



**BARBUIE, MONIAIVE,
DUMFRIESSHIRE**



BARBUIE, MONIAIVE, DUMFRIESSHIRE, DG3 4JE



A rare opportunity to acquire a circa 900 acre (364ha) small Scottish estate with 2 dwellings, multiple enterprises, including multiple renewable energy schemes generating significant annual incomes, forestry and woodland, shooting (including stalking) and fishing rights with extensive opportunities for further development/ conversion (subject to planning), beautifully nestled in the hills of South West Scotland.

PRICE ON APPLICATION

Sole Selling Agents:
C&D Rural,
Lakeside, Townfoot,
Longtown, CA6 5LY

01228 792 299 | office@cdrural.co.uk





KEY FEATURES

- Outstanding stock rearing farm, largely south facing
- Approximately 900 acres in all
- Impressive Category C listed 18th century 7 bedroom farmhouse
- Loch, reservoir, ponds and riverbank offering fishing opportunities and scope for development.
- Additional 3-4 bedroom detached cottage, holiday let potential
- Semi-derelict hilltop cottage offering off-grid living potential (stp)
- Planning Permission for an Eco Pod, by loch
- Multi purpose sheds and outbuildings including a sheep shed & buchts, woodchip & machinery shed
- Traditional stone built range suitable for conversion or development (subject to planning)
- Tranquil, unspoilt setting
- Biomass, Solar and Hydro schemes with government backed, index linked RHI & FIT tariff income
- Forestry/woodland and carbon income potential
- Fibre Broadband available



Location

Barbuie sits on the outskirts of Moniaive, a rural village location less than 8 miles from Thornhill, surrounded by the historic Buccleuch and Queensberry estates. The nearest primary school is in Moniaive and the nearest secondary school, Wallace Hall Academy, is in Thornhill (8 miles) with school transport available.

There are excellent facilities available in nearby Thornhill, including an 18-hole golf course, squash and tennis facilities. Thornhill also offers a range of local shops, a pharmacy, a health centre, a dentist, a bank, a post office and a library. Moniaive has a thriving arts and crafts community, hosting a variety of music festivals every year. Moniaive village has a general store, a post office, a pub, a cafe, an excellent restaurant and a community shop.

There are medical practice surgeries in both Moniaive and Dunscore, as well as Thornhill. The local area is renowned for hill walking, mountain biking and wildlife.

Dumfries town centre is approximately 17 miles southeast and offers several major supermarkets, popular high street shops, a shopping centre, schooling, a university campus, a college and a range of bistros and medical facilities.

Glasgow is located 70 miles north (around 1.5hours drive time) via the M74 motorway and offers a wide range of city amenities.

A major regional hospital in Dumfries, is only 17 miles away. There are other close transport links, including Dumfries train station, providing links to Carlisle and Glasgow. West Coast Mainline rail services to London in just under 3.5 hours are available from Carlisle (1 hour drive time). Glasgow International, Glasgow Prestwick and Edinburgh Airports are all reachable in under 2 hours drive time.

Directions

From Dumfries take the A76 towards Thornhill and then take the B729 until you reach the village of Moniaive. Upon reaching the clock tower turn right and Barbuie can be found on the right after approximately 0.5mile.

What3words: collects.quiet.eradicate

Barbuie House

Barbuie is the most delightful Georgian farmhouse, originally built in the mid-18th century. This impressive family home is set in glorious garden grounds and enjoys a tranquil and unspoilt rural location that is still highly accessible to Dumfries, Edinburgh and Glasgow, with a high level of seclusion.

Surrounded by open countryside, it also benefits from the Dalwhat Water meandering through the estate. Largely sustainable on its own heat and power, there are a range of outbuildings and stores to include a farm office, studio, workshops, boiler & woodchip store, byre and garage.

Built of traditional construction under a slate roof, the house offers well-proportioned rooms, retained period features and a flexible layout. The property has been renovated over recent years including being completely re-wired but still offers scope to improve further and put your own stamp on it.

