



# BARBEY FARM

Crocketford Road, Dumfries, DG2 8QS



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# BARBEY FARM

## Crocketford Road, Dumfries, DG2 8QS

Kirkgunzeon 2 miles, Crocketford 3 miles, Dalbeattie 6miles, Castle Douglas 9miles, Dumfries 10miles, Carlisle 42 miles, Glasgow 83 miles.

### A PRODUCTIVE STOCK REARING FARM LOCATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- RANGE OF TRADITIONAL & FORMER DAIRY BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING & MOWING LAND
- FARMHOUSE EPC RATING – E (47)
- BASIC PAYMENT ENTITLEMENT REGION 1

**IN ALL ABOUT 163.08 ACRES (66.0 HA)**

**FOR SALE PRIVATELY AS A WHOLE**

#### VENDORS SOLICITORS

David Hall  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764  
Email: david@hallbaird.co.uk



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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

Barbey Farm is situated off a minor public road just south of the hamlet of Milton and almost equidistant between the villages of Kirkgunzeon and Crocketford. This is a productive stock rearing farm, (former dairy farm) benefitting from a traditional farmhouse, traditional farm buildings and about 160 acres of agricultural land. The agricultural land is down to grass for grazing or mowing with some of the land being capable of growing a wide range of cereal and other forage crops.

Barbey farmhouse is of traditional Galloway construction offering generous accommodation over two floors, with far reaching views across the surrounding countryside. Although the property would benefit from some upgrading, it does provide a blank canvas for any potential purchaser to create a lovely family home.



The traditional farm buildings at Barbey are in a ruinous condition, however, they could have some development potential for conversion to residential dwellings and any interested party wishing to pursue this would need to make their own enquires with Dumfries & Galloway Council in this respect.

Local services are available within the local rural villages with Crocketford offering a traditional village shop and a hotel and Kirkgunzeon has the nearest Primary school. The nearby market towns provide a wide range of essential services. Dalbeattie is the nearest town offering a full range of amenities. Castle Douglas

(The Food Town), which forms the heart of the Stewartry area. Castle Douglas has a comprehensive range of leisure facilities, a modern health service, 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. Dumfries boasts a wider range of services with three retail parks, an ice rink, swimming pool and a University Campus. Both Castle Douglas and Dumfries offer a wide choice of secondary schooling with the campuses of both Glasgow University and the University of the West of Scotland offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one-and-a-half-hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

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 courses.

## DIRECTIONS

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 PRICE

Offers for Barbey Farm are sought **in excess of: £820,000**

## 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

### BARBEY FARMHOUSE

This traditional farmhouse occupies an elevated south facing site within its own garden grounds. The property is of traditional construction under a slated roof. Barbey farmhouse offers comfortable three / four bedroomed family accommodation over two floors, briefly comprising:

#### GROUND FLOOR

- **Rear Entrance Porch**  
Housing central heating boiler, UPVC door to outside.
- **Kitchen**  
With dated floor and wall units, sink & drainer, three built-in cupboards, plumbed for automatic washing machine, windows to either side.
- **Dining Room / Sitting Room**  
With wood burning stove, two windows to the side, door off to former maid's quarters.
- **Former Maid's Quarters (First floor, accessed by the second staircase)**  
Upper landing with skylight and two rooms to either side, one with a skylight and the other with two new UPVC windows to the rear.
- **Central Hallway**  
With front door porch, part glazed UPVC door to outside.
- **Living Room**  
With large picture window to the front, open fire.



- **Bathroom (in need of modernisation)**  
With three-piece suite and window to the rear.
- **Sitting Room**  
With picture window to the front, window to the side and rear and open fire.

#### FIRST FLOOR



- **Mid-Landing**  
With boxroom off.
- **Double Bedroom 1**  
With double aspect windows.
- **Single Bedroom 2**  
With window to the front.
- **Double Bedroom 3**  
With double aspect windows, dressing room of with window to the rear.

#### SERVICES

- Oil fired central heating system
- Private water supply (mains water could be connected metered supply located approx. 100meters from House)
- Mains electricity
- Private drainage
- The telephone line is installed subject to the normal BT regulations.

