

An aerial photograph of a large, white, two-story farmhouse with a brown tiled roof and multiple chimneys. The house is surrounded by lush green trees and a well-maintained lawn. In the foreground, there is a green lawn with a small structure and a pink patio umbrella. The background shows a rolling green hill under a blue sky with scattered white clouds.

BARR OF SPOTTES FARMHOUSE

SPRINGHOLM, CASTLE DOUGLAS, DG7 3LX



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Springholm 0.8 miles, Castle Douglas 6 miles, Dumfries 13 miles

A Galloway farmhouse with land to
create an attractive smallholding

Detached farmhouse (3 reception rooms, 5 bedrooms)

Range of outbuildings

About 20 Acres In Total

For sale as a whole



Savills Dumfries
28 Castle Street
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SITUATION

Barr of Spottes is situated within a scenic part of Dumfries and Galloway, on the edge of the village of Springholm and about 6 miles northeast of the market town of Castle Douglas. The area is renowned for its active farming community, as well as its country sporting and leisure opportunities.

The property enjoys a secluded position within the rural landscape, surrounded by picturesque farmland, forestry and the scenic Solway coastline within about 11 miles. Local services are available in Springholm which has a village shop/ Post Office and primary school, whilst Castle Douglas has secondary schooling, a thriving high street with a selection of independent shops, butchers, bakers and a choice of supermarkets. The larger county town of Dumfries is 13 miles away and provides a wider range of high street shops and supermarkets, banking and professional services, a range of restaurants and bars and a variety of sports and recreational facilities. There is a well-established livestock market in Castle Douglas.

Communication links in the area are excellent: the A75, linking the A77 to the M74 / M6, runs through Springholm. There are railway stations in Dumfries, Lockerbie (26 miles) and Carlisle (46 miles). The nearest airports are Glasgow Prestwick (60 miles) and Glasgow International (about 93 miles) providing flights to a number of European and worldwide destinations.

DESCRIPTION

Until recently, Barr of Spottes Farm has been a livestock rearing unit extending to over 350 acres in total and originally owned as part of the wider Spottes Estate. Barr of Spottes Farmhouse sits on the edge of the farm buildings (owned but excluded from this sale) and although accessed via the farm road, it does benefit from a private driveway. Altogether, Barr of Spottes extends to 20 acres with a farmhouse and a range of outbuildings providing excellent potential for a new owner to create a small holding.

BARR OF SPOTTES FARMHOUSE

The original farmhouse is of stone and slate construction and thought to date back to the mid-19th century with various brick and slate or flat felt roof extensions added over the years to create a larger family home. The accommodation is arranged over two floors and is a mixture of original features such as wooden panel doors and decorative cornicing as well as modern additions such as French doors providing access to the garden area and partial double glazing. The front door opens into an entrance hall which provides access to all ground floor accommodation and stairs to the first floor. There are three well proportioned reception rooms, a farmhouse kitchen with fitted floor and wall units and an oil-fired AGA, a utility room with back door and a separate pantry / boot room with further





door to the outside area. In addition, there is a shower room on the ground floor and wash house (accessed externally) which provides useful general storage.

Upstairs there are five bedrooms and a family bathroom.

The house is surrounded by enclosed gardens with mature trees providing shelter and privacy to the farmhouse. The private driveway terminates to the east elevation of the farmhouse where there are various outbuildings. The stone and replacement metal sheet roof building with traditional arches provides useful garaging whilst there are two useful buildings adjacent to the land.

BUILDINGS

Situated to the east of the house, there is a traditional Dutch barn and general purpose building of steel frame construction which could be used for a small livestock enterprise or equestrian purposes.

FARMLAND

The farmland extending to 18.7 acres (7.6 hectares) is currently all down to grass and is classified as predominantly Class 4(2) by the James Hutton Institute. The land is split into two enclosures with post and wire fencing and stone dykes. The land has formed part of the larger Barr of Spottes Farm which has been let to the same family for over three generations. This tenancy comes to an end on 28 November 2022 at which point vacant possession will be given over the property. Additional farmland may be available by separate negotiation.



GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with Savills 01387 263 066

DIRECTIONS

From Dumfries, head west on the A75 towards Castle Douglas. You will pass through the villages of Crocketford and Springholm. The farm road end for Barr of Spottes is the last junction on the left-hand side before you leave the village. Turn left onto Barr of Spottes Road which in turn is the farm road. There is a sign at the road end and if you follow the farm track you will come to the private driveway into the farmhouse. The postcode is DG7 3LX.

what3words: mingles.drama.promoted

ENTRY AND POSSESSION

Entry by arrangement.

OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

BASIC PAYMENT SCHEME (BPS)

No Basic Payment Scheme entitlements are included in the sale of this land.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

