



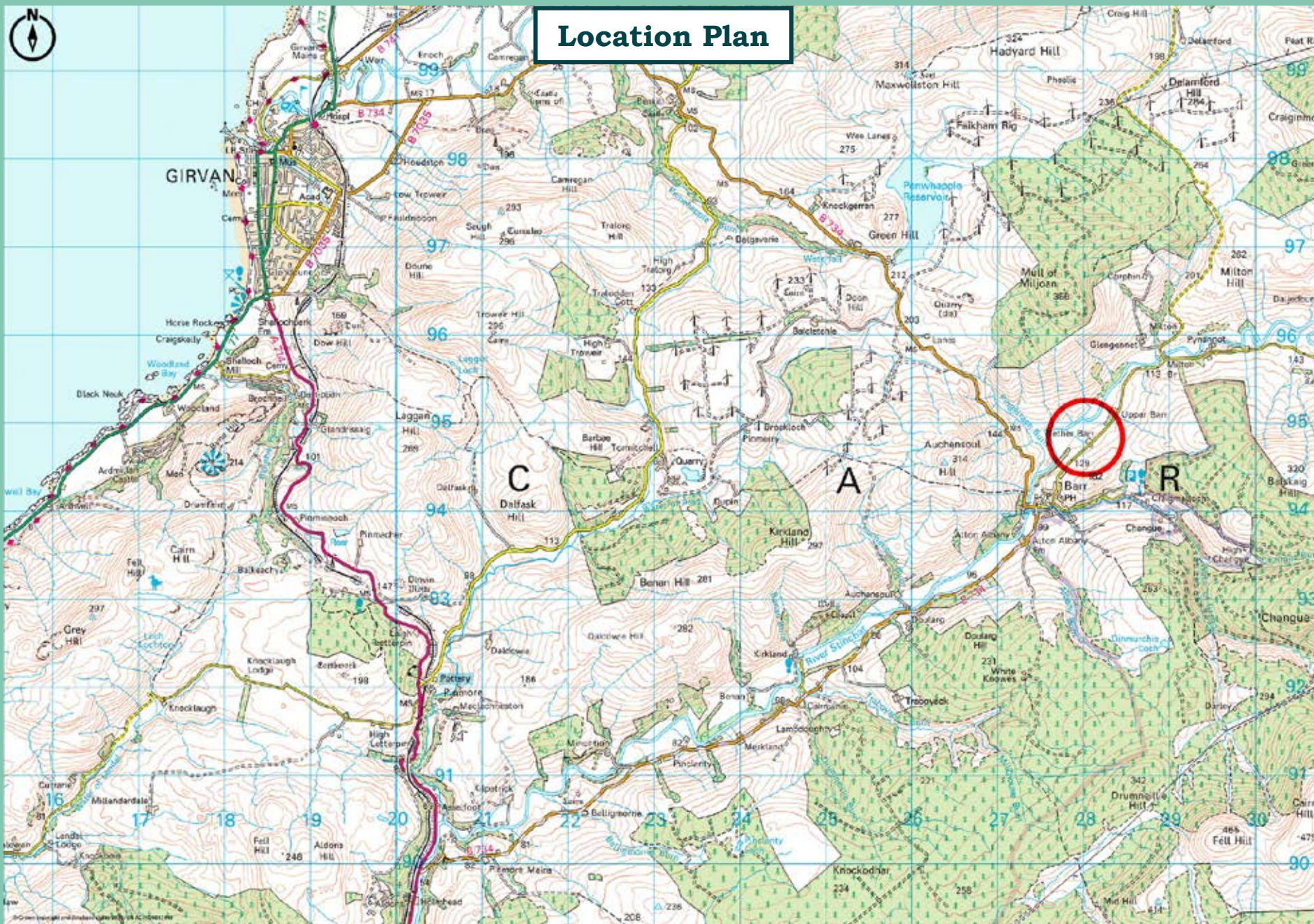
## **NETHER BARR FARM**

Barr, Girvan, Ayrshire, KA26 9TY



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



## Location Plan

# NETHER BARR FARM

**Barr, Girvan, Ayrshire, KA26 9TY**

Girvan 10 miles, Newton Stewart 23 miles, Ayr 39 miles, Glasgow 55 miles

## **A PRODUCTIVE STOCK REARING FARM LOCATED ON THE OUTSKIRTS OF BARR SITUATED ON THE BANKS OF THE RIVER STINCHAR, CLOSE TO GIRVAN IN SOUTH AYRSHIRE**