The accommodation comprises two reception rooms, an office, games room, large kitchen with electric Aga, seven bedrooms, a family bathroom, shower room, utility room, boot room and a pantry/store with WC off.

The extensive grounds include wooded areas, a charming walled garden, pond, with jetty suitable for boating or swimming, and loch, a south facing terrace, and ample parking.



Ground Floor

A part glazed front door opens into the welcoming hallway, which offers direct access to the drawing room and sitting room and has carpeted stairs leading to the first floor. The charming drawing room is filled with natural light and enjoys a triple aspect, with multi-fuel stove and French doors opening out to the garden. The sitting room also has a multi-fuel stove, recessed display shelving and enjoys views over the front garden and beyond.

The kitchen/dining room is an excellent size, with double height ceiling and a dual aspect, as well as glazed doors leading to both the inner courtyard and to the front terrace and garden. The kitchen is fitted with a range of solid wood units and complementary worksurfaces, and there is an electric Aga (connected to the solar and hydro systems). Adjacent to the kitchen is a useful pantry/store area, with WC off.

Also on the ground floor is a flexible use room, presently used as an office, which in turn leads through to a generous utility room with shower room beyond. Timber stairs from the utility room lead up to a games/TV room, with exposed stone walls and rafters, a mezzanine area and an adjoining guest bedroom that boasts direct access to the walled garden.





First Floor

There are three generous double bedrooms on the first floor. Two of the bedrooms are to the front elevation and have lovely open views. The principal bedroom also has an ensuite dressing room with WC; there is plenty of room to add in a bath and/or shower here too if desired. The third double bedroom has a charming fireplace and views over the walled garden to the rear. The family bathroom comprises a traditional roll top bath, WC, wash hand basin, large walk-in shower (mains) and exposed painted floorboards.

Stairs from the first-floor landing continue up to the second floor, where three bright attic bedrooms can be found. The larger bedrooms have double glazed windows to the front elevation, with lovely views, and the smaller bedroom has a skylight window. A WC completes the accommodation on the top floor.

Outside

A pillared entrance with gravelled driveway leads to a large parking area at the side of the house, and then also splits, with the remainder of the driveway leading to Barbuie Cottage and additional outbuildings.

Within the courtyard of the house are two workshops, a biomass boiler store, woodchip store, two general stores with insulated studio/party/games room above, garage and kennel.

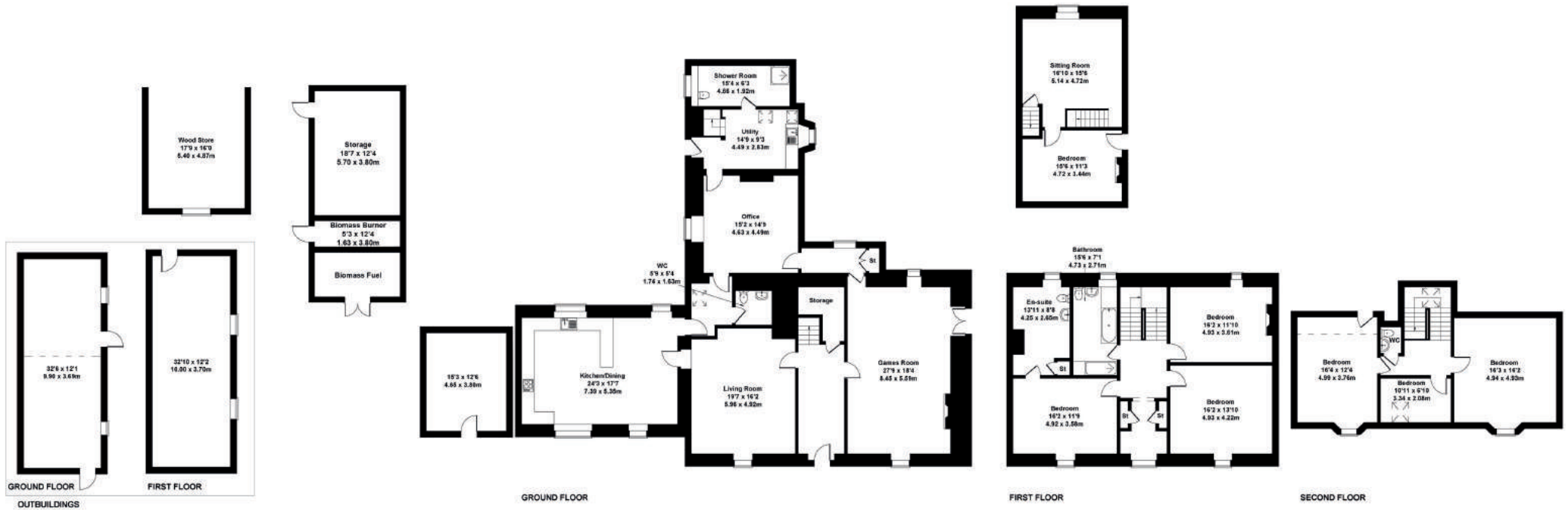
The property is set within beautiful established walled garden grounds comprising wooded areas, lawns, sunny terrace and specimen trees and plants. The Dalwhat Water meanders through the garden, and there is a large pond with a jetty.

