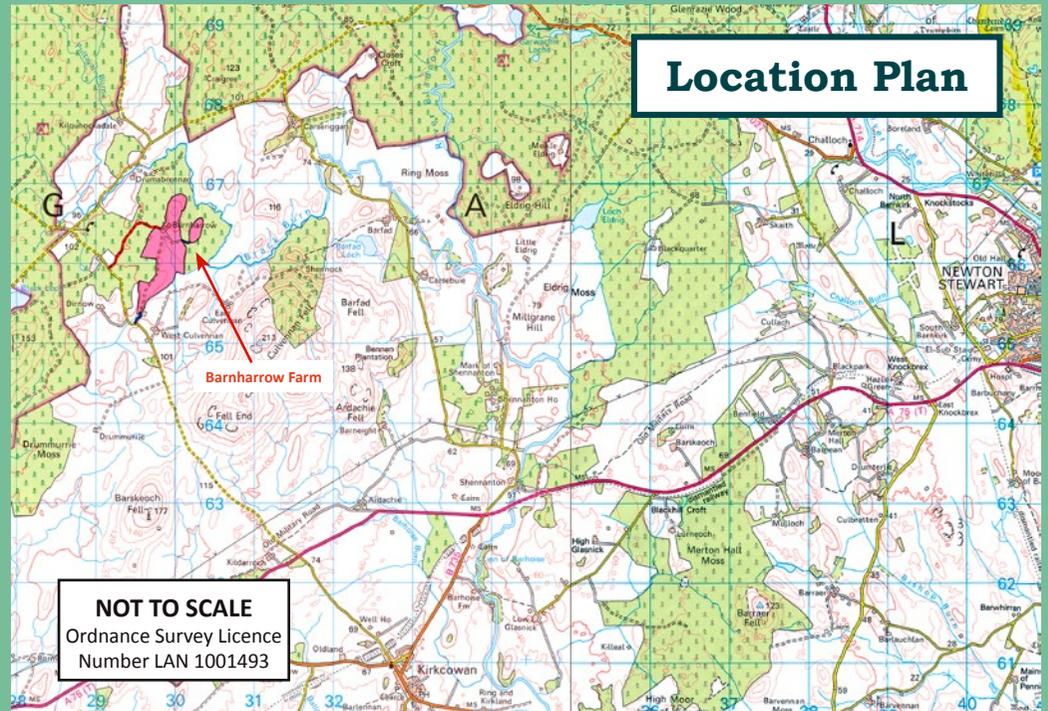
**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Sale Plan



NOT TO SCALE
Ordnance Survey Licence
Number LAN 1001493

Location Plan



NOT TO SCALE
Ordnance Survey Licence
Number LAN 1001493



BARNHARROW FARM

Kirkcowan, Newton Stewart DG8 0ET

Newton Stewart 10 miles, Stranraer 21 miles

AN ATTRACTIVE RESIDENTIAL UPLAND STOCKREARING FARM

- MODERNISED TRADITIONAL WIGTOWNSHIRE 1½ STOREY FARMHOUSE (3 BEDROOMS)
- DUTCH BARN
- RECENTLY RENOVATED RE-ROOFED TRADITIONAL VERNACULAR BUILDINGS
- FORMERLY ORGANICALLY FARMED HOLDING
- EPC RATING – D (57)

IN TOTAL ABOUT 115.02 ACRES (46.5 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS' SOLICITORS

Mathie Morton Solicitors

4 Alloway Place

Ayr, KA7 2AD

Tel: 01292 263549

Email: carlcrone@mathie-morton.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas

DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Barnharrow Farm is situated in a secluded yet accessible rural location approximately 10 miles west of Newton Stewart and about 20 miles east of Stranraer. This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

The village of Kirkcowan lies close to the property and offers a range of local services including primary schooling, a village hall, Post Office and doctors' surgery. The busy market town of Newton Stewart is nearby, offering a wide variety of shops, supermarkets, banks, hotels, etc. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and a swimming pool/sports centre. There are numerous golf courses in the local area, with the closest being within the town boundaries of Newton Stewart.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stena and P & O Ferries. Prestwick Airport is about 60 miles away, with Glasgow International Airport some 90 miles distant.

