



LOCHEND FARM

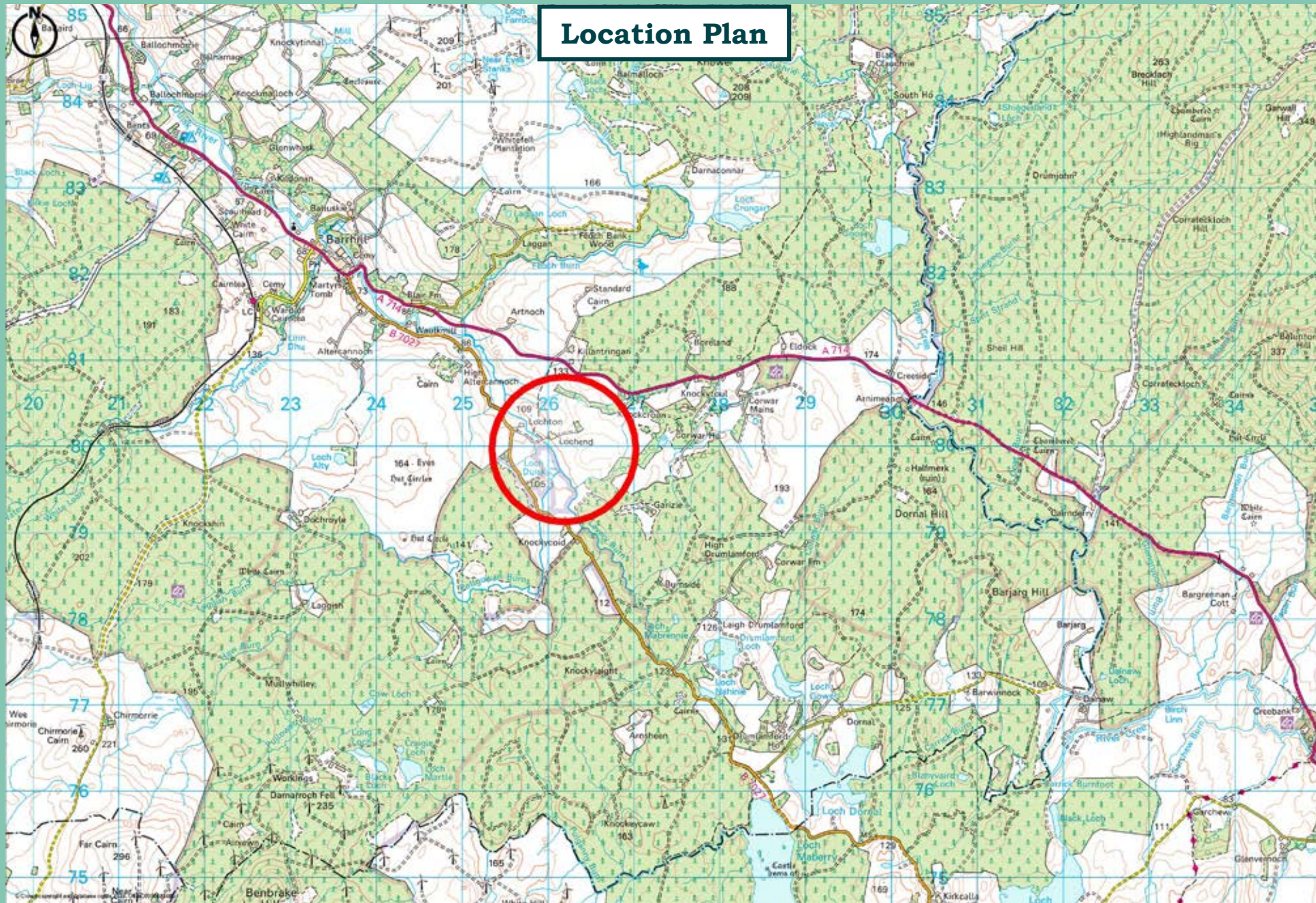
Barrhill, Girvan, South Ayrshire, KA26 0QX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LOCHEND FARM

Barrhill, Girvan, South Ayrshire, KA26 0QX

Barrhill 2 miles, Girvan 14 miles, Ayr 34 miles, Glasgow 70 miles, Carlisle 97 miles