To the northwest of the house is a traditional 2 storey barn that offers scope for redevelopment subject to the necessary planning consents. This is an exciting opportunity for the creation of perhaps an annexe for a relative, a large home office, or perhaps holiday let accommodation.



Barbuie

Approximate Gross Internal Area
6288 sq ft - 585 sq m



Not to Scale.
For Illustrative Purposes Only.





Barbuie Cottage

Barbuie Cottage is a charming detached 1 ½ storey traditional cottage, with private parking and enclosed gardens to the front and rear, with a decked area to the front, a terrace at the rear, lawns, established trees and a greenhouse and a timber shed within a small kitchen garden.

Largely sustainable on its own heat and power, the accommodation comprises an entrance hall, kitchen/dining room, sitting room, large conservatory, utility/cloakroom, and 3-4 bedrooms. The kitchen has a range of fitted units and ample space for a dining table and chairs, while the sitting room boasts an open fire within a stone surround.

There are two well-proportioned double bedrooms on the ground floor, along with a bathroom comprising electric shower over the bath, WC and wash hand basin.

Upstairs, two bright attic bedrooms can be found, both with velux windows.



Barbuie Cottage

Approximate Gross Internal Area
2282 sq ft - 212 sq m



Not to Scale.
For Illustrative Purposes Only.

Upper Bardennoch

This semi-derelict cottage sits high on the hill above Barbuie and offers potential for development to provide a 3 or 4 bedroom off-grid cottage benefitting from outstanding views across the valley.

The vendors had detailed architect proposals prepared and these plans can be provided to interested parties.

The cottage benefits from a spring water supply but would need a sewerage treatment plant installed and off grid electricity supply.



The Buildings

The principal agricultural building is a steel portal framed slatted sheep shed housing sheep bughts and providing general storage, with plenty of height for an additional floor/general development.

A modern steel portal frame shed with partial concrete floor provides secure machinery storage and open-fronted main wood chip storage.

The traditional range of buildings adjacent and surrounding the house includes a former byre suitable for conversion or development (subject to consent), 2 secure workshop/quad bike garages, biomass and boiler house and carpports/wood stores.

The principal sheds include:

Sheep shed - 45.92m x 15.05m plus 23.07m x 8.04m

Woodchip shed - 8.93m x 18.04m

Open fronted stock shed - 23.33m x 7.37m



The Land

Originally 3 farms, Barbuie is comprised of the lands of Caitloch, Bardennoch and Barbuie Farms and extends to 877 of currently farmed acres (Scot Gov: 354.90ha). This is made up of around 150 silagable acres; 454 acres of good permanent pasture; 240 acres hill ground and 33 acres of forestry. Well draining; there are good water supplies (a mix of natural and trough) in all land parcels and the dykes, fences and gates are in good condition and stock proof. The land is all currently in grass and has had Lime and Fertiliser applied recently and is in good heart. Offered for sale with vacant possession upon completion, the land is currently managed on Seasonal Grass lets. Details of the current lets can be provided to interested parties.

