



## **STEADING & LAND AT LOW BARLAY**

**Gatehouse of Fleet, Castle Douglas, DG7 2BH**



**THREAVE RURAL**

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



# Location Plan





# STEADING & LAND AT LOW BARLAY

**Gatehouse of Fleet, Castle Douglas, DG7 2BH**

Gatehouse of Fleet 1.5 miles Kirkcudbright 9 miles, Castle Douglas 15 Miles, Dumfries 32 Miles, Carlisle 66 Miles, Glasgow 98 Miles

**A CHARMING TRADITIONAL STEADING WITH STUNNING VIEWS OFFERING A RARE OPPORTUNITY TO DEVELOP TWO DWELLINGHOUSES WITH LAND SET WITHIN A PICTURESQUE LOCATION JUST ON THE OUTSKIRTS OF GATEHOUSE OF FLEET**

- TRADITIONAL COURTYARD STEADING SET WITHIN LAND
- HIGHLY SOUGHT-AFTER RURAL COUNTRYSIDE LOCATION
- FULL PLANNING PERMISSION FOR CHANGE OF USE TO TWO RESIDENTIAL DWELLINGS
- PLANNING PERMISSION REF: 22/0317/FUL
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- IN ALL ABOUT 1.10 ACRES

## 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

The steading and land at Low Barlay is located in a beautiful rural setting with outstanding views about 1½ miles from the village of Gatehouse of Fleet, within an easily accessible area of Dumfries & Galloway. The property benefits from a change of use of agricultural buildings to form 2 dwellinghouses, alterations and extensions, formation of car parking and turning area, and installation of 2 septic tanks and soakaways. The planning ref' for this development is: 22/0317/FUL and to view the current planning documents please go to Dumfries & Galloway Council's website: [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning) and enter this reference in the simple search option.

This charming traditional steading provides a fantastic opportunity for any potential purchaser to create bespoke housing within a beautiful area of Dumfries & Galloway, offering the type of lifestyle which many are seeking at this time. The location of the steading is such that native wildlife can be seen on a daily basis. The steading sits within about 1.10 acres and has huge potential for smallscale agriculture / horticultural or equestrian purposes.

A range of local services are conveniently located within the historical village of Gatehouse, where there are a range of shops, a grocery store, primary school and a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere. The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town.

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. Gatehouse of Fleet benefits from a 9 hole golf course and a tennis court, all within walking distance of the steading.

## DIRECTIONS

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 the land and steading at Low Barlay are sought **in excess of: £200,000**

## 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)**



## 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 Grierson Dunlop, Turcan Connell**, for a definitive list of burdens subject to which the property is sold.

## ENTRY & VACANT POSSESSION

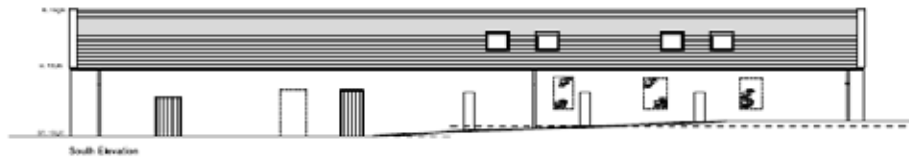
At a date to be mutually agreed.

## 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.

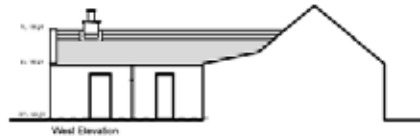
## GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



