



# DALJEDBURGH

Barr, Girvan, KA26 9TY



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# DALJEDBURGH

**Barr, Girvan, KA26 9TY**

Barr 2 miles, Girvan 10 miles, Ayr 20 miles, Glasgow 58 miles, Carlisle 106 miles

## **AN EXTREMELY ATTRACTIVE SMALLHOLDING SITUATED WITHIN THE BEAUTIFUL STINCHER VALLEY WITH STUNNING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE**

- TRADITIONAL THREE / FOUR BEDROOM FARM COTTAGE
- TRADITIONAL COURTYARD STEADING
- MODERN FARM BUILDINGS
- ABOUT 110 ACRES OF GRAZING LAND
- HUGE POTENTIAL FOR SMALLSCALE AGRICULTURE / EQUESTRIAN OR TOURISM
- RURAL BUT ACCESSIBLE LOCATION
- REGION 1 BASIC PAYMENT ENTITLEMENTS
- FISHING RIGHTS ON THE RIVER STINCHAR
- EPC – E (40)

**FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS**

**IN ALL ABOUT 112.72 ACRES (45.62 HECTARES)**

### **VENDORS SOLICITORS'**

Mr Grierson Dunlop  
Turcan Connell  
New Uberior House  
1 Earl Grey St  
Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



### **SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Daljedburgh is situated in a lovely setting within the Stinchar Valley about 2 miles from the village of Barr and on the edge of the Southern Uplands.

On the approach to Daljedburgh, you cross the pretty River Stinchar with the access road leading to this charming smallholding. Daljedburgh offers the type of lifestyle which many are seeking at this time with the opportunity for smallscale agriculture / equestrian or tourist-based enterprises. The property benefits from a traditional detached cottage, traditional courtyard steading, modern farm buildings and about 110 acres of grazing land.

The cottage has been well-maintained over the years, however, may benefit from a small program of maintenance and a little cosmetic upgrading in some areas. The cottage is set over two floors offering spacious family accommodation.

A traditional courtyard steading is to the rear of the cottage and is currently utilised as general storage. Given that these buildings are of the traditional vernacular type, there may be some potential for conversion to residential, however, any interested party wishing to pursue this would need to make their own enquiries with the local regional council.

The three more modern farm buildings are of mainly of portal construction, utilised for general storage and for the lambing season. There is a Dutch barn, which is also utilised as storage.

Although delightfully rural the locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails (including the Barr trails), Loch Doon, the National Trusts Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first dark sky park in the UK, excellent golf courses at Girvan and Turnberry. There are of course the usual field sports and rivers for fishing, the most notable of which in the district is the River Stinchar, which forms part of the property's southern boundary.

The principal town serving the immediate district is Girvan and here can be found secondary school, general hospital, a variety of shops both independent and multiple retailers, ASDA supermarket and an attractive seafront with promenade and working harbour with moorings for pleasure craft and a leisure centre, The Quay Zone, comprising state of the art gym, swimming pool and soft play area. Girvan, about 8 miles, has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. Barr has a primary school

as well as a community village store, bowling green, enhanced children's play park and medical centre. Various societies operate from the village community centre and events are held from time to time

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.

## 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 or in two lots.**

## GUIDE PRICE

Offers for Daljedburgh are sought **in excess of:**

**LOT 1 - £450,000**

**LOT 2 - £ 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE



**LOT 1** (coloured pink on the sale plan)

### DALJEDBURGH FARM

Daljedburgh Farm benefits from a traditional one and a half storey cottage of stone-built construction under a slated roof, agricultural steading in all about 92.66 acres.

The property occupies an elevated site with views across the surrounding countryside.

The accommodation within the cottage is set over two floors and briefly comprises:

### GROUND FLOOR

- **Rear Entrance Porch**  
With a velux type window to the rear.
- **Kitchen**  
With a range of floor and wall units, plumbed for white goods, sink and drainer, window to the rear.



- **Central Hallway**  
With door off to front door porch, walk-in storage cupboard and stairs off to the first floor.



- **Lounge**  
With window to the front.
- **Sitting Room**  
With double aspect windows.



- **Bedroom 1**  
With window to the front.
- **Office**  
With window to the rear.