Renewables

Multiple renewable schemes, generating significant incomes, to include:

Biomass Boiler - 75kw woodchip boiler on Index linked commercial RHI tariff, with c.10 years remaining.

Hydro Electric turbine – 12kw turbine on Index Linked Feed in Tariff with c.15 years remaining.

Solar - 8kW of Photovoltaic panels (2 x c.4kw) on Index Linked Feed in Tariff with c.14 years remaining.

These renewables schemes also provide free heat and electricity for the Estate, resulting in significant running cost savings.

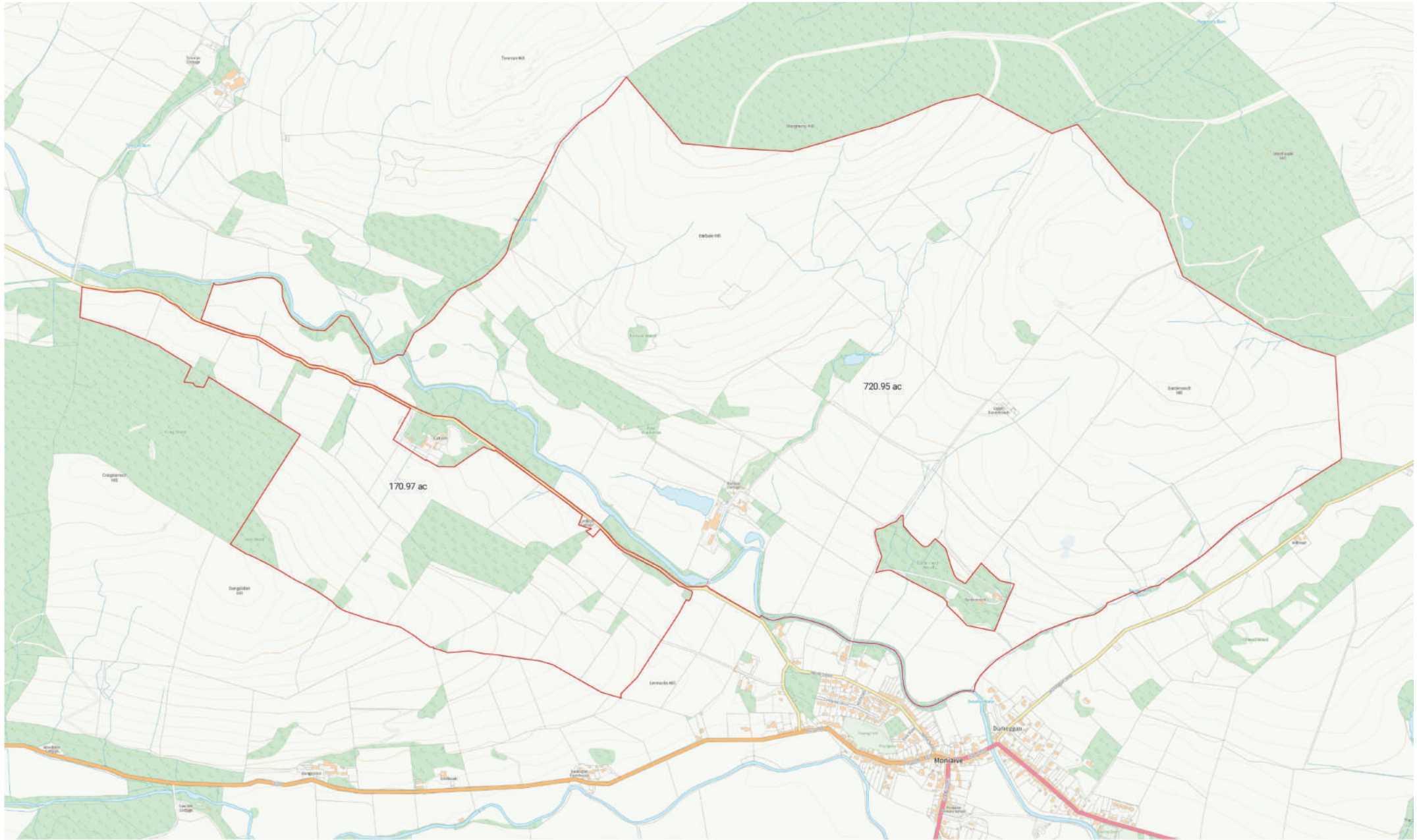
Opportunities

Barbuie is a thriving and diverse estate offering immediate profits, with extensive opportunities to generate and develop estate revenues further.

The current owners have professionally investigated proposals for fish breeding in the water bodies, including commercial fishing; forestry and biomass drying and production; woodland creation (including significant potential for carbon credit income) and further development of the buildings as well as potential for enhanced and further renewable schemes including pumped Hydro Electric potential.

Many of these could be developed in conjunction with traditional farming, either in-hand or by letting the land on seasonal grass lets or longer-term tenancies.

Details of these proposals can be provided to genuinely interested parties.



Plot ID	Map Sheet	Field No's	Type	Hectares	Acres	Map Sheet	Field No's	Type	Hectares	Acres
NX 75497	92201	1	Silagable	2.27	5.61					
NX 75684	92128	2	Silagable	2.54	6.28	91894	44	Woodland	0.24	0.59
NX 75726	92021	3	Woodland	0.43	1.06	91803	45	Silagable	2.70	6.67
NX 75875	92025	4	Permanent Pasture	3.18	7.86	91486	46	Silagable	0.67	1.65
NX 75886	91542	5	Woodland	1.13	2.79	91530	47	Permanent Pasture	0.67	1.65
NX 75958	91944	6	Woodland	0.26	0.64	91917	48	Woodland	0.45	1.11
NX 75968	92138	7	Permanent Pasture	6.38	15.76	91422	49	Silagable	1.32	3.26
NX 76019	92028	8	Woodland	0.19	0.47	91565	50	Silagable	0.78	1.93
NX 76052	91931	9	Permanent Pasture	2.87	7.09	91797	51	Silagable	0.55	1.35
NX 76065	91605	10	Rough Grazing	10.35	25.57	91747	52	Woodland	0.52	1.28
NX 76123	91873	11	Woodland	0.57	1.41	91586	53	Woodland	0.35	0.86
NX 76182	91776	12	Permanent Pasture	1.68	4.15	91921	54	Permanent Pasture	5.16	12.75
NX 76234	91891	13	Silagable	2.20	5.44	91446	55	Silagable	3.07	7.58
