

An aerial photograph of a farm complex in a rural landscape. The farm features several buildings, including a large green barn with a grey roof, a smaller white house with a grey roof, and several other smaller structures with various roof colors (red, blue, grey). The farm is surrounded by green fields, some of which are planted with crops like corn. In the background, there are rolling hills and a large field of harvested crops. The sky is blue with some clouds.

Galbraith

UPPER BARR
CORSOCK, CASTLE DOUGLAS



UPPER BARR, CORSOCK, CASTLE DOUGLAS

Attractive smallholding in peaceful rural location.

Castle Douglas 12 miles ■ Dumfries 18 miles ■ Carlisle 52 miles

Acreage 20.8 acres (8.42 ha)

Offers Over £600,000

- 1 reception rooms. 3 bedrooms
- 3 Bedroom House
- Extensive range of traditional and modern agricultural buildings
- Derelict detached cottage
- Peaceful rural setting
- About 20 acres in all



Galbraith

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 **OnTheMarket**



SITUATION

Upper Barr is situated near to the village of Corsock, and only 8 miles from the village of Crocketford, which has a popular village shop and village pub, the Galloway Arms. Crocketford sits on the main A75 trunk road leading east to Dumfries and west to Castle Douglas. There is a good range of individual shops and services in Castle Douglas, known as the region's Food Town, and a broader range of high street shops, larger supermarkets, retail parks, large hospital and university campuses in Dumfries. There is a village primary school in nearby Springholm and in Dalry, New Galloway and Moniaive.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes, as well as the Seven Stanes forest mountain bike trails. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the championship course at Southernness, and several other courses nearby, including the 9 hole courses at Castle Douglas, Dalbeattie, and New Galloway. Upper Barr sits in a peaceful rural location with no near neighbours but also sits just a short distance from the Galloway Forest Park, which is home to the Dark Skies Park, the first such designated outside of the USA. Spectacular night skies are visible both in the locality and in the Park. A short distance away lies Loch Ken, which has a popular sailing centre with a number of water sports and activities available.

Communications to the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about an hour and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is a 51 mile drive to the North. International airports at Edinburgh 100 miles and Glasgow 85 miles distant.



DESCRIPTION

A delightful and appealing rural package for those seeking a lifestyle property with great adaptability and potential. The farmhouse of stone construction under a slate roof occupies an enclosed, elevated site within the farm steading with three bedrooms. The property has been modernised and presents well throughout with a modern shower room/W.C, recently fitted kitchen, modern electric heating, multi fuel stove and double glazing throughout. Enjoying distant views predominantly to the rear over rolling countryside. Sitting to the west of the farmhouse sits a now derelict cottage, an exciting opportunity to renovate and redevelop (subject to relevant consents) to create a second dwelling. This could serve as additional accommodation for multiple generations or an opportunity to set up as a holiday let and earn additional income. The outbuildings at Upper Barr are a combination of both traditional and modern agricultural buildings. The more traditional buildings are of stone and slate construction with an additional 2 former Dutch barns. The modern sheds comprise of steel portal with box cladding. All three have been used to accommodate cattle through winter, facilitate lambing season and as hay storage. They could also be easily adapted to lend to an equestrian benefit, subject to consents. Extending to about 20 acres in all, the grounds wrap the holding providing predominantly grazing/pasture with some small pockets of woodland. The package as a whole offers an exciting opportunity to purchase a desirable Rural/lifestyle property in a peaceful countryside setting.

ACCOMMODATION

Ground Floor:

Entrance Hall. Shower Room. WC. Kitchen. Living Room. Pantry/ Store. Utility Room. Three Bedrooms.

GARDEN GROUNDS

Enclosed gardens laid to lawn with some mature shrub planting, area for parking. To the side of the property (accessed from the living room) an area of patio ideal for entertaining.

OUTBUILDINGS

Traditional stone built L shaped courtyard:

Store (currently housing diesel tank) – 5.2m x 3.6m
Workshop – 5.2m x 3.3m
Kennels – 5.2 x 3.8m
Store – 3.6m x 1.8m
Large bay unit – 35m x 5.1m

Adjoining:

Curved Roof 9.2m x 4.7m
Lean to Full Length 35m 8m

Cattle Shed 118m x 12m
Lean to – 18m x 3.6m

Cattle / Hay Store 30m x 33m

Sorting Shed 7m x 16m

GROUNDS

The land at Upper Barr extends to approximately 20.8 acres (8.42 ha) and is classified as Grade 4(2), 5(1) and 5(3) according to the James Hutton Institute. The land is all laid to grassland. The grassland has been mowed in the past but provides useful grazing for a flock of sheep or herd of cattle, alternatively, it may be suitable for equestrian purposes providing an attractive and idyllic smallholding package. **No further land is available.** Location Code: 82/493/0049. 7 Region 1 entitlements go with the sale of the land. The new owner will be eligible to claim on the 2025 Single Application Form for Single Farm Payment Entitlement.

