



C&D Rural

Barbuie, Moniaive,
Dumfriesshire, DG3 4JE

BARBUIE, MONIAIVE, THORNHILL, DG3 4JE

An exceptional small estate extending to circa 900 acres (364ha) with 2 dwellings plus potential to create a 3rd; multiple enterprises, including renewable energy schemes generating significant annual incomes; forestry and woodland; shooting, including stalking; and fishing rights with extensive opportunities for further development and conversion (subject to planning), beautifully nestled in the hills of South West Scotland.

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.

what3 words ///collects.quiet.eradicate

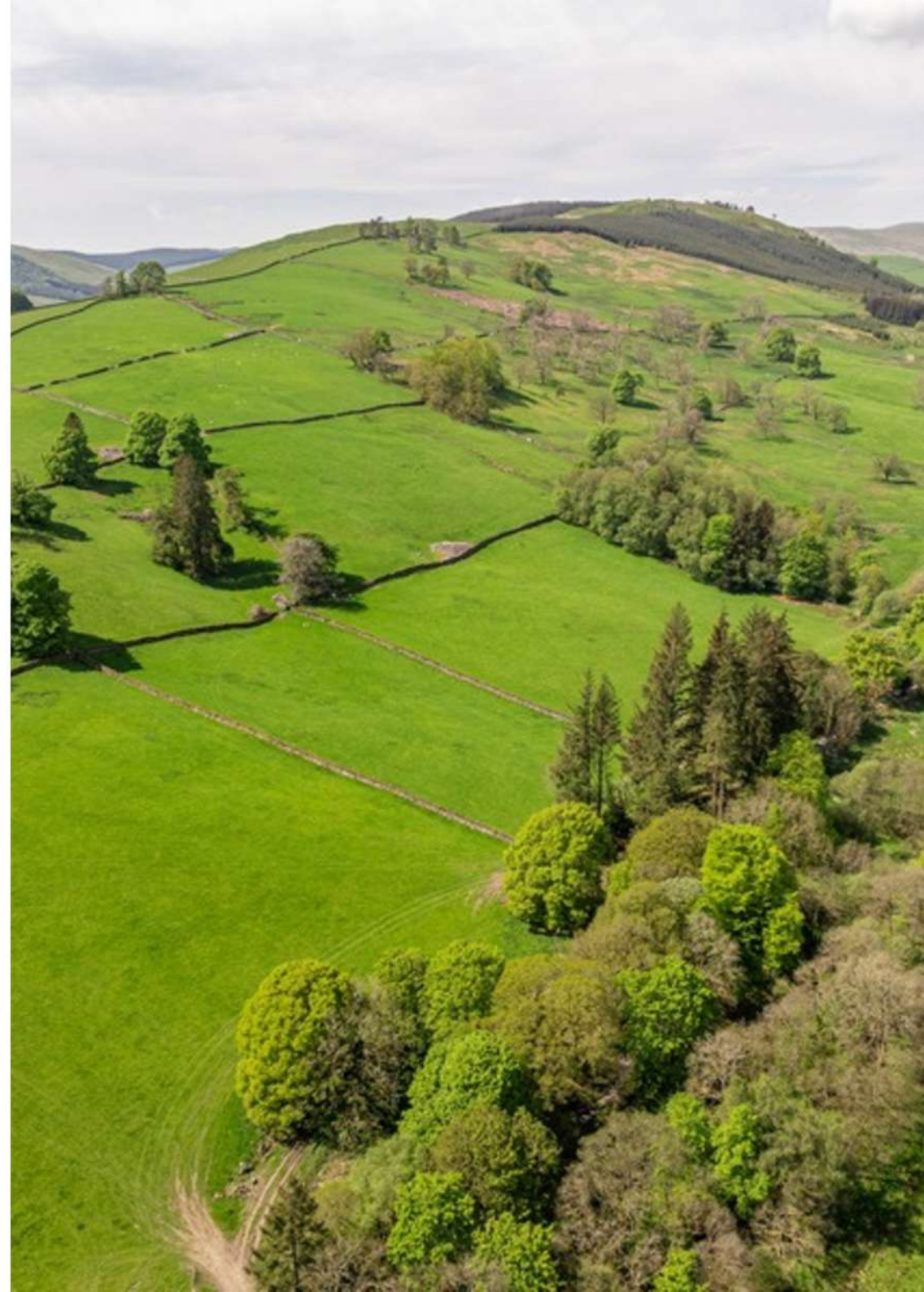
Selling agents: C&D Rural, Lakeside, Townfoot, Longtown, CA6 5LY
01228 792299 | cdrural.co.uk | landagency@cdrural.co.uk





KEY FEATURES

- Outstanding stock rearing farm, largely south facing
- Approximately 900 acres in all
- Impressive Category C listed 18th century 7/8 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 (subject to planning)
- Planning Permission for an Eco Pod, by the 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



BARBUIE ESTATE

A tranquil retreat with excellent connectivity



Barbuie lies just outside the charming village of Moniaive, less than 8 miles from Thornhill, and is surrounded by the historic Buccleuch and Queensberry estates. This peaceful rural setting offers both seclusion and convenience, with excellent local amenities and schooling options.