NX 76235	91432	14	Permanent Pasture	3.62	8.95	91654	56	Permanent Pasture	3.42	8.45
NX 76262	92008	15	Permanent Pasture	1.09	2.69	92116	57	Permanent Pasture	3.84	9.24
NX 76337	91488	16	Woodland	0.72	1.78	91383	58	Silagable	3.15	7.78
NX 76399	91945	17	Woodland	1.08	2.67	77534	59	Silagable	4.04	9.98
NX 76431	91710	18	Permanent Pasture	7.19	17.77	92029	60	Woodland	1.33	3.28
NX 76433	91362	19	Permanent Pasture	4.38	10.82	91543	61	Permanent Pasture	2.01	4.97
NX 76495	91519	20	Permanent Pasture	5.15	12.73	91981	62	Silagable	4.13	10.20
NX 76536	92044	21	Permanent Pasture	10.61	26.22	92103	63	Rough Grazing	0.33	0.81
NX 76576	91870	22	Permanent Pasture	2.64	6.52	92364	64	Permanent Pasture	5.55	13.71
NX 76595	91260	23	Silagable	2.38	5.88	91710	65	Permanent Pasture	3.34	8.25
NX 76650	91914	24	Woodland	0.08	0.20	91323	66	Silagable	3.99	9.85
NX 76665	91342	25	Permanent Pasture	1.56	3.85	91872	67	Silagable	4.20	10.37
NX 76695	91593	26	Permanent Pasture	3.14	7.76	92249	68	Rough Grazing	5.33	13.17
NX 76754	91416	27	Permanent Pasture	1.74	4.30	92424	69	Woodland	0.22	0.54
NX 76778	91696	28	Permanent Pasture	1.58	3.90	91589	70	Permanent Pasture	3.91	9.66
NX 76783	91523	29	Woodland	0.50	1.24	91211	71	Silagable	4.80	11.86
NX 76788	91235	30	Silagable	2.31	5.71	91461	72	Rough Grazing	0.28	0.69
NX 76808	91998	31	Woodland	4.72	11.66	92615	73	Rough Grazing	9.49	23.44
NX 76862	91482	32	Silagable	1.70	4.20	91739	74	Permanent Pasture	7.32	18.08
NX 76863	91349	33	Permanent Pasture	0.98	2.42	91276	75	Hill	0.81	2.00
NX 76918	91738	34	Silagable	3.83	9.46	92135	76	Woodland	0.29	0.71
NX 76932	91420	35	Silagable	0.77	1.90	91396	77	Permanent Pasture	3.79	9.36
NX 76936	91203	36	Silagable	2.91	7.19	92336	78	Hill	25.52	63.05
NX 76973	91481	37	Woodland	0.12	0.30	92005	79	Permanent Pasture	8.86	21.89
NX 76974	91521	38	Permanent Pasture	0.82	2.03	91590	80	Rough Grazing	8.29	20.48
NX 77014	91858	39	Woodland	0.18	0.44	91814	81	Rough Grazing	11.06	27.32
NX 77028	91368	40	Silagable	2.27	5.61	91547	82	Permanent Pasture	5.06	12.50
NX 77070	91575	41	Silagable	2.77	6.84	92127	83	Rough Grazing	10.91	26.96
NX 77093	91740	42	Silagable	1.64	4.05	91687	84	Rough Grazing	8.33	20.58
NX 77097	92324	43	Hill	70.15	173.34	91984	85	Permanent Pasture	8.20	20.26
								House, tracks, steading and loch	5.73	14.18
									360.57	890.96