**FIRST FLOOR**



- **Family Bathroom**  
With a modern range of sanitary ware, bath with shower over, double aspect windows.
- **Bedroom 2**  
With a window to the front.
- **Bedroom 3**  
With window to the front.
- **Potential 4th Bedroom**  
This part of the property is undeveloped but has huge potential to create a 4th bedroom.



**OUTSIDE**

Patio area with mature garden grounds to the front, mainly down to lawned areas, mature shrubs and specimen trees.

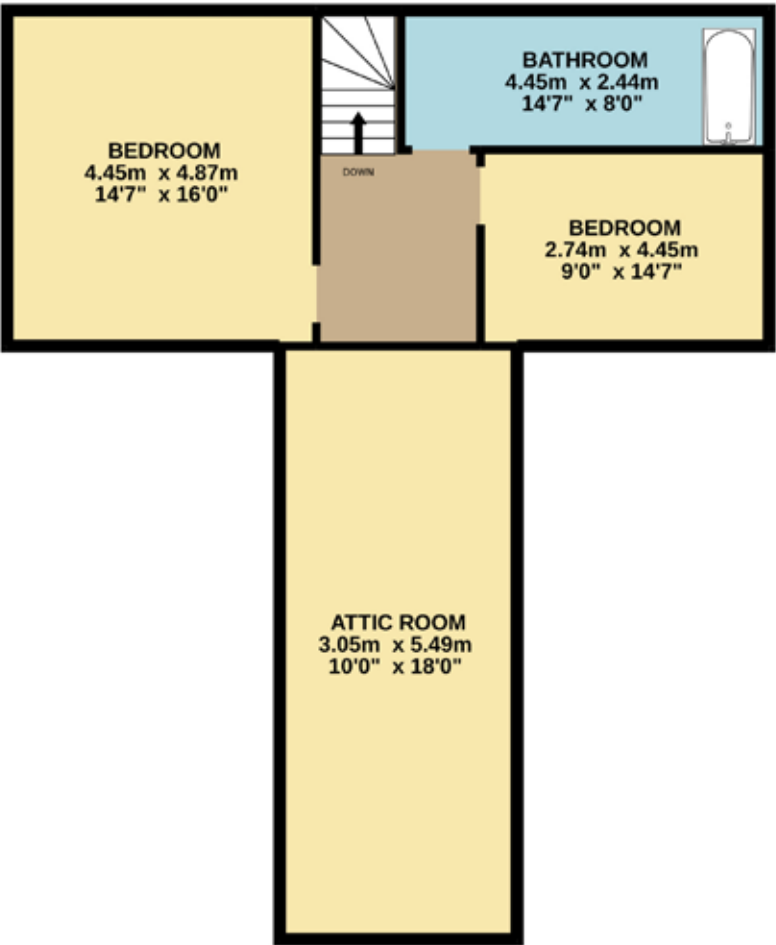
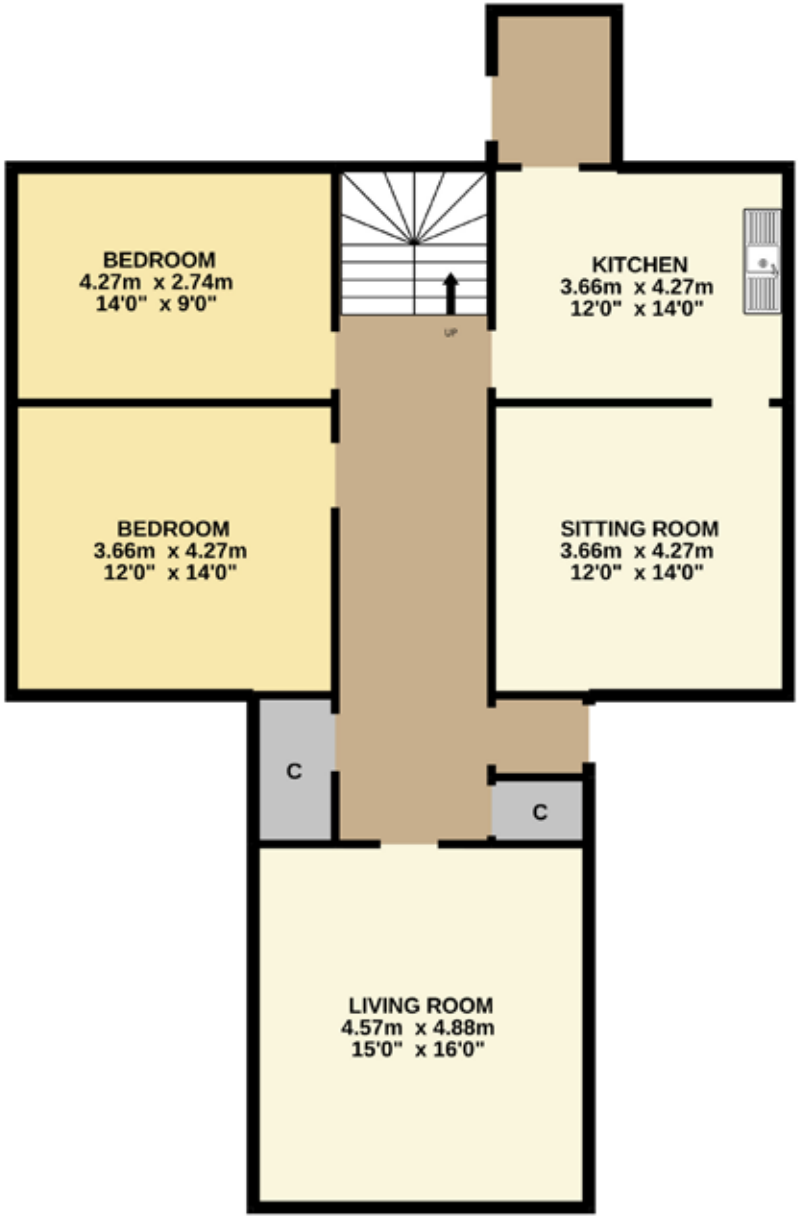
**SERVICES**

