



BARHARROW FARM

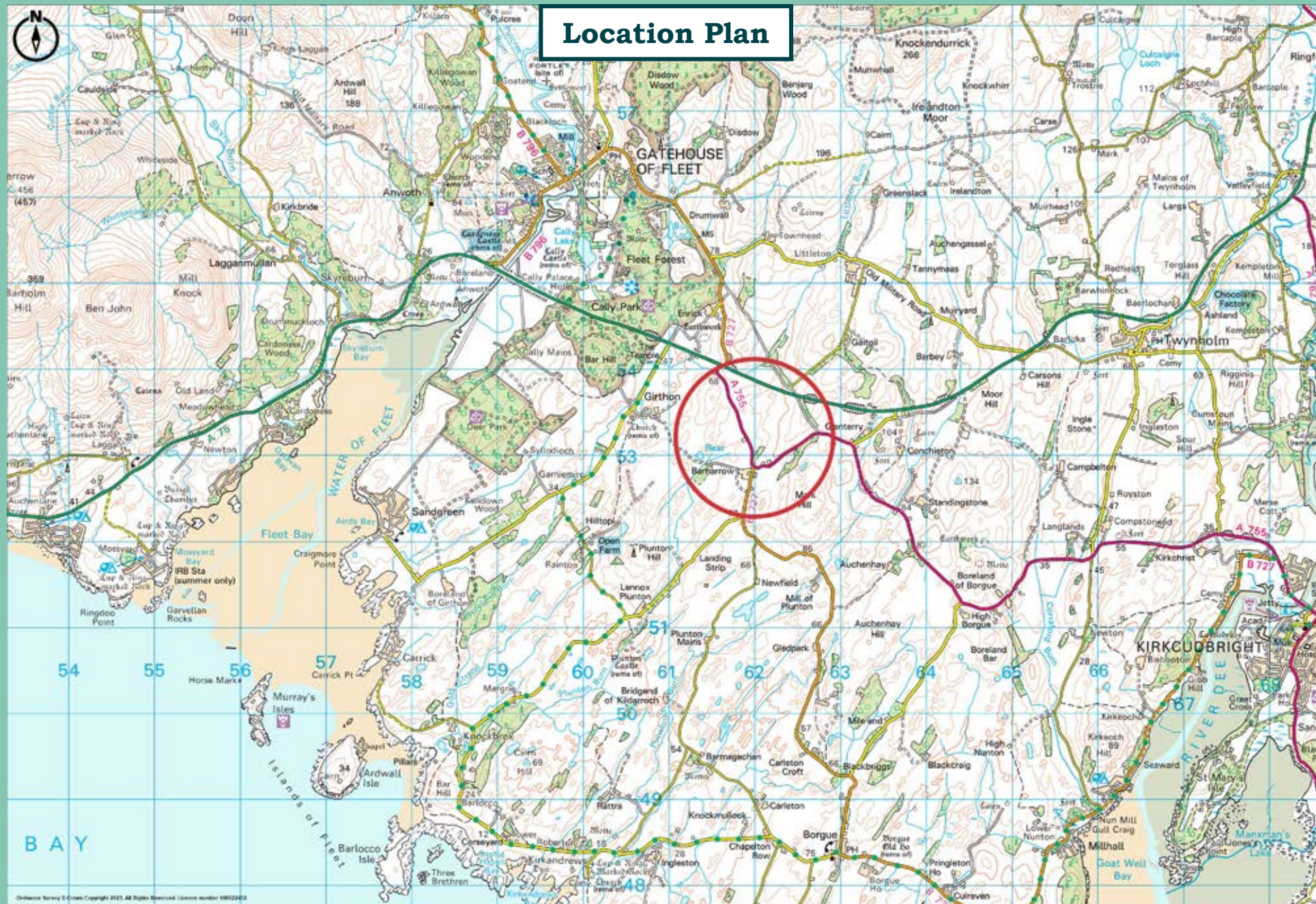
Gatehouse of Fleet, Castle Douglas, DG7 2BA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BARHARROW FARM

Gatehouse of Fleet, Castle Douglas, DG7 2BA

Gatehouse of Fleet 3 miles, Kirkcudbright 5 miles, Castle Douglas 11 miles, Dumfries 29 miles, Carlisle 66 miles, Glasgow 95 miles

AN EXCEPTIONAL HIGHLY PRODUCTIVE DAIRY FARM LOCATED ON THE OUTSKIRTS OF GATEHOUSE OF FLEET

- WELL-PRESENTED FOUR BEDROOM FARMHOUSE
- RANGE OF MODERN FARM BUILDINGS
- TWO FARM COTTAGES & A DAIRY HOUSE
- 32/32 HERRINGBONE PARLOUR & ALL ASSOCIATED DAIRY EQUIPMENT
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (246.67 REGION 1 & 0.96 REGION2)
- FARMHOUSE EPC RATING: E (49)