General Remarks and Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion. The land is currently being managed on Seasonal Grass lets. Details of the current let can be provided to interested parties.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting and fishing rights are included.

BPS: The land is all registered with SGRPID and extends to 354.90ha all of which has been claimed every year. A total of 237.49 Region 1 Entitlements and 58.23 Region 2 Entitlements are included in the sale. The purchaser shall pay to the selling agents £250 + VAT to cover the costs of transferring the entitlements and completion of the relevant paperwork. The vendors will retain the full payment for 2024.

Timber: All standing timber is included in the sale. All felled timber stacked in the yard is to form part of the ingoings.

Ingoings: The purchaser shall be obliged to purchase the felled timber, woodchip and diesel at market value at the point of sale.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: Barbuie Farmhouse - E ; Barbuie Cottage – C

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Barbuie Farmhouse – F

Barbuie Cottage - A

Services: Mains electricity together with 8kW of Solar panels and 12kW of Hydro electric turbine generating electricity for on site usage. Mains water and private septic tank (please note that the septic tank is registered with SEPA). The biomass boiler provides both hot water and heating to both dwellings and all of the connected stone outbuildings and has the potential to provide further heat to the former byre, converted or otherwise. Partially double glazed.

Viewings: Strictly by appointment through the joint selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee.





Lakeside, Townfoot, Longtown
Carlisle, CA6 5LY

01228 792299
office@cdrural.co.uk



Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence.

Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.

No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.

C&D Rural Ltd. Registered in England Co No. 14680051

May 2024