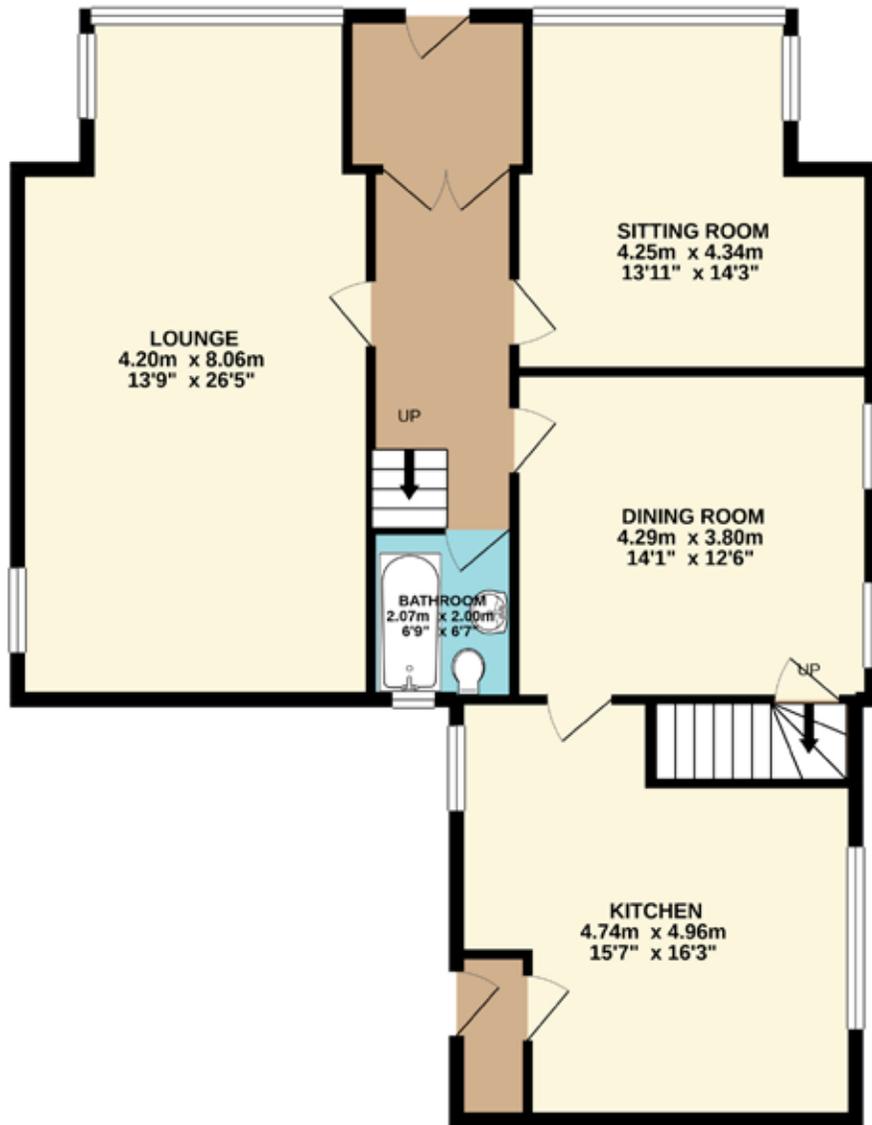
#### OUTSIDE

The farmhouse benefits from its own enclosed garden grounds, which are mainly laid to lawns and mature shrubs and specimen trees. The garden grounds offer privacy and seclusion from the working farm and the perfect area for alfresco dining or family and social entertaining. Adjacent to the gardens is an area of amenity woodland and a grazing paddock.