A PRODUCTIVE STOCKREARING FARM SITUATED ON AN ELEVATED SITE ON THE PERIPHERY OF THE VILLAGE OF BARRHILL IN SOUTH AYRSHIRE

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- RECENTLY INSTALLED AIR SOURCED HEAT PUMP AND ASSOCIATED EQUIPMENT
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRASSLAND FARM
- BASIC PAYMENT ENTITLEMENTS

IN ALL ABOUT 330.61 ACRES (133.80 HECTARES)

VENDORS SOLICITORS

Smith Valentine
34 Dalrymple Street
Girvan
KA26 9AE
Tel: 01465 712345



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

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

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Lochend Farm occupies an elevated site and is utilised as a successful stock rearing and arable farm benefitting from traditional four-bedroom farmhouse, mainly modern farm buildings and about 328 acres of agricultural land. The agricultural land is productive grass growing livestock farm. In addition to the productive land there are small areas of amenity woodland and the property benefits from road frontage to the northern end .

The traditional farmhouse at Lochend offers four-bedroom accommodation over two floors and recently has benefitted from installation of an air sourced heat pump, insulation & solar panels. The property has wonderful views from the front of the property with the rear looking over the traditional courtyard steading.

The steading at Lochend is mainly of modern construction and is utilised for the housing and overwintering of livestock with the traditional courtyard steading utilised for storage. The land at Lochend amounts to about 330.61 acres to include the areas occupied by the dwelling house ,steading, watercourses and amenity woodland.

Local amenities within Barrhill include a pub, a small store and a primary school catering from nursery through to age 11 years. Barrhill also has a small part time doctor's surgery, served by doctors from their main practice at Ballantrae, a bowling green and a Village Hall. Barrhill is very peaceful and relaxing and is an ideal base for Country walks and to explore the Galloway Forest Park, which has been recently designated as a dark skies park for astronomers, and the South Ayrshire and Dumfries and Galloway coastline.

The principal town serving the immediate district is Girvan and here can be found secondary school, general hospital, a variety of shops both independent and multiple retailers, ASDA supermarket and an attractive seafront with promenade and working harbour with moorings for pleasure craft and a leisure centre, The Quay Zone, comprising state of the art gym, swimming pool and soft play area. Girvan, about 8 miles, has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer.

The region is well-known for the quality and variety of both country 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, fishing, cycling and for the golfer there is an abundance of good local courses including Turnberry and Royal Troon. Equestrian activities are a feature of the county.

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.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance. Regular sailings to Northern Ireland from the Port of Cairnryan which is about 26 miles distant.

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 Lochend are sought **in excess of £1,800,000**



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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

LOCHEND FARMHOUSE

The farmhouse at Lochend occupies an elevated site and offers four-bedroom accommodation over two floors, briefly comprises:

- **Rear Entrance Porch**
With stairs off to former maid's quarters which is utilised as storage space.
- **Kitchen / Diner**
With a range of floor and wall units, plumbed for white goods, windows to the front and rear.



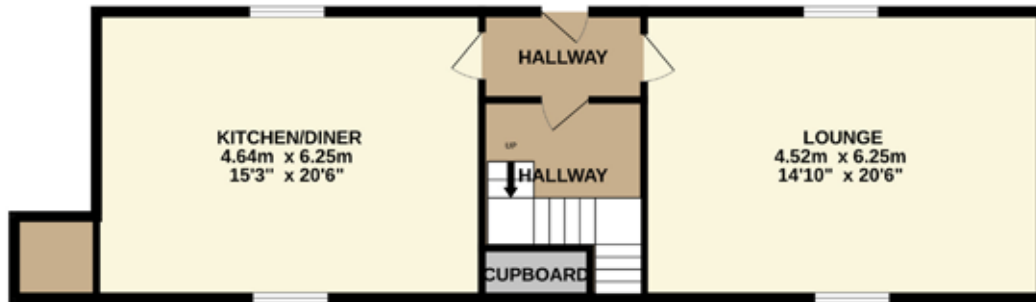
- **Central Hallway**
With stairs off to the first floor, door off to the front door porch.
- **Lounge**
With a large woodburning stove window to the front affording wonderful views across the surrounding farmland.