Points for consideration:

- New woodland will be planted around the steading, with open ground, broadleaves, softer conifers and spruce mixtures being strategically planted to create amenity around the property boundary.
- Access will be retained through the steading over the access roadway hatched in black on the plan. However, a bypass around the property is proposed to facilitate timber haulage in the future c. 35 years.
- Our client is happy to share any approved planting proposals with prospective buyers.
- All divisional fences/walls are to be exclusively owned, maintained and repaired by the purchasers of the farmhouse.
- Prospective purchasers are liable for a share of the repair and maintenance costs of the track marked blue.
- The purchasers must construct new boundary fences at their cost along any unfenced boundaries within 3 months of buying the property.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Upper Barr	Private	Mains	Septic Tank	Freehold	Modern electric & multi fuel stove	Band E	EPC F (Farmhouse)

POST CODE

DG7 3DU

DIRECTIONS

Access is via the A712 Dumfries to Corsock road, then the U135 Netherbarr to Glaisters and then by way of a private road shown blue on the plan.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Outlines. Cost. Handsets.

SOLICITORS

Gail A Clarke, Morton Fraser MacRoberts LLP, 2 Lister Square, Edinburgh, Tel 0131 247 1000.

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

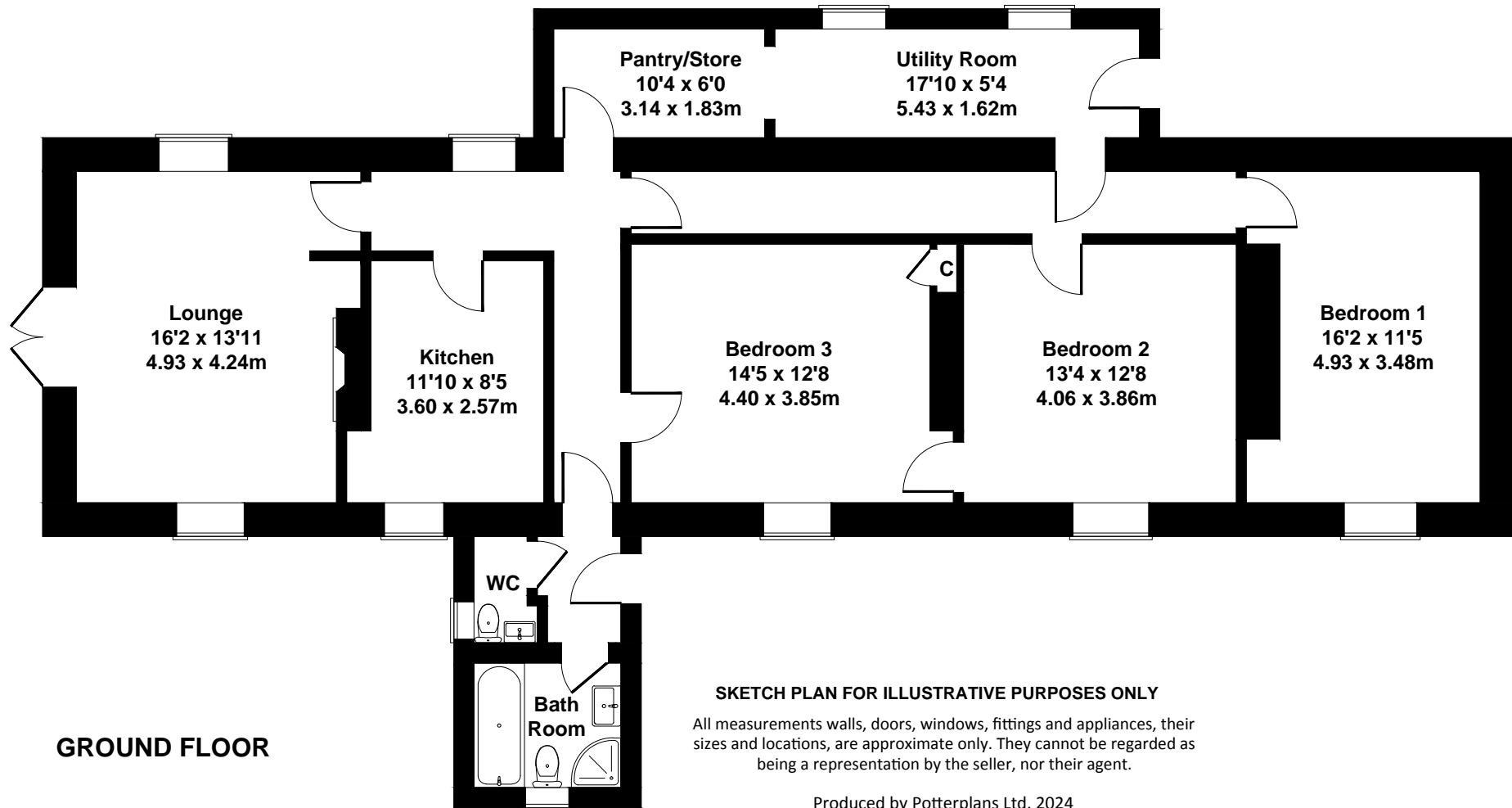
AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact the office on 01556505346.