IN ALL ABOUT 625.09 ACRES (252.97 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
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
Web: www.threaverural.co.uk





INTRODUCTION

Barharrow Farm is situated not far from the pretty village of Gatehouse of Fleet. Barharrow Farm is an exceptional dairy farm, benefitting from a well-presented traditional farmhouse, two farm cottages, mainly modern farm buildings, 32/32 Herringbone parlour and about 611 acres of agricultural land. The agricultural land is down to grass for grazing and conservation (silage or hay), however the land is capable of growing a range of cereal and other forage crops. For the avoidance of doubt, Barharrow is farmed in conjunction with two other properties which are both being offered for sale at this time by Threave Rural and particulars are available (Clauchan Farm & Land at Plunton), both which lie contiguous to Barharrow.

The farmhouse at Barharrow has been well-maintained offering comfortable four-bedroom accommodation over two floors. The property occupies a position within its own garden grounds and is accessed by a separate driveway.

The farm benefits from three other residential properties, one being the Dairy House, contained within the steading at Barharrow, and two detached cottages, Jessieville & Dromore. The farm cottages are located outwith the main farm and currently offer accommodation to farm staff.

The steading is of mainly modern construction and houses the dairy complex. The farm until very recently was in production and all associated dairy equipment was in daily use.

A range of local services are conveniently located within the historical village of Gatehouse, where there are a range of shops and a grocery store and with 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. Primary schooling is available in Gatehouse of Fleet and secondary schooling available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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, the closest being at Gatehouse.

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 Barharrow Farm are sought **in excess of: £5,000,000**

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

BARHARROW FARMHOUSE

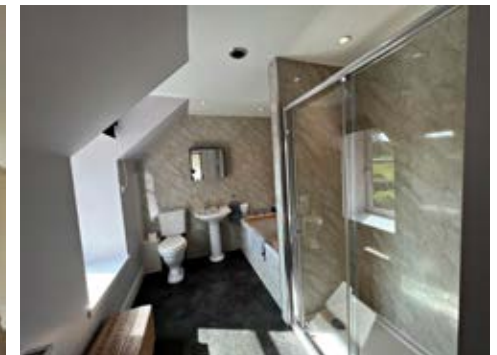


This traditional farmhouse occupies a site within its own garden grounds adjacent to the farmyard. The property is of traditional construction under a slated roof with the dwelling having been well-maintained within the current ownership. A floor plan is included within these particulars depicting the layout and dimensions of the accommodation.

The property offers four-bedroom accommodation, including a spacious master-suite, large farm kitchen, sitting room, lounge, dining room with a sunroom off, utility room and farm office. This light and airy house gives a feeling of space and character whilst conveniently located not far from the dairy complex.

SERVICES

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



OUTSIDE

The farmhouse benefits from its own garden grounds, which are mainly laid to lawns and mature shrubs with a separate driveway from the public road.



While 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrage (2022)

BARHARROW DAIRY HOUSE

Located within the farm steading is a two-storey dairy house. The property is set over two floors and benefits from four-bedroom accommodation. A floor plan is contained within these particulars depicting the layout and dimensions of the property.

SERVICES

- Oil fired central heating system
- Mains water supplies
- Mains electricity
- Private drainage
- EPC rating: E (50)



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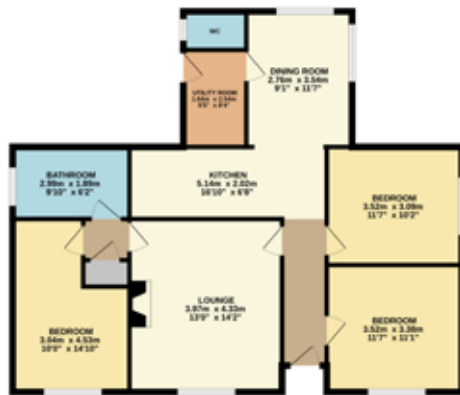
JESSIEVILLE COTTAGE

Jessieville Cottage is located on the Bogue Road, set over a single floor benefiting from spacious three-bedroom accommodation, again, a floor plan is contained within these particulars depicting the layout and dimensions of the property. Jessieville has its own generous garden grounds and driveway,

- Oil fired central heating system
- Mains water supplies
- Mains electricity
- Private drainage
- EPC rating: E (42)



GROUND FLOOR



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DROMORE COTTAGE

Dromore cottage is located on the Borgue Road occupying a generous plot with enclosed garden grounds and driveway. The property offers spacious three-bedroom accommodation over a single floor. a floor plan is contained within these particulars depicting the layout and dimensions of the property.