- TRADITIONAL FOUR-BEDROOM FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- BLOCKS OF PRODUCTIVE MOWING AND GRAZING LAND
- FISHING RIGHTS ON THE RIVER STINCHAR
- BASIC PAYMENT ENTITLEMENTS
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

**IN TOTAL ABOUT 228.61 ACRES (92.52 HA)**

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Mr Adam MacCaig  
Hunter Murray Solicitors  
25 Lewis Street  
Stranraer  
DG9 7LA  
Tel: 01776 702581



### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Nether Barr Farm is located in a rural but accessible area of South Ayrshire benefitting from a traditional two storey farmhouse, range of modern and traditional farm buildings and 220 acres of agricultural land.

Nether Barr farmhouse offers spacious accommodation over two storeys incorporating four bedrooms, four public rooms, kitchen and a family bathroom with considerable scope for modernisation. There is full central heating throughout the farmhouse with the added benefit of double glazing. The land is in a ring fence with about 220 acres of agricultural land which is mainly down to grass grazing and conservation (silage or hay). In addition, on the roof of the general purpose shed, there are 17 solar panels which provide an income and cost saving to the farm.

Nether Barr Farm is located on the outskirts of Barr on the banks of the River Stinchar, close to Girvan in South Ayrshire. The local village of Barr is a conservation village which benefits from a primary school and post office. The established town of Girvan provides extensive services including senior schooling, banking facilities, shops, and sports/recreational facilities. The property is in close proximity to the B734 leading to the A714 and A77. Girvan has a mainline railway station with a regular service to Ayr, Glasgow and beyond. Glasgow Prestwick Airport is 27 miles with regular international flights. Nether Barr is within 25 miles from both Ayr and Newton Stewart Livestock markets. Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry, Royal Troon and Prestwick courses. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. Salmon and sea trout fishing is available on various Ayrshire Rivers including the Stinchar. About 30 km of tracks and paths have been joined together to create varied trails through the beautiful countryside near the village of Barr.

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 local courses. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy. The region is noted for its fertile and productive grassland.

## DIRECTIONS

As indicated on the location plan which forms part of these particulars.

*What3Words: ///invoices.width.knocking*

## METHOD OF SALE

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

## GUIDE PRICE

Offers for Nether Barr are sought **in excess of: £1,450,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**Tel: 01556 453453**

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

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

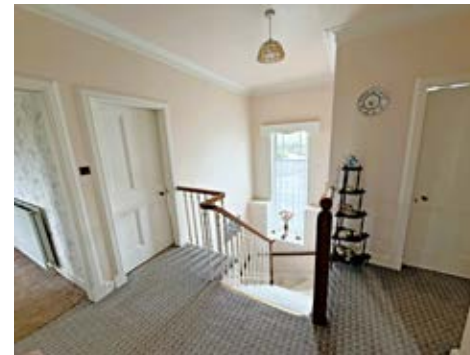
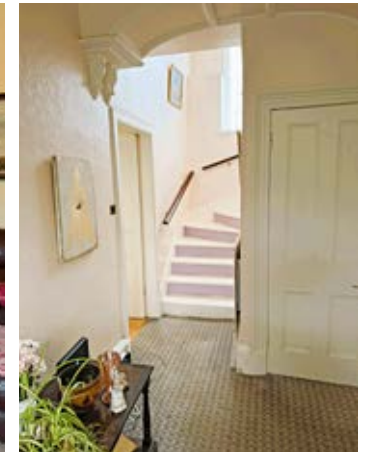


## PARTICULARS OF SALE



## NETHER BARR FARMHOUSE

Nether Barr farmhouse is of traditional construction set over two floors. The **ground floor** accommodation comprises of a utility room with a storeroom off, kitchen, sitting room, dining room, lounge and an office. The **first floor** comprises of four good sized bedrooms, a family bathroom and a storeroom. The farmhouse would benefit from a degree of cosmetic upgrading but provides a superb blank canvas to create a family home.