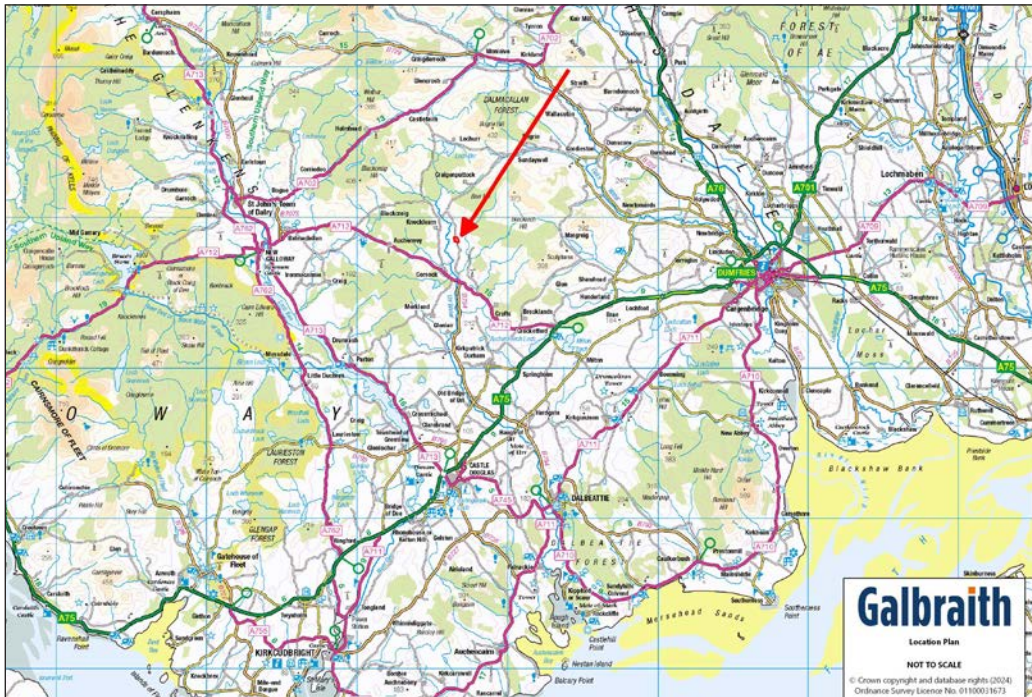
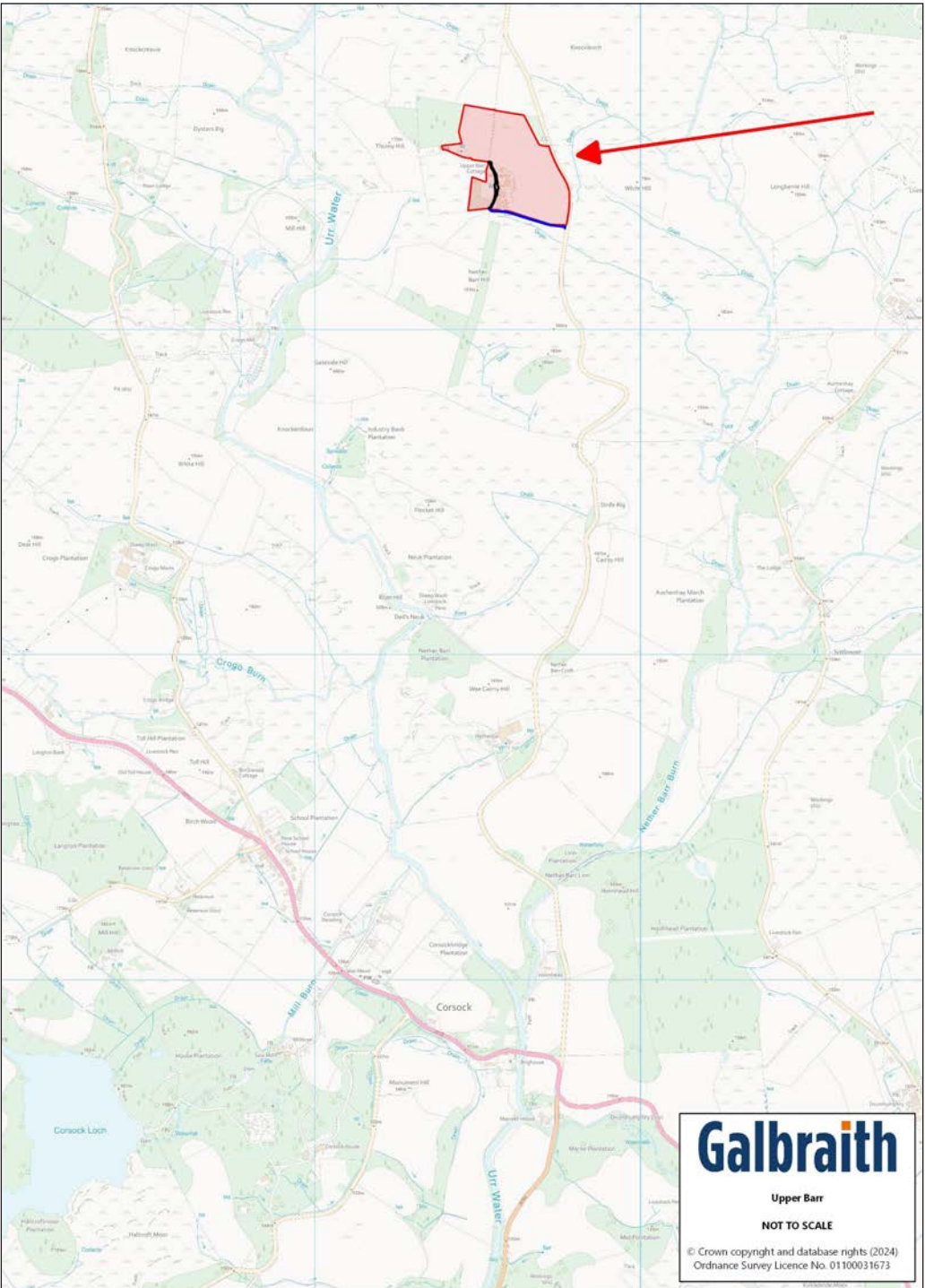
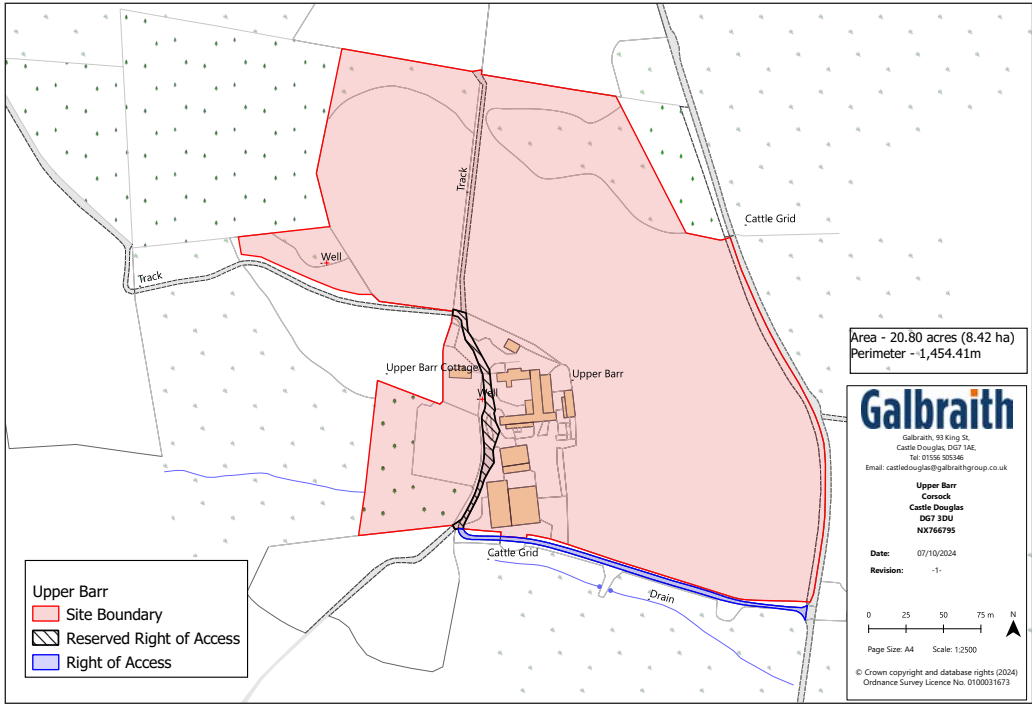
Upper Barr Farm

Approximate Gross Internal Area
1410 sq ft - 131 sq m



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024.







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