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

# Floor Plan

GROUND FLOOR

1ST FLOOR



DETACHED FARM COTTAGE. 4 BED, 2 PUBLIC ROOMS, KITCHEN AND BATHROOM

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.  
Made with Metropix ©2022

## COUNCIL TAX

Band D

### THE STEADING

The steading at Daljedburgh is of modern and traditional construction. The steading briefly comprises:

- **Traditional Courtyard Steading**

At present, utilised for general storage, 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 looked favourably upon by the regional council. Prospective purchasers are advised to make their own enquiries in this respect

- **Modern Farm Buildings**

The modern farm buildings comprise of three mainly portal sheds, one of high-level slats, the others being general livestock sheds. The steading is in a condition commensurate with its age, however appears fit for the purposes intended.







## THE AGRICULTURAL LAND

The agricultural lands of Lot 1 extend in total to about 92.66 acres (37.50 hectares) to include the areas occupied by the farm cottage, 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: 194/0010. It is noted that the land is bounded by the River Stinchar on its southern edge and the bank fishing rights, insofar as they are owned, are included in the sale of Lot 1.







## LOT 2 (coloured green on the sale plan)

Comprising of a single field enclosure adjacent to the Milton, with good roadside access. The field enclosure extends to about 20.06 acres (8.12 hectares), is at present all down to grass for grazing or for mowing and is watered by natural runner.

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: 194/0010.



### BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land being offered for sale 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 2022 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

The land benefits from some 43 units of region 1 entitlements with an illustrative unit value of €164.65 (Euros). The property also benefits from the standard Greening rates and where applicable LFASS. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements. **in the event of the property being sold in lots, the Basic Payment will be apportioned as per the 2022 IACS submission**

**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 2022 Basic Payment and 2022 greening payment and 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 2022, this obligation expires on 31st December 2022.**

### 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. However, it is noted that:

1. Access to Daljedburgh (Lot 1) is by way of a servitude right of access over the farm track marked 'A' to 'B' on the sales plan which forms part of these particulars.

### HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (**194/0010**) and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **For the avoidance of doubt, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot purchased separately.**

### 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.

### 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 August 2022***



# Sale Plan

