



BARNBOARD FARM

Castle Douglas, DG7 2PD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BARNBOARD FARM

Castle Douglas, DG7 2PD

Kirkcudbright 9 miles, Dumfries 18 miles, Carlisle 54 miles, Glasgow 93 miles.

A PRODUCTIVE SMALL STOCK REARING & FEEDING FARM SITUATED ON THE PERIPHERY OF CASTLE DOUGLAS WITH STUNNING ELEVATED VIEWS OVER THE SURROUNDING COUNTRYSIDE

- TRADITIONAL 3 / 4 BEDROOM FARMHOUSE
- TRADITIONAL AND MODERN FARM STEADING
- 5.5 UNITS OF REGION ONE BASIC PAYMENT ENTITLEMENTS
- EPC – E (39)
- OPTIONAL WOODLAND (LOT 2) INCLUDING SPORTING RIGHTS WHICH EXIST UNTIL 2032

LOT 1 – IN ALL ABOUT 16.95 ACRES (6.86 HECTARES)

LOT 2 – ABOUT 17.74 ACRES OF WOODLANDS AND LEASED SPORTING RIGHTS OVER ABOUT 150 ACRES UNTIL 2032



VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
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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

Barnboard Farm is located just on the outskirts of the market town of Castle Douglas in Dumfries & Galloway. Barnboard sits on an elevated site affording stunning views across the surrounding countryside and benefits from a very well maintained farmhouse, modern & traditional steading extending about 16.95. At present the farm is utilised as a stock rearing and feeding farm. A feature of this sale is that the purchaser will be extended the option to purchase additional woodlands and sporting rights, should they wish to exercise this option.

Given the diversity of the property, Barnboard has the potential to be utilised for a variety of commercial based activities to include, agriculture, equestrian, sporting or given its proximity to the main Euroroute, potential for a number of tourist based enterprises.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary & Secondary education is available within the town.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

From Castle Douglas follow the A75 west for about 2 miles and take the right turn sign posted Crossmichael. Follow this road for about 2 miles and Barnboard is situated on the left had side as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

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

GUIDE PRICES

LOT 1

Offers for Barnboard Farm are sought in excess of: **£450,000**

LOT 2

Woodland and adjoining sporting rights are sought in excess of: **£50,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

LOT 1 - BARNBOARD FARM

A very well maintained traditional Stewartry farmhouse of stone built construction under a slated roof. The property occupies an elevated site with a southwest facing aspect. This charming dwelling caters for modern family living whilst retaining the ornate finishing's of the period with high ceilings and original cornice. The accommodation is set over two floors along and briefly comprises:



GROUND FLOOR

- **Central Hallway**

With feature staircase off to first floor, under stair cupboard.

- **Sitting Room**

With double aspect windows and open fire.

- **Dining Room / Living Room**

Double aspect windows, open fire, built-in cupboard.



- **Kitchen / Dining**

A large bright farmhouse kitchen with feature electric AGA range, modern fitted floor and wall units, sink and drainer, double aspect windows.



- **Back Door Hallway**

With window to the rear, door to outside.

- **Family Bathroom**

With WC, WHB, bath, partially tiled, window to the rear, door off to shower room.

- **Shower Room**

Large standalone shower cubicle.

- **Office / Utility Room**

With door off to outside.



FIRST FLOOR

- **Half Landing**

With large built-in cupboard.

- **Upper Landing**

With velux window and built-in cupboards.

- **Master Bedroom 1**

With modern made to measure fitted wardrobes, window seat, double aspect windows, coomed ceilings.

- **Double Bedroom 2**

Double aspect windows, coomed ceilings.