- Oil fired central heating system
- Mains water supplies
- Mains electricity
- Private drainage
- EPC rating: D (56)



GROUND FLOOR



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BARHARROW FARM STEADING

The farm steading at Barharrow is mainly of modern construction, utilised for the recent dairy operations carried out on the farm. The steading briefly comprises:

- **Dairy Complex**

Three linked sheds of steel portal construction under fibre cement roofs with slatted tanks and automatic scrapers. Modern cubicles for over 320 head with feed passages with a further cubicle shed for about 50 head. The dairy complex boasts a 32/32 parlour with ACR's and milk meters, a modern bulk tank, in parlour feeders, dairy office and adjacent calf rearing shed with calving boxes.



There are a further range of useful portal buildings utilised for feed and general storage along with a traditional built barn. Also contained within the yard are four Collinson feed bins, a slurry ring and two large modern silage clamps. Lying away from the main yard and contained within field 32 is a modern slurry lagoon which provides sufficient storage to enable all slurry applications to be carried out at advantageous times.

THE LAND

Barharrow Farm extends in total to about 625.09 acres (252.97 ha), including the areas occupied by the farmhouse, cottages, steading, yards, access roads, etc.



The holding features 33 specific field enclosures, which are currently all down to grass for grazing and conservation (silage) or other forage crops. 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 is self-sufficient in-home grown forage and capable of any type of livestock production or cropping, but is ideally suited to the dairy operations which were undertaken. The land ranges from good fertile arable land to permanent grazing.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1 with exception of some two hectares of region 2 land. 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 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Barharrow Farm benefits from 246.67 units of region 1 and 0.96 units of region 2 entitlements with illustrative unit values of €165.63 (Euros) and €36.16 (Euros) respectively. 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 2023 Basic Payment and 2023 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 2023, this obligation expires on 31st December 2023.



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. However, it is noted that:

1. The farm is subject to the usual wayleaves etc., by utility companies.
2. The property benefits from a private water supply for the dairy complex which is drawn from the land at Plunton and the necessary servitudes are in place.



COUNCIL TAX

Barharrow Farmhouse: G
Dairy House: C
Jessieville: C
Dromore: D

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 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 June 2023

| No. | LPID | Area (Ha) | Claimed 2023 |
|-----|----------------|-----------|--------------|
| 1 | NX/61474/52939 | 0.76 | 0.00 R2 |
| 2 | NX/61551/52735 | 13.73 | 13.65 |
| 3 | NX/61679/53244 | 12.95 | 12.83 |
| 4 | NX/61784/52539 | 2.84 | 2.80 |
| 5 | NX/61793/52973 | 8.33 | 8.29 |
| 6 | NX/61859/52639 | 0.16 | 0.00 |
| 7 | NX/61869/52665 | 0.1 | 0.00 |
| 8 | NX/61890/52626 | 0.25 | 0.00 |
| 9 | NX/61909/52829 | 0.06 | 0.00 |
| 10 | NX/61981/53599 | 18.86 | 18.86 |
| 11 | NX/62019/52751 | 2.5 | 2.42 |
| 12 | NX/62040/52878 | 1.82 | 1.65 R2 |
| 13 | NX/62067/53193 | 8.78 | 8.78 |
| 14 | NX/62095/52539 | 10.24 | 10.24 |
| 15 | NX/62126/53930 | 7.3 | 6.96 |
| 16 | NX/62150/52979 | 3.59 | 3.57 |
| 17 | NX/62202/53366 | 5.77 | 5.76 |
| 18 | NX/62237/53701 | 1.47 | 1.46 |
| 19 | NX/62283/52864 | 4.56 | 4.56 |
| 20 | NX/62350/53117 | 4.75 | 4.73 |
| K21 | NX/62383/53541 | 7.13 | 7.11 |

| | | | |
|---------------|---------------------------|-------------------------------------|-------|
| 22 | NX/62395/52863 | 1.57 | 0.00 |
| 23 | NX/62442/52616 | 20.95 | 18.37 |
| 24 | NX/62539/53299 | 7.01 | 6.99 |
| 25 | NX/62574/52230 | 28.39 | 26.24 |
| 26 | NX/62650/52647 | 0.92 | 0.80 |
| 27 | NX/62817/52950 | 16.93 | 16.49 |
| 28 | NX/62969/52364 | 13.53 | 12.76 |
| 29 | NX/63065/52764 | 8.94 | 8.82 |
| 30 | NX/61239/52888 | 6.33 | 6.13 |
| 31 | NX/61376/53909 | 4.17 | 4.11 |
| 32 | NX/61398/53124 | 7.82 | 7.50 |
| 33 | NX/61518/53582 | 15.06 | 15.00 |
| A | ROADS YARDS BUILDINGS ETC | 5.4 | N/A |
| Total: | | 252.97 Ha (625.09 Acres) | |