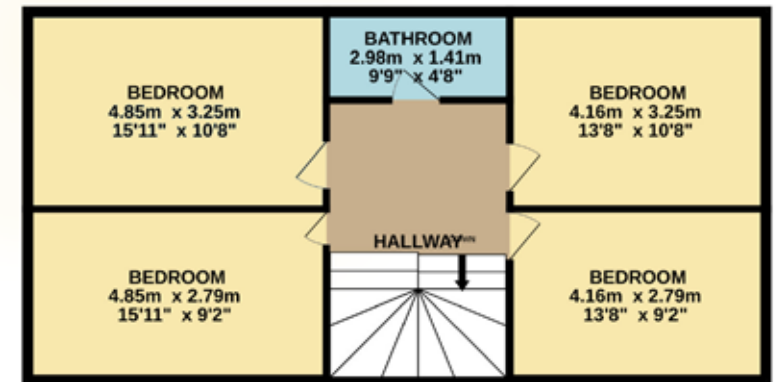
FIRST FLOOR

- **Upper Hallway**
With a window overlooking the farm stading.
- **Double Bedroom 1**
With a window to the rear.
- **Double Bedroom 2**
With window to the front affording lovely, elevated views.
- **Family Bathroom**
With a shower cubicle, WC & WHB.

GROUND FLOOR

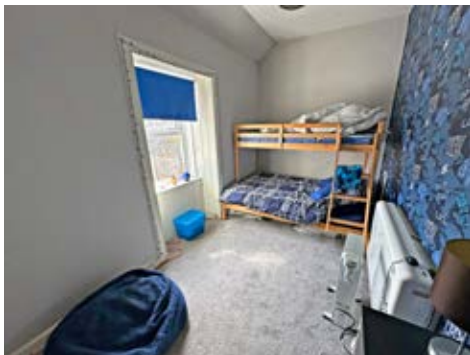


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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.
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- **Double Bedroom 3**
With window to the front.
- **Double Bedroom 4**
With a window to the front.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Mains	Mains	Air sourced heat pump	C	F 29

THE FARM STEADING

The farm steading comprises of a range of both traditional & modern portal farm buildings, which have been utilised for the overwintering of the beef herd and other agricultural production

- **Traditional Courtyard Steading**
At present, utilised for general storage, however we are of the view that these traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is looked favourably upon with the regional council. Prospective purchasers are advised to make their own enquiries in this respect
- **Modern Farm Buildings**
The modern farm buildings comprise of a range of mainly portal sheds all conveniently laid out and designed for the purposes intended.

THE LAND

The lands of Lochend extend in total to about 330.61 acres (133.80 Ha), including the areas occupied by the farmhouse, cottage, steading, yards, access roads, , woodland, etc.

The holding lies in 25 well-defined field enclosures, which are currently all down to grass for grazing or mowing. The land is classified as predominantly yield classes 4&5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.





BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions 1 & 2 and 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).

Lochend benefits from 77.91 region 1 entitlements with an illustrative unit values of €160.66 (Euros) and 52.71 units of region 2 with an illustrative value €34.35 (Euros). The property also benefits from the standard Greening rates. 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 2024 Basic Payment and 2024 greening payment and LFASS.

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 2024, this obligation expires on 31st December 2024.

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 **Smith Valentine** for a definitive list of burdens subject to which the property is sold.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over all clamped or baled silage, straw, etc. Valuation arranged and instructed by Threave Rural Ltd, whose opinion as to quantity and value will be binding to both seller and purchaser.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge with the exception of anything already surveyed for. The sporting rights are in hand.

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.

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.



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 2024

Field Number	Area (Ha)	Region or Description
1	1.85	R1
2	10.42	R1
3	2.64	R1
4	1.34	R1
5	7.52	R1
6	5.83	R1
7	0.5	R1
8	0.41	R2
9	0.33	R1
10	6.32	R1
11	7.79	R1
12	0.1	R1
13	8.06	R2
14	0.88	R2
15	9.58	R1&R2
16	2.92	R1
17	4.89	R1
18	2.64	R1&R2
19	1.13	R2
20	1.65	R1
21	3.69	R1
22	5.21	R1
23	12.45	R1
24	4.32	R1&R2
25	30.43	R2
RYB	0.90	Roads Yards & Buildings Etc
Total: 133.80 Ha (330.61 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 **133.80 Ha (330.61 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.