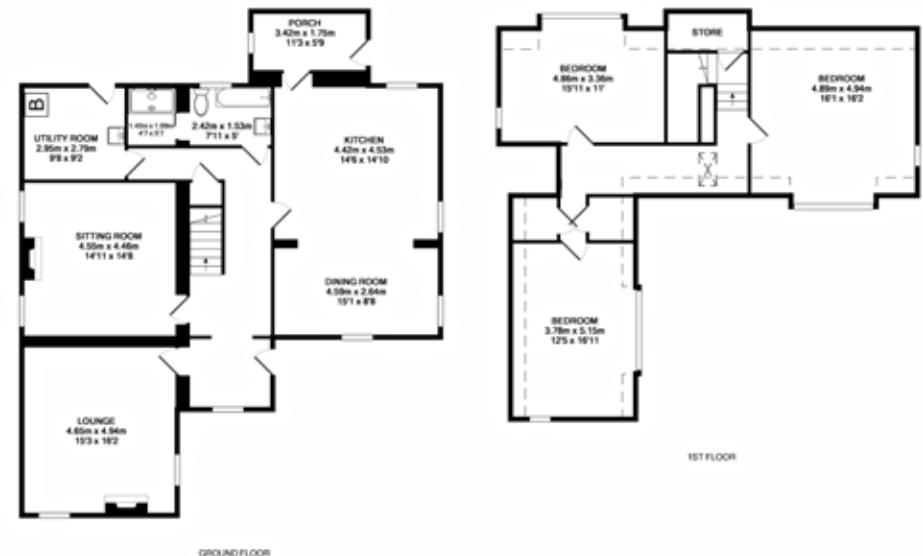
- **Double Bedroom 3**

With double aspect windows, coomed ceilings.



OUTSIDE

The property is accessed via its own private tarmac driveway leading to a large area at the front of the property, providing off road parking for several vehicles. The garden grounds to the rear are well-kept, easily maintained and have direct gated access to the land.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. These plans are for guidance only and do not form part of any legal agreement or conveyance. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No warranties are given. Made with MyHouse 10/2010

SERVICES

- Mains water
- Mains electricity
- Private drainage
- Oil fired central heating system
- The telephone is installed subject to the normal BT regulations.

COUNCIL TAX

Barnboard Farmhouse: Band 'E'

THE FARM STEADING

The steading at Barnboard is of modern and traditional construction. The traditional steading buildings have been well-maintained over the years and include a roundhouse, which does require some repair. The more modern steading is utilised for livestock housing, feed storage and general storage. The steading briefly comprises:

- **Range of Traditional Barns & Byres**

At present, utilised for general storage and livestock housing, however we are of the view that these traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

- **Livestock Sheds**

An extensive range of linked steel portal structures, utilised for livestock housing as well as lambing pens. These sheds are in good condition and would lend themselves to a variety of different uses.



- **Dutch Barn**

With full-length lean-to off.

