



UPPER BARR FARM

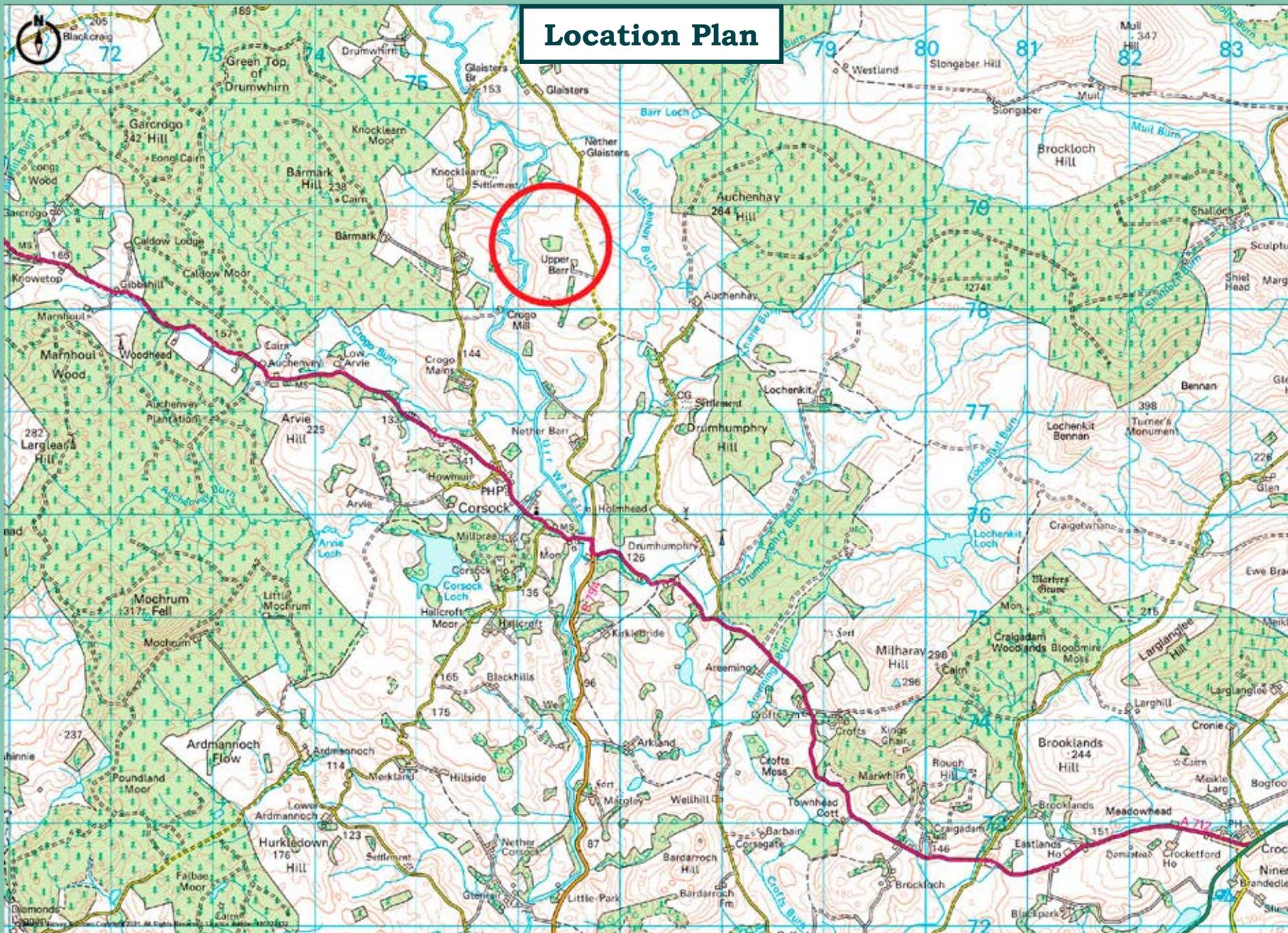
Corsock, Castle Douglas, DG7 3DU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



UPPER BARR FARM

Corsock, Castle Douglas, DG7 3DU

Castle Douglas 11 miles, Dumfries 16 miles, Carlisle 50 miles, Edinburgh 94 miles, Glasgow 90 miles

A PRODUCTIVE UPLAND FARM LOCATED WITHIN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- EXTREMELY WELL PRESENTED TRADITIONAL STEWARTRY FARMHOUSE
- RANGE OF TRADITIONAL & MODERN FARM BUILDINGS
- REDUNDANT FARM COTTAGE
- RING FENCED FARM
- PRODUCTIVE GRASSLAND & AMENITY WOODLAND
- BASIC PAYMENT (REGION 1: 114.94 UNITS & REGION 2: 86.17 UNITS)
- FARMHOUSE EPC RATING – F (30)

IN ALL ABOUT ACRES 532.5 ACRES (215.5 HECTARES)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Iain McDonald
GGB Law
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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

Upper Barr Farm is situated just on the outskirts of the pretty village of Corsock within the Stewartry area of Dumfries & Galloway. The property occupies an elevated site and is surrounded by open countryside. Upper Barr lies approximately 11 miles from the picturesque market town of Castle Douglas.