Families benefit from a primary school in Moniaive and Wallace Hall Academy in Thornhill, with school transport available. Thornhill also boasts an 18-hole golf course, squash and tennis facilities, a health centre, pharmacy, dentist, bank, post office, library, and a variety of shops.

Moniaive is a vibrant village with a strong arts and crafts community, hosting annual music festivals. It offers a general store, post office, pub, café, acclaimed restaurant, and a community shop. Medical practices are available in Moniaive, Dunscore, and Thornhill.

Outdoor enthusiasts will love the area's renowned hill walking, mountain biking, and rich wildlife. Dumfries, just 17 miles southeast, provides major supermarkets, high street shopping, a university campus, college, and diverse dining and healthcare options.

For city access, Glasgow is only 70 miles to the north—around 1.5 hours via the M74—offering world-class amenities, culture, and transport links. Glasgow, Edinburgh and Prestwick Airports are all under 2 hours drive time offering both Domestic and International flights. The West Coast Mainline can be accessed at Lockerbie, 50mins to the east with connections to London in around 4hours.

BARBUIE

Barbuie House is the most delightful Georgian Category C listed 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. 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 extensive grounds include wooded areas; a charming walled garden; pond, with jetty suitable for boating or swimming; loch; a south facing terrace and extensive parking.

ACCOMMODATION

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 multifuel 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.

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.

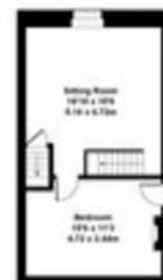
Within the courtyard of the house are two workshops, a biomass boiler store, woodchip store, two general stores with insulated studio/party/games room above, garage and kennel.

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.



Approximate Gross Internal Area
6288 sq ft - 585 sq m



Not to Scale.
For Illustrative Purposes Only.





THE 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.

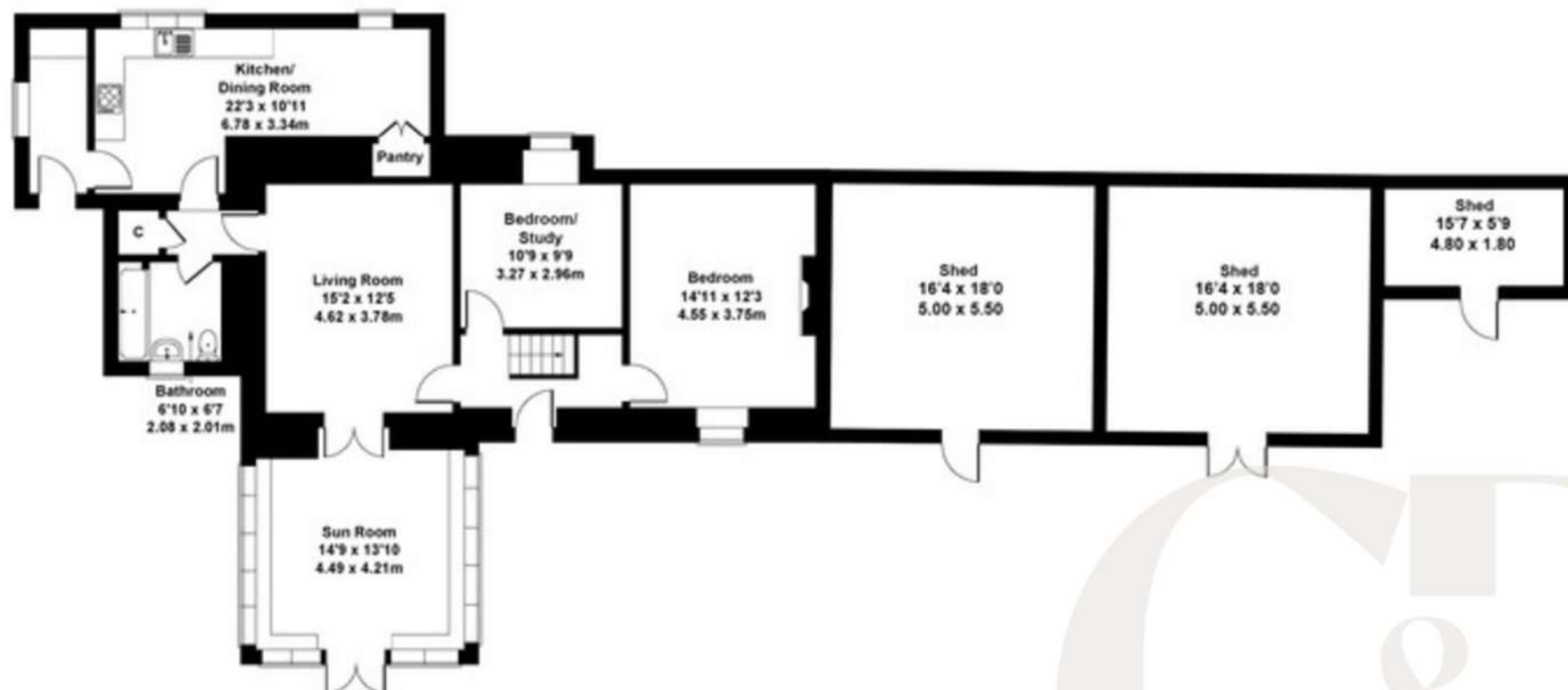
Upstairs, two bright attic bedrooms can be found, both with velux windows.