- **Concrete Yard**

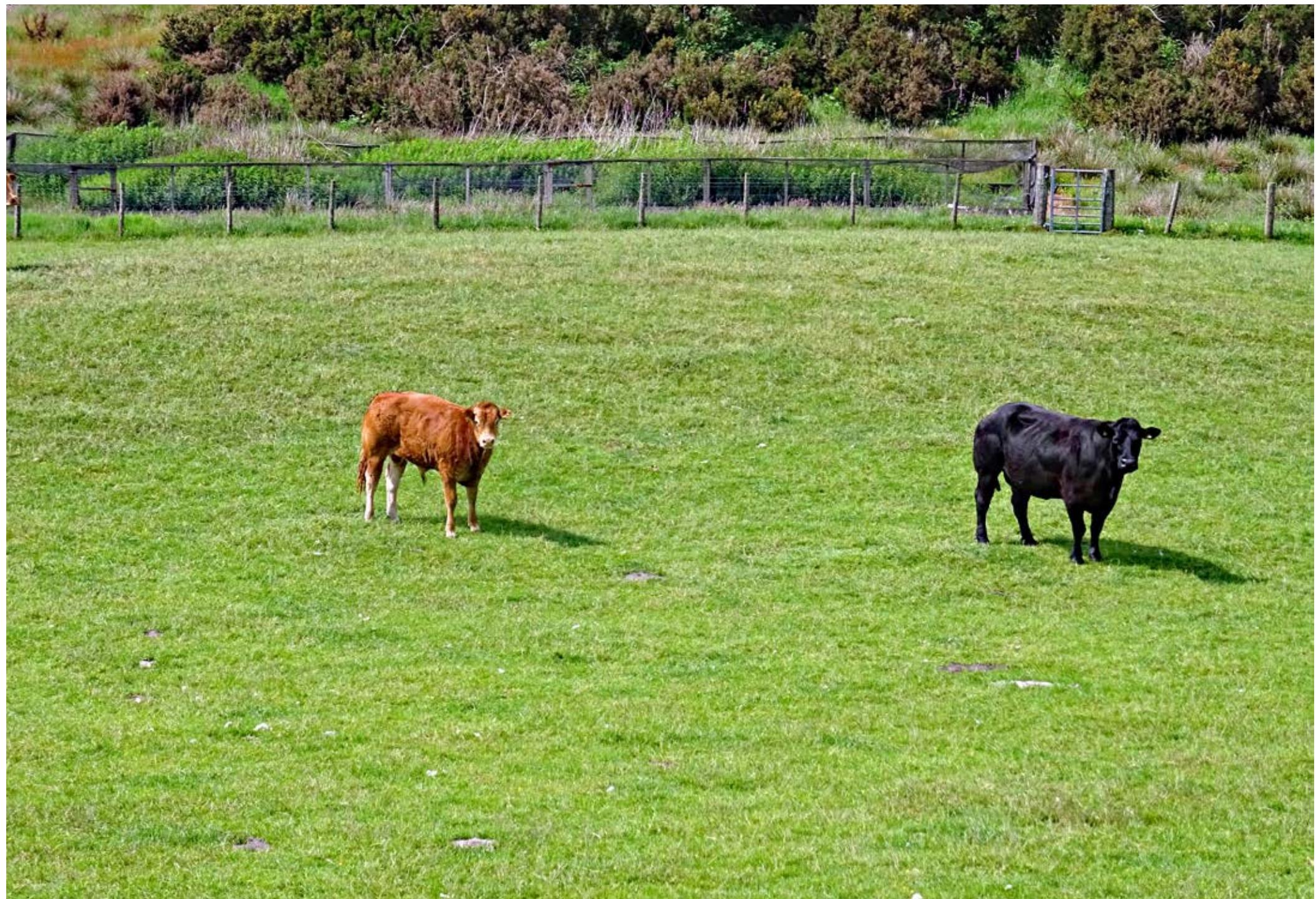
- **Separate Farmyard Access Track**



Sale Plan

INDICITIVE PLAN LOT 1 BARNBOARD FARM





THE AGRICULTURAL LAND

The lands of Barnboard are well-known for their excellent growing and grazing qualities, with the livestock thriving to command a premium.

The farm extends in total to about 16.95 acres (6.86 hectares) to include the areas occupied by the farmhouse, steading, roads, etc. The agricultural land is classified as being mainly within yield class 4 of the Macaulay Scale, as produced by the James Hutton Institute. The land has all been allocated a region 1 status and at present is all down to grass for either grazing or mowing. The farm is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of: 490/0018.

RENTED LAND

It is noted that Barnboard is farmed at present in conjunction with lands leased on a seasonal basis from two adjacent landlords. There may exist the opportunity for the successful purchaser to continue with this arrangement, however potential purchasers should make their own enquiries in this respect.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment region 1. We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2018 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Barnboard benefits from region 1 entitlements with an illustrative unit value of €219.79 (Euros) (2018 values). The sellers will use their best endeavours to complete the necessary documentation to transfer these established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for (2018 scheme year), will be retained by the sellers.

LFASS (Less Favoured Area Support Scheme)

The whole of the subjects lie within the LFASS area and for the avoidance of doubt any payment due under this scheme for the current season will be retained by the seller's.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2018 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

LOT 2 - OPTIONAL WOODLAND & SPORTING RIGHTS

(On a separate sale plan)

Lot 2 comprises of two areas of woodland amounting to about 17.74 acres. These woodlands have been established to from the basis of the shoot. Also included in Lot 2 are the rights to shoot over an adjacent area, approximately 150 acres, subject to the lease being transferred to the purchaser, this lease runs until 2032.

The Barnboard shoot formed part of a Purdey award winning shoot. There are contained within the freehold woods, game release pens and the shoot would lend itself to a totally independent rough shoot or inclusion within neighbouring rights.

As well as the pheasant and partridge, there is the opportunity to shoot duck, snipe and woodcock. We are informed that there are also about 10 – 12 roe deer bagged annually. We are further informed that trout are regularly fished for in the adjacent waterway.