Private water (via spring) mains electricity, biomass boiler, septic tank

Council tax – band E
EPC rating – band F

MINERAL AND TIMBER RIGHTS

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

STIPULATIONS

PURCHASE PRICE

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

OVERSEAS PURCHASERS

Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

LOTTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

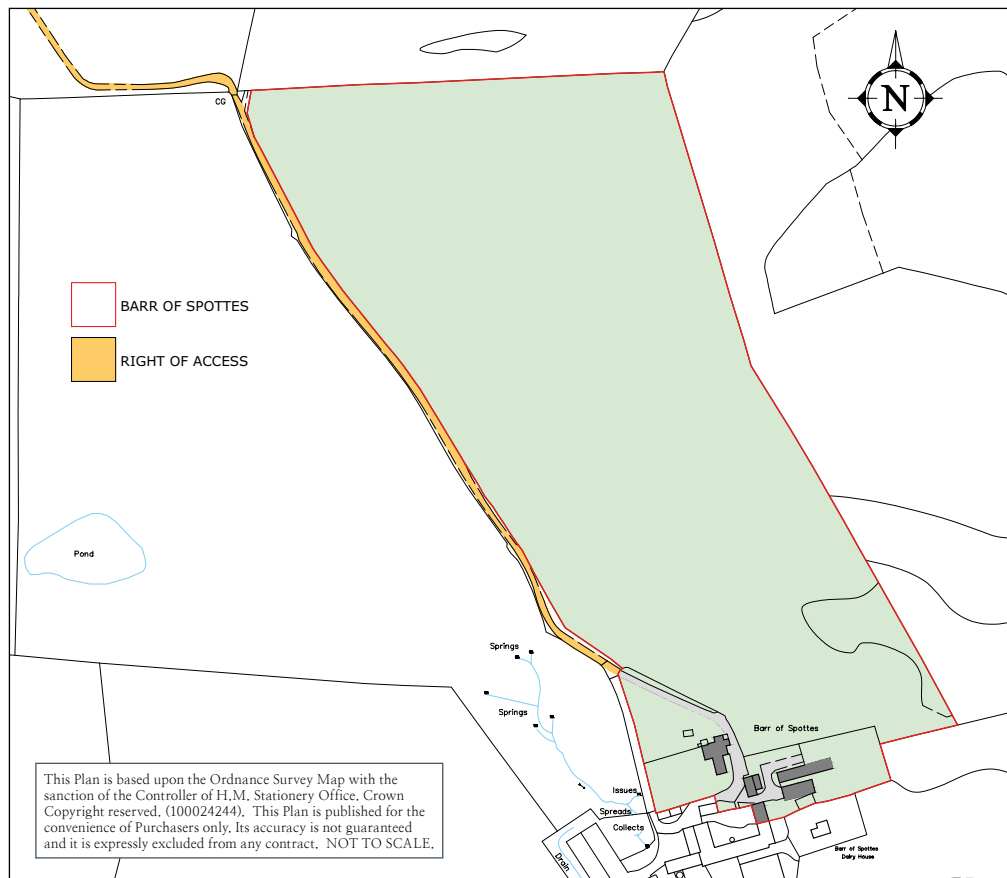
SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND STATUTORY PUBLIC AND OTHER ACCESS RIGHTS

- The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.
- The farm access road is to be retained by the seller with appropriate rights of access granted to the purchasers of the farmhouse along with maintenance on a per user basis.
- The farmhouse benefits from a private spring fed water supply. The source of this is out with the sale subjects and therefore the necessary rights of access for maintenance etc will be allowed for.

APPORTIONMENTS

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

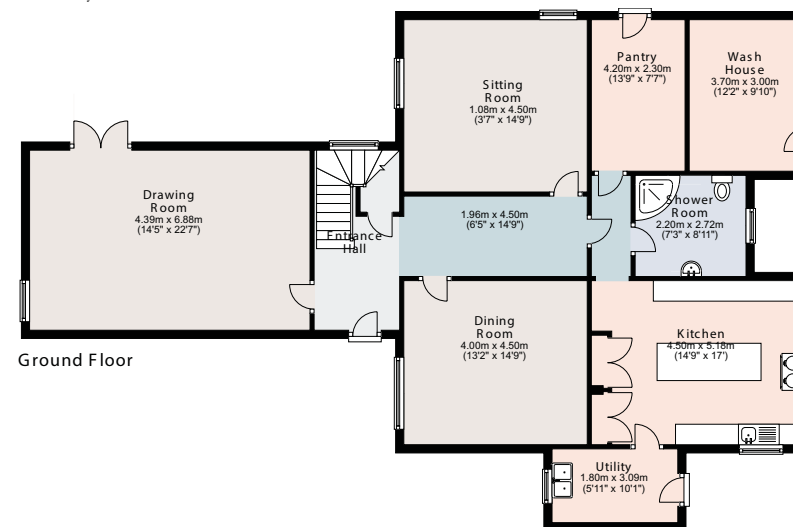




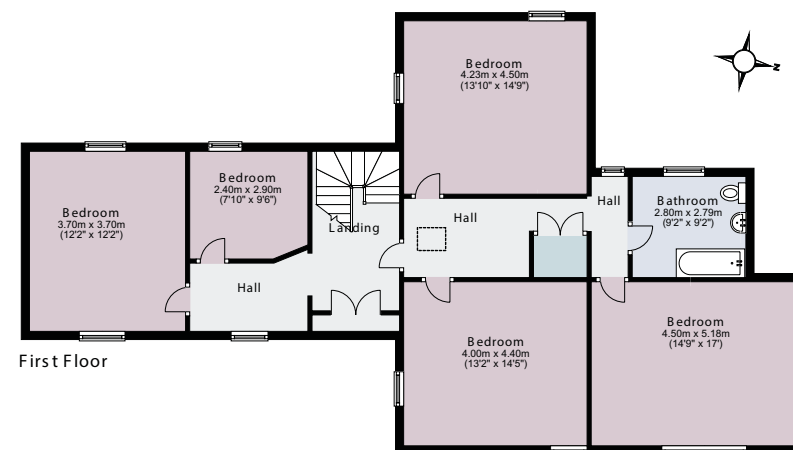
FLOORPLANS

Gross internal area (approx)
 Ground floor: 140.7 sq m / 1514.1 sq ft
 Frist floor: 118.0 sq m / 1270.4 sq ft
 Total: 258.7 sq m / 2784.6 sq ft

For identification only. Not to scale.



Ground Floor



First Floor

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Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken and brochure prepared July 2022.



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