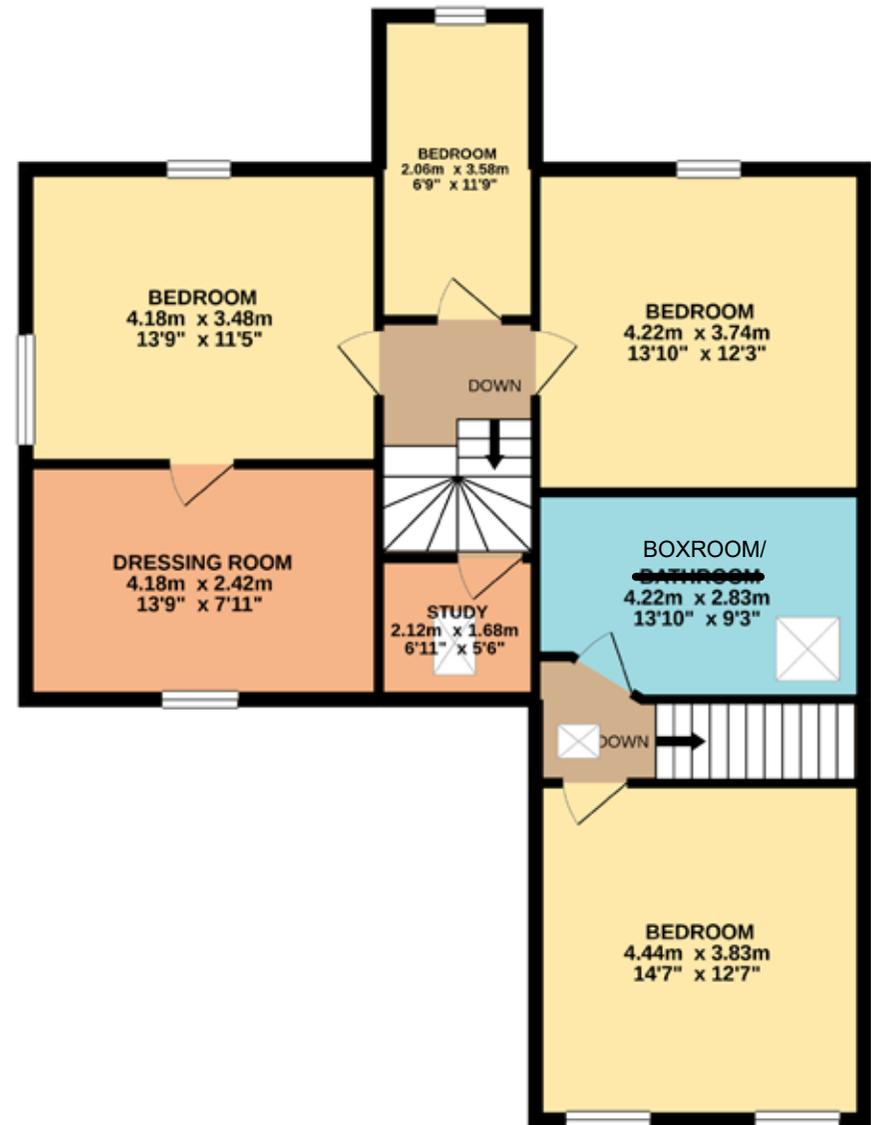


# Floor Plan

GROUND FLOOR



1ST FLOOR



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 of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BARBEY FARM STEADING

The steading buildings are a mixture of modern and traditional construction and although the farm has only been summer grazed in recent years, the steading could be brought back to its former usage.

The steading briefly comprises-

- **Range of Traditional Barns & Byres**

Range of traditional stone-built farm buildings, which in recent years have fallen into disrepair and have been mainly utilised for cattle handling. These ruinous 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.



- **Former Dairy Complex**

Comprising of two linked Atcost sheds of concrete portal construction under a big six roof. The complex formerly contained a dairy, milking parlour, cubicles and slatted passages with a feed loft over the parlour. The former dairy complex could be utilised as cattle overwintering or any other agricultural usage.



- **Covered Silage Clamp**

Of steel portal construction with block-built walls and concrete floor.

- **Former General Purpose Shed**



### **THE LAND**

Barbey Farm extends in total to about 163.08 acres (66.0 Ha), to include the areas occupied by the farmhouse, steading, yards, access roads, woodlands etc.

The holding features 16 specific field enclosures, which are currently all down to grass for grazing and conservation (silage). The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm could be self-sufficient in home grown forage and capable of any type of livestock production.

### **BASIC PAYMENT ENTITLEMENTS – IACS / SAF**

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).

**The farm has been let on a seasonal grazing licence this year and the grazier included the subjects within his forage hectarage, therefore, the sellers cannot exhibit an IACS / SAF to potential purchasers.**

Barbey Farm will be sold benefitting from about 60 units of region 1 entitlements with illustrative unit values of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer the established Basic Payment Entitlements.

**For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the grazier, i.e., the 2021 Basic Payment, 2021 greening payment and any LFASS payments.**

**The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross-compliance documentation 2021, this obligation expires on 31st December 2021.**

### **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' solicitors, **Hall Baird** for a definitive list of burdens subject to which the property is sold.