Upper Barr farmhouse has been modernised to an extremely high standard in most parts with attention to detail having been paid to the decor, a new bespoke kitchen having just been fitted. The modernisation of the property has been very sympathetic to this traditional farmhouse and offers cosy, but spacious family living accommodation with further development potential.

Upper Barr benefits from a range of modern and traditional farm buildings and about 525 acres of agricultural land. The agricultural land is down to grass for grazing and conservation (silage or hay) and the farm is self-sufficient in home grown forage.

A range of 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. A smaller range of services can be found some 6 miles distant at the village of Crocketford, such as a restaurant / hotel, village shop & a craft outlet.

Communications to the area are good with the main A75 Euro Route only a short drive from the property, 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 with the international airports of Glasgow and Edinburgh, also being within an easy drive. With the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There are main line railway stations at Dumfries & Lockerbie, which runs a full timetable of services both north and south.

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, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

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 Upper Barr are sought in excess of: **£1,800,000**

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

This traditional farmhouse occupies an elevated site and offers stunning picturesque open views over the surrounding countryside. The dwelling is traditionally stone built under a slated roof and at present offers comfortable family accommodation, as follows:

GROUND FLOOR

- **Front Door Porch**
- **Cloakroom**
With modern sanitary ware, window to the side.
- **Shower Room**
With corner shower cubicle, modern sanitary ware, bath, heated towel rail.
- **Central Hallway**
With walk-in storage cupboard.



- **Double Bedroom 3**
With display alcove, connecting door through to double bedroom 2.
- **Double Bedroom 2**
- **Kitchen**
Newley fitted bespoke kitchen with a range of floor and wall units, double electric oven, induction hob, extractor fan, sink and drainer with modern mixer tap, integrated fridge, washing machine and dishwasher.
- **Lounge**
A lovely cosy yet roomy lounge where there is ample room to house a dining table. A large multifuel stove is set in a feature fireplace and arched French doors leading to a patio area.



- **Double Bedroom 1**
Currently utilised as a storage area.



- **Utility Room**
With pantry / store off.

SERVICES

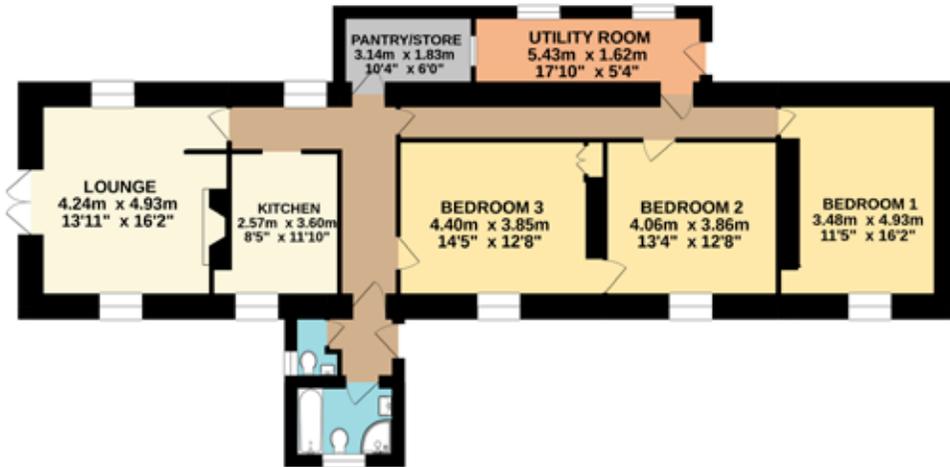
- Heating is a combination of modern electric radiators and multi-fuel stove which is plumbed into the system.
- Mains electricity
- Private drainage & water
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Garden grounds are to the front and side of the property and are mainly laid to lawns and mature shrubs. There is a patio area to the side making this the perfect area for alfresco dining or family and social entertaining.

Floor Plan

GROUND 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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REDUNDANT FARM COTTAGE

To the west of the farmhouse is a further redundant cottage, which is of stone-built construction under a slated roof. The opportunity may exist for the potential purchaser to redevelop this into a secondary dwelling.



THE FARM STEADING

The farm steading at Upper Barr is a mixture of modern and traditional buildings, which briefly comprise of three specific steel portal sheds with box profile cladding, Yorkshire boarding, feed barriers, etc. These three sheds, have in the past, had the capacity to overwinter the beef herd and facilitate lambing season.

The more traditional buildings are of stone and slate construction and along with two former Dutch barns, provide more than adequate general storage. The Aerial photographs depicting the steading are current and a true reflection of the condition of the steading.





THE LAND

Upper Barr extends in total to about 532.5 acres (215.50 Ha), including the areas occupied by the house, steading, yards, access roads, woodland, etc.

The holding features 32 specific field enclosures which are currently all down to grass for grazing and conservation (silage). The land ranges from mowing land through to upland grazing and is classified as predominantly yield classes 4 & 5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm is self-sufficient in home grown forage and capable of any type of livestock production. The land is favoured with good access from the sealed adopted road.