Further details of the lease, etc. can be obtained from the sellers solicitor.

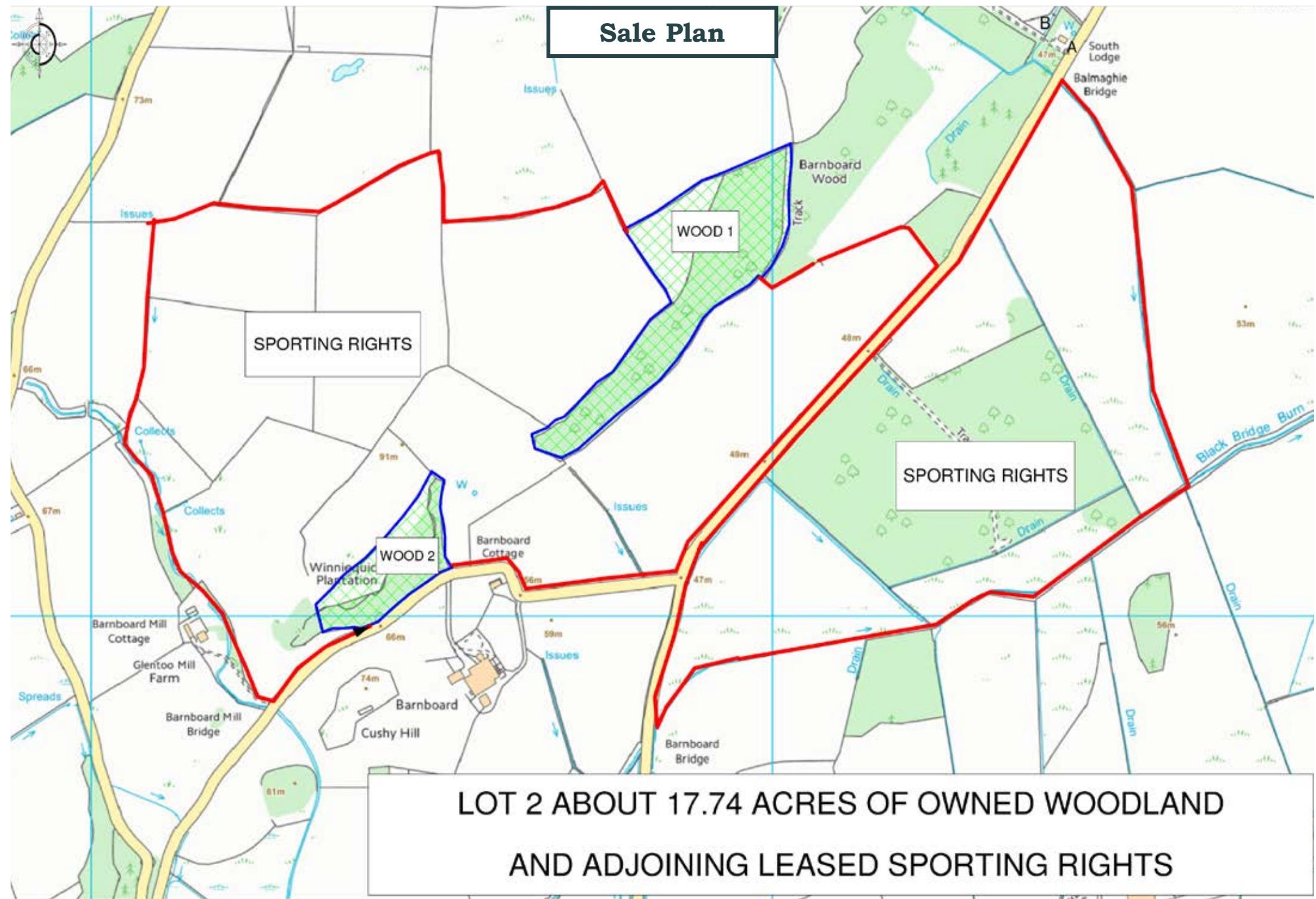
MATTERS OF TITLE

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). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor for a definitive list of burdens subject to which the property is sold.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

Sale Plan





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 purchaser(s) 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 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 vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor 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 Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but 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 whatever 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 intending purchasers and do not constitute, nor constitute part of an offer or contract.
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 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