### **COUNCIL TAX**

Barbey Farmhouse: Band E

### **APPORTIONMENT**

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

### **INGOING**

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

### **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.

### **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.



## 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.

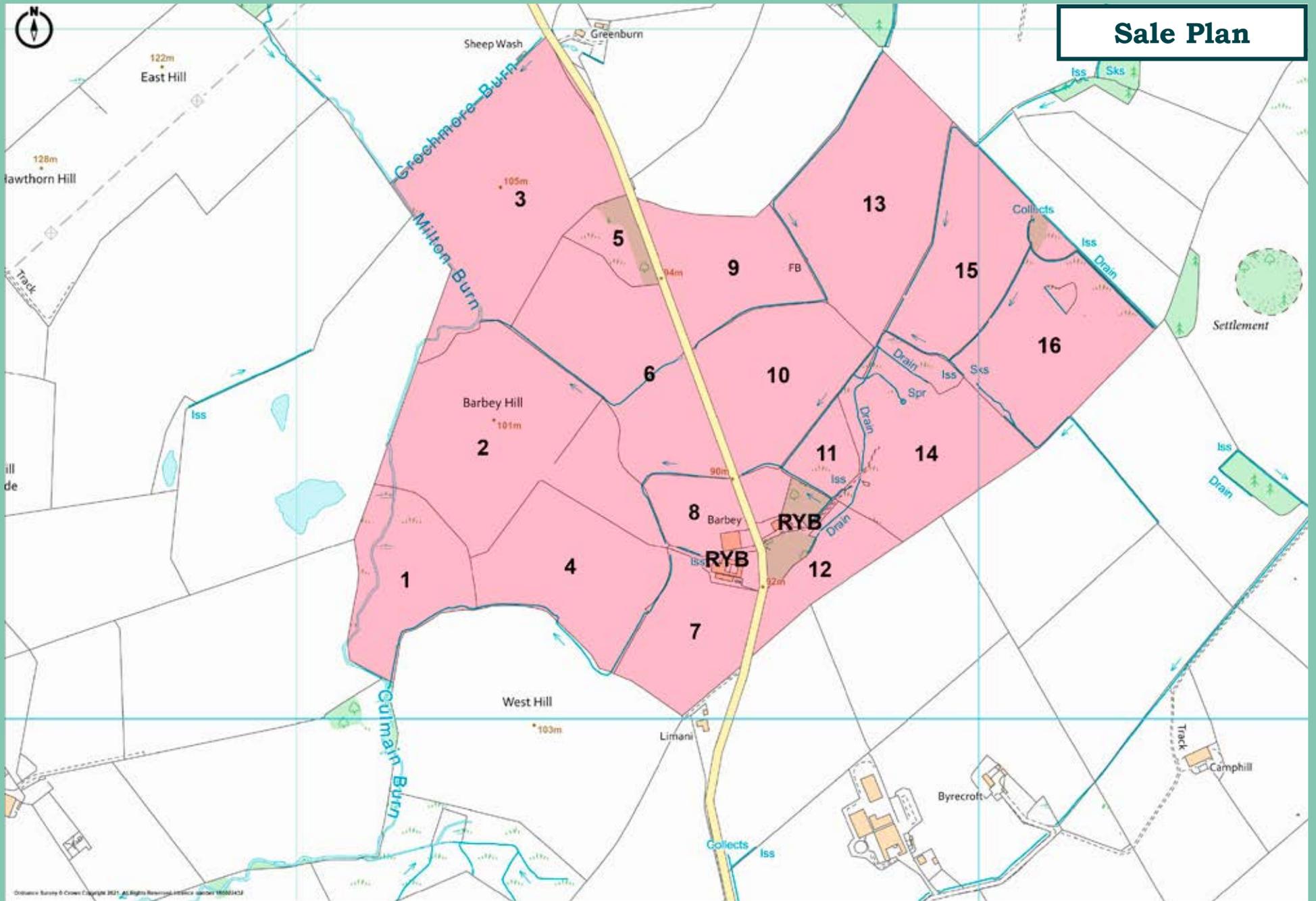
***Particulars prepared July 2021***

Field Number	Area (Ha)	Region or Description
1	3.35	1
2	7.92	1
3	7.83	1
4	4.37	1
5	0.94	3
6	5.49	1
7	2.85	1
8	1.29	1
9	3.29	1
10	4.18	1
11	0.91	1
12	1.62	1
13	6.18	1
14	5.09	1
15	3.84	1
16	5.00	1
RYB	1.85	Roads, Yards, Buildings, Woodland Etc
<b>Total: 66.00 Ha (163.08 Acres)</b>		

### **Disclaimer**

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **66.00 Ha (163.08 acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

# Sale Plan





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