There is, contained within the acreage, some semi-commercial planting. This has been arranged in a sympathetic manner and provides shelter on the in-bye land.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The agricultural land has been allocated payment regions 1 & 2 and is classified as LFASS. 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 2019 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Upper Barr benefits from 114.94 units of region 1 & 86.17 units of region 2 entitlements. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all 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 sellers, i.e., the 2021 Basic Payment, 2021 greening payment & LFASS.

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' solicitor, **Mr Iain McDonald, GGB Law**, for a definitive list of burdens subject to which the property is sold.:

COUNCIL TAX

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

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.

ENTRY & VACANT POSSESSION

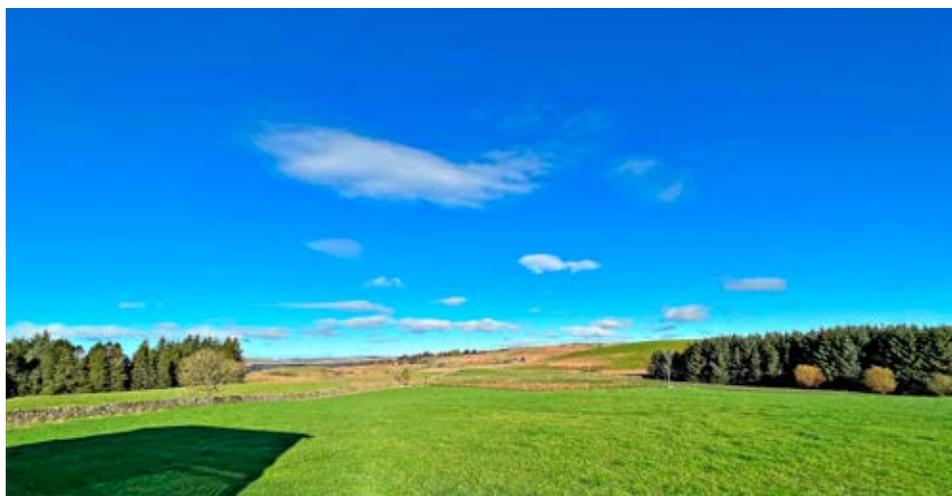
At a date to be mutually agreed.

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 Novemeber 2021

| Field Number | LPID | Area (Ha) | BPS Ineligible area |
|--|----------------|--------------|---------------------|
| 1 | NX/75765/79879 | 5.52 | R1 0.09 |
| 2 | NX/75814/80141 | 11.66 | R2 |
| 3 | NX/75848/78756 | 0.61 | R2 |
| 4 | NX/76000/80271 | 1.14 | R2 1.13 |
| 5 | NX/76015/78622 | 7.86 | R2 0.02 |
| 6 | NX/76033/77863 | 4.85 | R1 0.01 |
| 7 | NX/76049/79705 | 6.67 | R1 |
| 8 | NX/76054/79074 | 0.62 | R1 |
| 9 | NX/76131/79307 | 1.93 | R1 0.01 |
| 10 | NX/76145/78799 | 3.27 | R1 0.02 |
| 11 | NX/76150/79926 | 10.35 | R1 0.11 |
| 12 | NX/76200/77985 | 10.35 | R1 |
| 13 | NX/76225/78555 | 3.99 | R1 0.06 |
| 14 | NX/76226/79292 | 1.79 | N/A 1.79 |
| 15 | NX/76261/78302 | 8.34 | R1 0.06 |
| 16 | NX/76286/78928 | 18.18 | R1 0.28 |
| 17 | NX/76332/79651 | 5.89 | R1 0.02 |
| 18 | NX/76355/78630 | 2.53 | N/A 2.53 |
| 19 | NX/76377/78154 | 4.34 | R1 0.02 |
| 20 | NX/76413/78466 | 3.25 | R1 0.09 |
| 21 | NX/76437/78016 | 2.87 | N/A 2.87 |
| 22 | NX/76477/79280 | 16.24 | R1 0.04 |
| 23 | NX/76488/78611 | 1.45 | R1 |
| 24 | NX/76492/78400 | 0.41 | N/A 0.41 |
| 25 | NX/76496/79539 | 1.25 | R1 |
| 26 | NX/76511/78726 | 1.23 | R1 |
| 27 | NX/76530/78425 | 0.21 | R1 |
| 28 | NX/76658/78489 | 5.07 | R1 0.04 |
| 29 | NX/76682/78604 | 0.29 | N/A 0.29 |
| 30 | NX/76691/77862 | 1.18 | N/A 1.18 |
| 31 | NX/76928/78062 | 67.07 | R2 1.02 |
| 32 | NX/76965/78459 | 2.77 | R1 |
| A | RYB | 2.32 | N/A |
| Total: 215.50 Ha (532.50 Acres) | | | |

Disclaimer

While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about **215.50Ha (532.50 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 fann and examination of the titles.

BPS Entitlement on Eligible Land Claimed 2021

Region 1 – 114.94 Units (Indicative Value 2021 **€164.52** (Euros))

Region 2 – 86.17Units (Indicative Value 2021 **€36.27** (Euros))