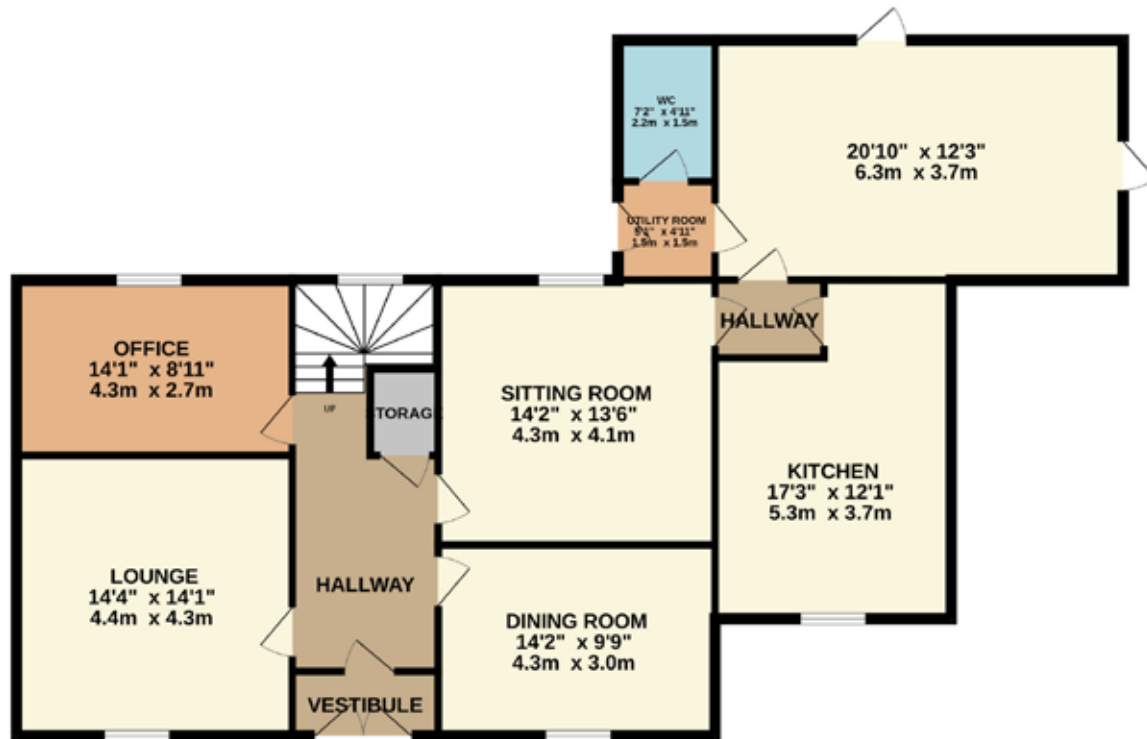


## SERVICES

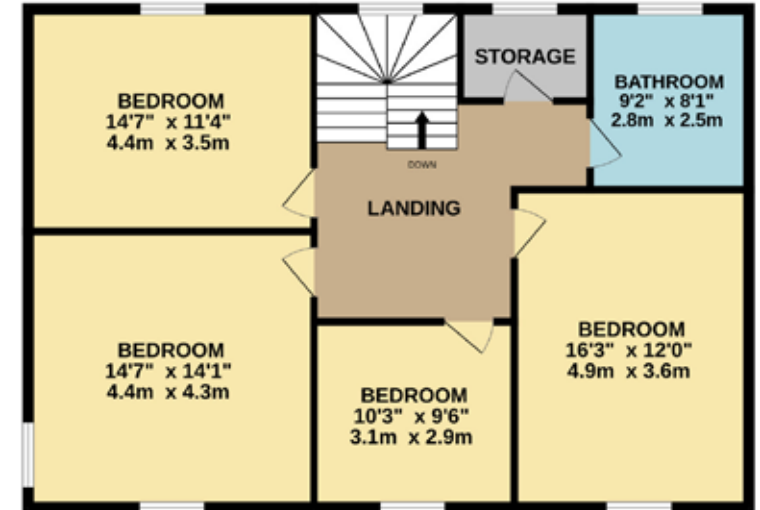
| Water | Drainage    | Electricity | Heating   | Council Tax | EPC    |
|-------|-------------|-------------|-----------|-------------|--------|
| Mains | Septic Tank | Mains       | Oil Fired | D           | E (51) |

# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 ©2026

## FARM STEADING

Nether Barr farm benefits from a range of modern and traditional farm buildings, briefly comprising:



- **Cattle Shed (25m x 18.5m)**  
Of steel portal frame construction, Ventair cladding, fibre cement and tin roof with concrete floor containing 28 cubicles with a feed barrier.
- **Calf Shed (16m x 9.8m)**  
Of steel portal frame construction, box profile cladding, block walls under a fibre cement roof divided with internal block walling.
- **Byre (19.8m x 6.6m)**  
Of stone and slate construction.
- **Cattle Court (14.5m x 8.9m)**  
Of block wall construction, concrete floor under a box profile roof
- **Young Stock Shed (24.6m x 13.4m)**  
Of steel portal frame construction, tin cladding, block walls under a fibre cement and tin roof incorporating two lean-tos of steel portal construction.
- **General Purpose Shed (26.6m x 15.5m)**  
Of steel portal frame construction, block walls, box profile clad, fibre cement roof and concrete/earth floor. There is also a bank of 17 solar panels on the roof of this shed.

- **Straw and Hay Shed (9.2m x 8.8m)**  
Of steel portal frame construction, block walls, tin cladding with tin roof.



- **Poly Tunnel (21.4m x 7.5m)**
- **Silage Pit (30m x 12m)**

## AGRICULTURAL LAND

Nether Barr extends in total to about 228.61 acres (92.52 hectares) to include the areas occupied by the farmhouse, farm stabling, yards, river, etc. The land is contained within 21 clearly defined field enclosures. At present the land is all down to grass for grazing or mowing. The land at Nether Barr is mainly classified within yield classes 4<sup>1</sup> of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The land is gently undulating and rises from about 105m to 150m above sea level. The land is well served with both natural sources and some mains water troughs.

## 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.



## 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). We are further informed that the sellers completed an IACS/SAF submission 2026 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Nether Barr Farm benefits from 89.46 units of region 1 entitlements with an illustrative unit value 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 sellers, i.e., the 2026 Basic Payment and 2026 greening payment**

**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 2026, this obligation expires on 31st December 2026.**



## 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, **Mr Adam MacCaig, Hunter Murray Solicitors** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. There is a deed of servitude over Nether Barr for both access and the right to use a private water supply pipe. These rights are extended to the proprietors of Upper Barr Farm. These are marked 'C' to 'D' & 'C' to 'E' on the sale plan.
2. A right of access to field 1 on the sale plan from points 'A' to 'B' is in favour of the purchasers of Nether Barr Farm.

## 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

## 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 September 2026*

| Field Number                              | Area (Ha) | Region or Description                      |
|-------------------------------------------|-----------|--------------------------------------------|
| 1                                         | 1.80      | R1                                         |
| 2                                         | 9.13      | R1                                         |
| 3                                         | 5.17      | R1                                         |
| 4                                         | 4.63      | R1                                         |
| 5                                         | 5.20      | R1                                         |
| 6                                         | 0.34      | R1                                         |
| 7                                         | 5.03      | R1                                         |
| 8                                         | 0.29      | R1                                         |
| 9                                         | 0.22      | R1                                         |
| 10                                        | 5.28      | R1                                         |
| 11                                        | 1.23      | R1                                         |
| 12                                        | 17.27     | R1                                         |
| 13                                        | 3.35      | R1                                         |
| 14                                        | 3.34      | R1                                         |
| 15                                        | 1.28      | R1                                         |
| 16                                        | 2.77      | R1                                         |
| 17                                        | 5.59      | R1                                         |
| 18                                        | 5.95      | R1                                         |
| 19                                        | 8.12      | R1                                         |
| 20                                        | 0.50      | R1                                         |
| 21                                        | 2.91      | R1                                         |
| X                                         | 3.12      | ROADS YARDS & BUILDINGS<br>RIVER SOLUM ETC |
| <b>Total: 92.52 Ha<br/>(228.61 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 **92.52 Ha (228.61 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.

#### BPS Entitlement Claimed 2026

Region 1 – 89.46 units (Indicative Value 2026 **€160.66** (Euros))