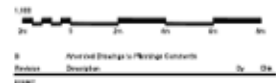
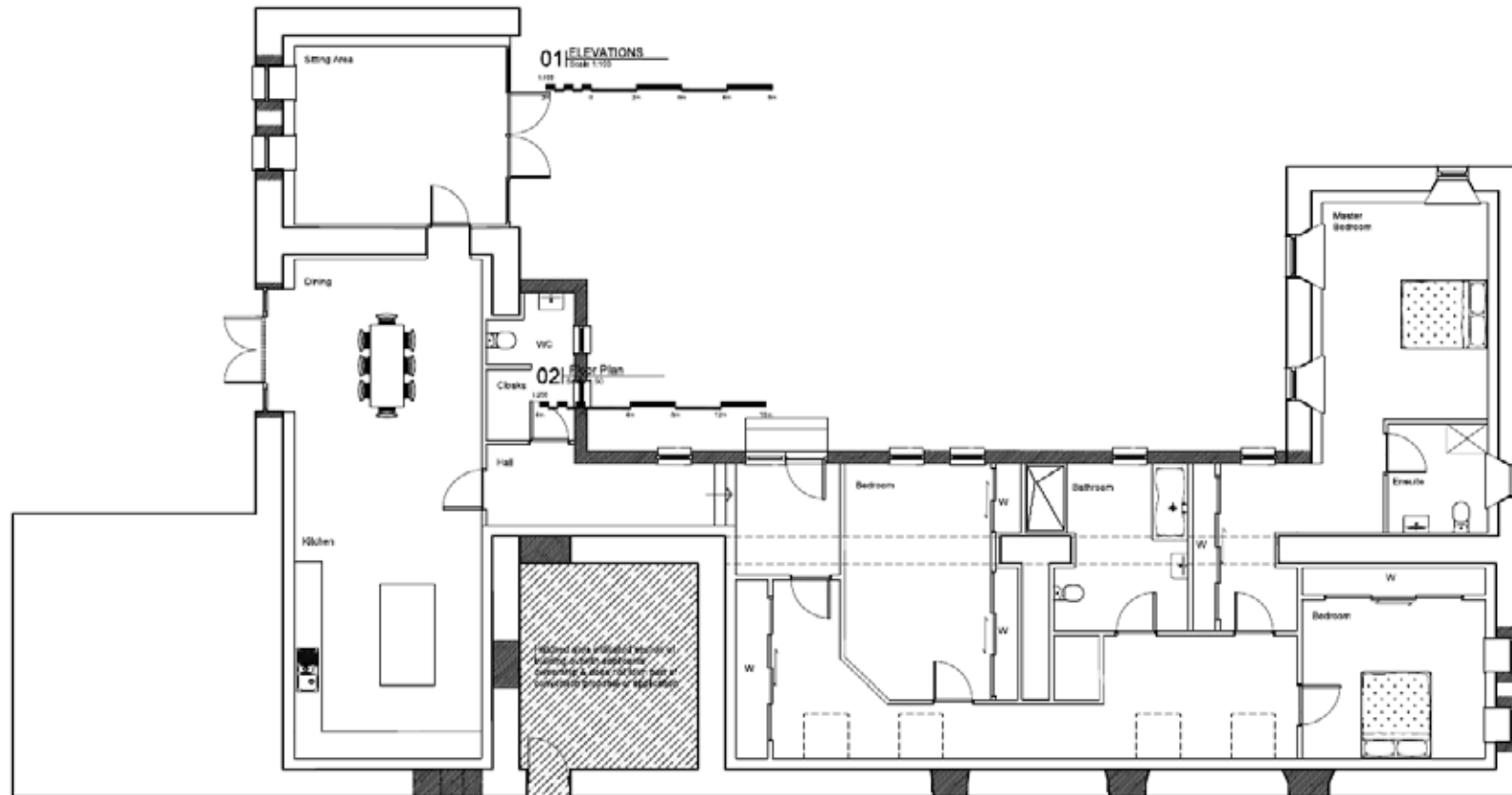
**Notes**

1. This drawing is Copyright reserved and should be used only for the purposes intended in the original issue.
2. This drawing is to be read in conjunction with applicable drawings and specifications including those from other contract documents.
3. Any existing structures shall be maintained unless otherwise specifically indicated on the drawings.
4. Do not make any changes, additions or deletions to this drawing without the written consent of the Architect.



**Schedule of finishes**

Internal walls: Plaster  
 External walls: Render  
 Ceilings: Plaster  
 Floors: Concrete  
 Windows: UPVC  
 Doors: UPVC  
 Roofs: Asphalt  
 Gutters: Aluminium



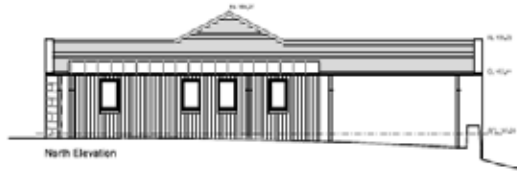
**Murrayray Farms**  
 Conversion of Agricultural Steading at  
 Low Barley  
 Gatehouse of Fleet