Barnharrow Farm offers stunning views and is located in a quiet, yet accessible area of outstanding natural beauty, which abounds with wildlife. The property was formerly Organically farmed and, as well as being suited for small-scale agricultural usage, enormous potential exists to create an equestrian or other sporting / tourism orientated enterprise.

DIRECTIONS

From the A75 at Newton Stewart continue west towards Stranraer for about 6.5 miles then turn right (north) signposted "Three Lochs". Barnharrow Farm is accessed by a discreet turning on the right hand side located approximately 2.8 miles along this road (just before "Dirnow Schoolhouse"), as indicated on the Location Plan that forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Barnharrow are sought in excess of £450,000

VIEWING

By appointment with the Sole Selling Agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 502701

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

BARNHARROW FARMHOUSE

Occupying an elevated site and offering superb open views over spectacular countryside, this recently refurbished, traditionally built farmhouse is deceptively spacious and provides comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Porch**
- **Living Room** (4.25m x 3.17m)
With feature fireplace.



- **Kitchen** (3.65m x 3.16m)
Fully fitted modern floor and wall units.



- **Utility Room** (4.93m x 3.24m)
With fitted units. Plumbed for automatic washing machine and housing central heating boiler.
- **Master Bedroom** (3.63m x 3.16m)
- **Family Bathroom**
With white 3 piece suite

FIRST FLOOR

- **Landing**
- **Double Bedroom 2** (4.20m x 2.84m (max))
Coombed ceiling and Velux window
- **Double Bedroom 3** (4.20m x 3.30m)
Coombed ceiling and Velux window
- **Shower Room**

SERVICES

- Private water and drainage
- Mains electricity
- Oil fired central heating system
- Double glazed throughout
- The telephone line is installed subject to the normal BT regulations



THE FARM STEADING

To the north of the farmhouse is a range of traditional vernacular farm buildings, which have been restored to an extremely high standard and comprise a mixture of barns, byres and stables. These exceptionally attractive, stone-built structures would lend themselves to a variety of uses.

We tend to the view that these traditional buildings could well have residential development potential, given that we believe that the conversion of traditional farm buildings to residential dwellings (change of use) is consistent with Dumfries & Galloway Council's present local plan. Prospective purchaser(s) are advised to make their own enquiries in this respect.



THE LAND

Barnharrow Farm extends in total to about 115.02 acres (46.5 hectares) including the areas occupied by the farmhouse, steading, hard standing, access tracks, etc. The holding features eleven field enclosures which are currently all down to grass for grazing and conservation, and was registered with the Soil Association until recently. The land lies within a Less Favoured Area and is classified as predominantly yield classes 4 and 5 of the Macaulay Institute for Soil Research (Land Capability Study).



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been registered with the AFRC-RPID as an agricultural holding but for the avoidance of doubt, no Basic Payment Entitlements have been allocated to this holding and therefore none are available to be included in the sale. Should any potential purchaser wish to purchase Entitlement on the open market, the Sole Selling Agents will be pleased to provide any advice or assistance in the respect and can be contacted during normal office hours.

Barnharrow Farm lies within a Less Favoured Area.

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors' solicitor, **Mr Carl Crone of Mathie Morton** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

For Council Tax purposes Barnharrow Farmhouse is in Band 'D'.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the Vendors and the purchaser(s) at the date of entry.

INGOING

There are no ingoing claims affecting the property.

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. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchasers 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 legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the Vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the Vendors or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland Base Rate will be charged on any balance of the payment from the date of entry until paid.

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 Vendors' Solicitors.
2. These particulars are intended to give a fair description of the property but neither 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 whatsoever 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 prospective purchasers.
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 are 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. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

Particulars prepared March 2016

Some of the photographs contained within this brochure were taken at an earlier date



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