Disclaimer

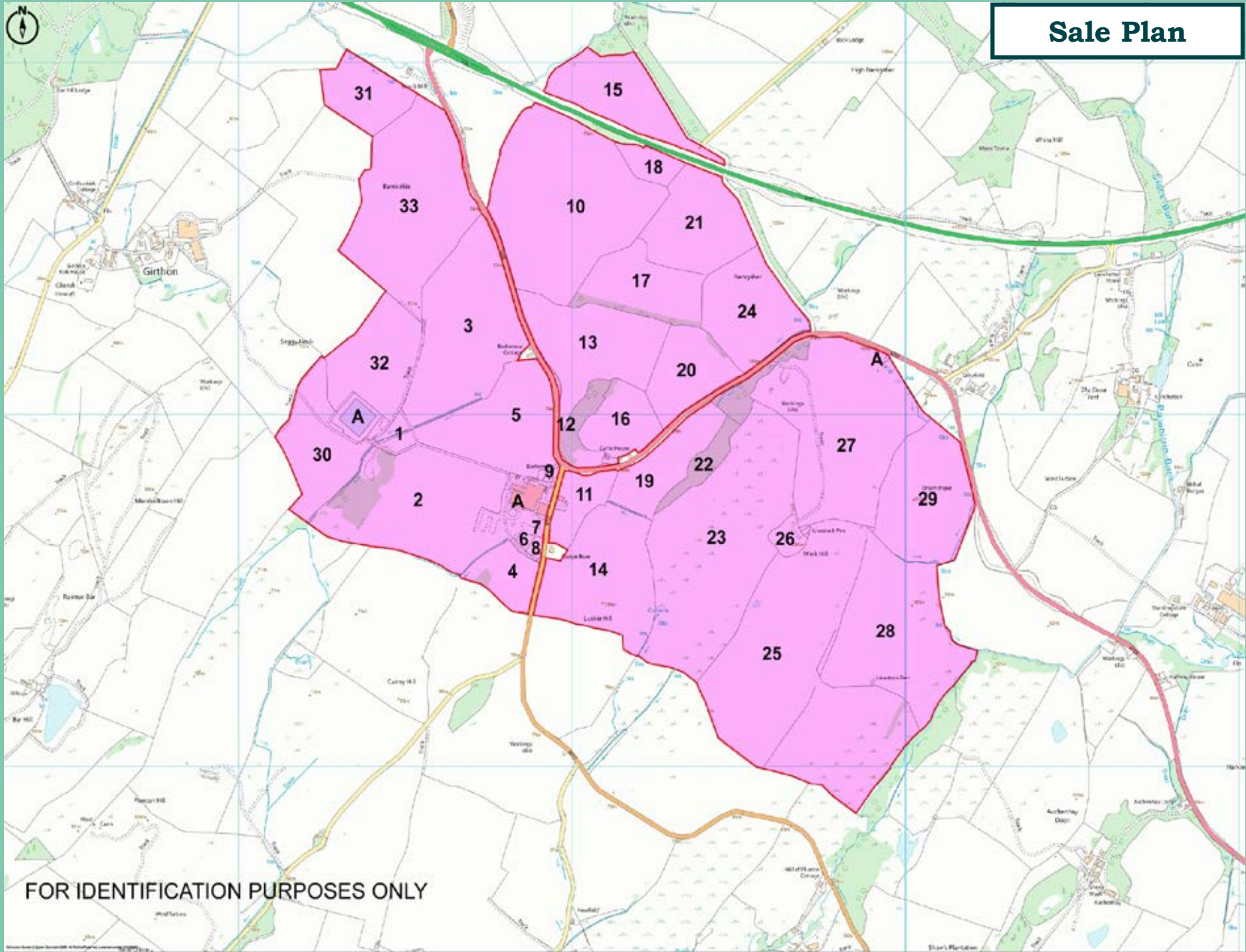
While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **252.97 Ha (625.09 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

BPS Entitlements

Region 1 – 246.67 units (Indicative Value 2023 **€165.63** (Euros))

Region 2 – 0.96 units (Indicative Value 2023 **€36.16** (Euros))

Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