**BLOCK 1**  
**FLOOR PLANS and ELEVATIONS**  
**as PROPOSED**

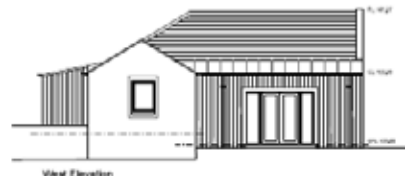
DATE	BY	CHKD	APPD	ISSUED
15/01/00	AT	AT	AUG 2020	JM MB

**ATKEN TUMBUILL ARCHITECTS**  
 22 George Street  
 Dundee  
 DD1 1TA  
 01382 200444  
 atken@atken-tumbull.co.uk  
 www.atken-tumbull.co.uk





North Elevation



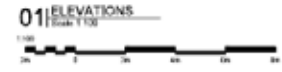
West Elevation



South Elevation



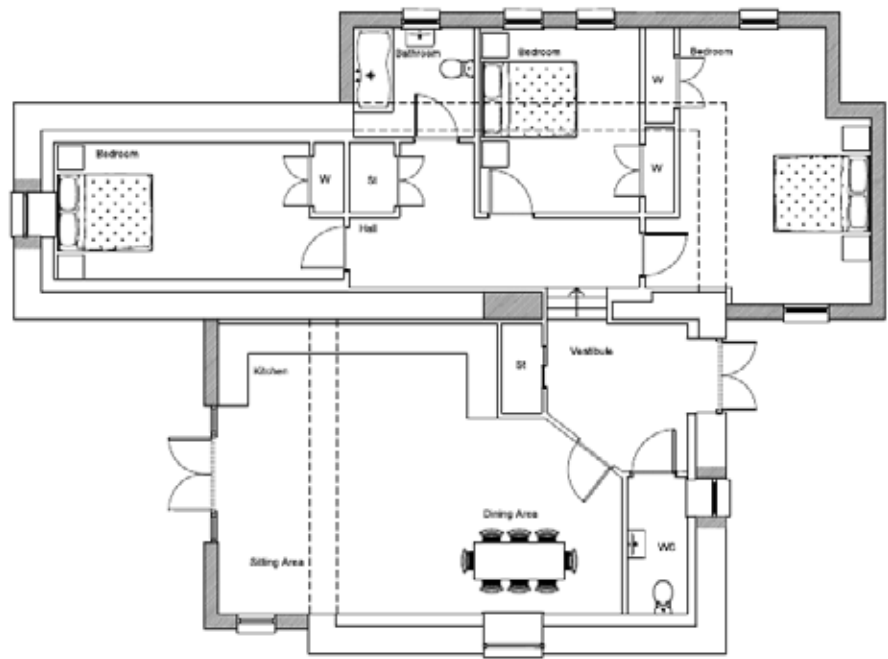
East Elevation



**Schedule of Finishes**  
 ALL EXTERIOR SURFACES SHALL BE FINISHED WITH  
 AN ANTI-GRIT FINISH  
 ALL INTERIOR SURFACES SHALL BE FINISHED WITH  
 A WATER-BASED EMULSION PAINT  
 ALL CEILING SURFACES SHALL BE FINISHED WITH  
 A WATER-BASED EMULSION PAINT

**Notes**

- The drawing is for information only and should not be used for the purposes of construction or legal matters.
- The drawing is for information only and should not be used for the purposes of construction or legal matters.
- Any existing dimensions shall be checked on site and any discrepancies reported to the Architect.
- Do not scale off a drawing, use only figures dimensions. The Contractor is taking the attention of the Architect any discrepancies contained in this drawing and to work accordingly.



ADDRESS ONLY AS SHOWN ON SITE PLAN

**Murrayton Farms**  
 Conversion of Agricultural Steading at  
 Low Barley  
 Gatehouse of Fleet

**BLOCK 2**  
**FLOOR PLANS and ELEVATION**  
 as PROPOSED

DATE	BY	APP	DATE	DATE	DATE
15/01/20	AT	AUG 2020	JM	MS	

AITKEN TURBULL ARCHITECTS  
 10 George Street  
 Dundee  
 DD1 1SS  
 01307 204444  
 a.t@aitkenturbull.co.uk  
 www.aitkenturbull.co.uk  
 Aik of Dalrymple & Edinburgh



PROJECT NO.	ISSUE NO.	DATE
AT3402	103	A

### **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 October 2022***







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