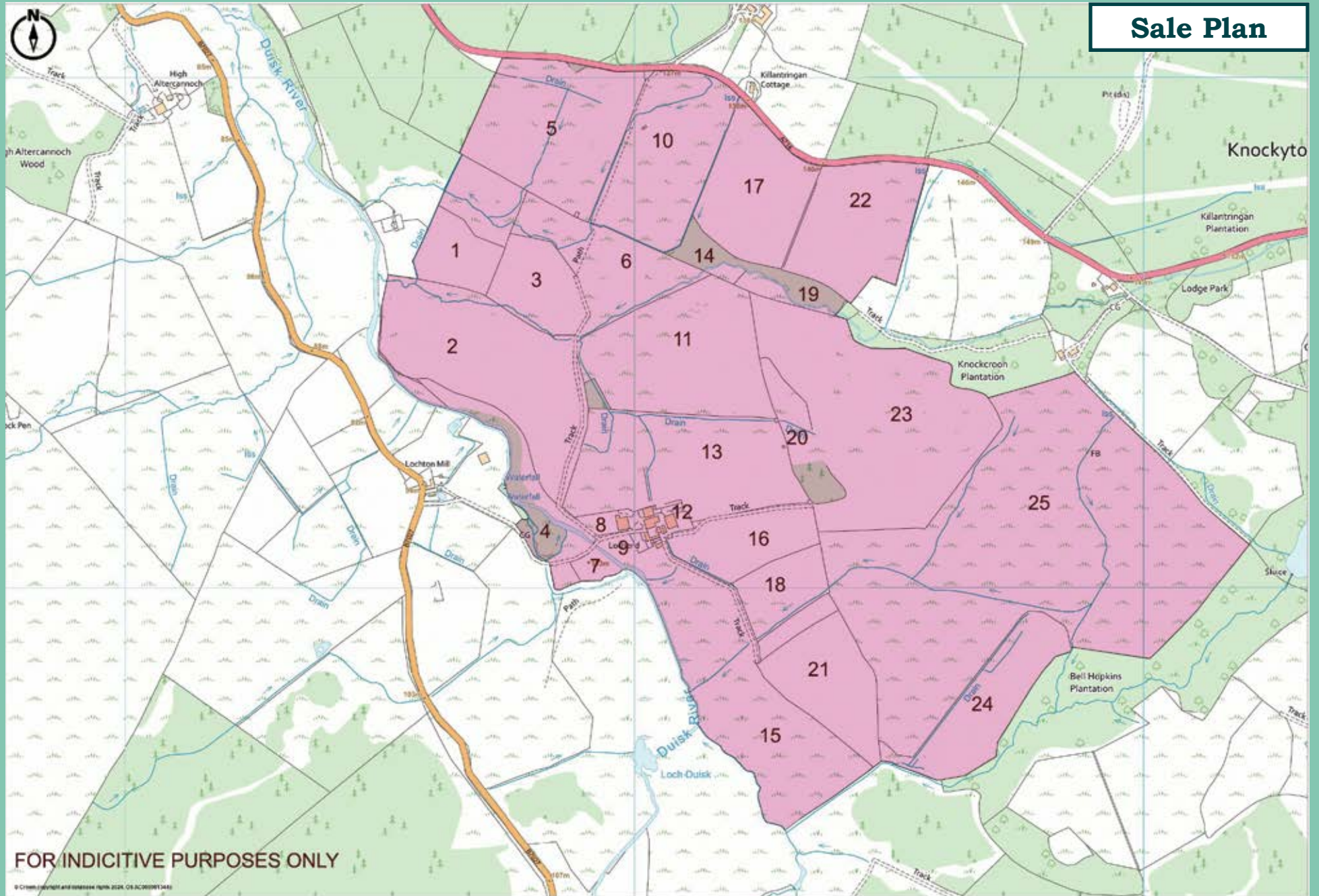
BPS Entitlement

Region 1 – 77.91 units (Indicative Value 2024 €160.66 (Euros))

Region 2 – 52.71 units (Indicative Value 2024 €34.35 (Euros))



Sale Plan





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