2282 sq ft - 212 sq m



FIRST FLOOR



GROUND FLOOR COTTAGE

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 LAND

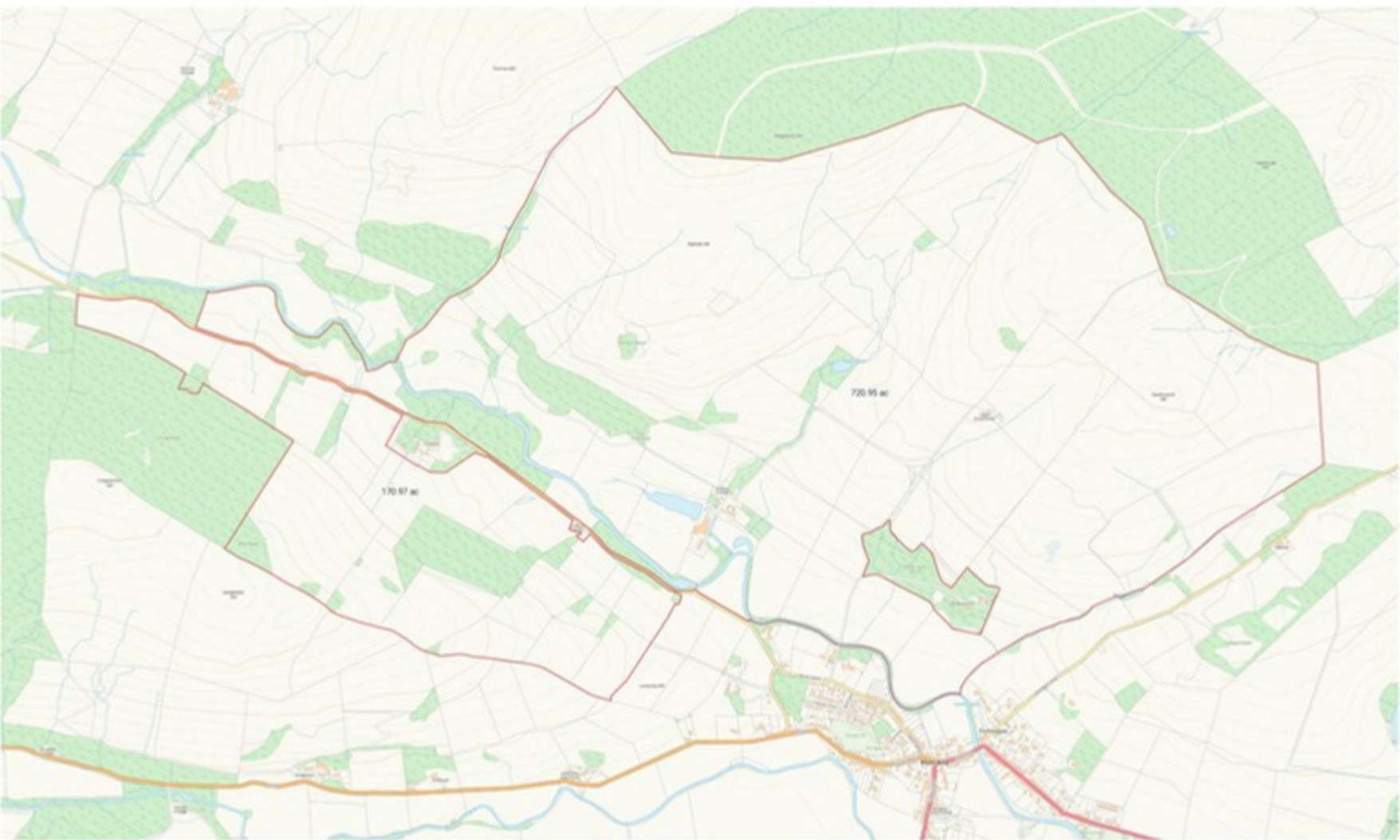
Comprised of the farming lands of Caitloch, Bardennoch and Barbuie Farms which extend to 877 claimed acres (SGRPID 354.90ha) or thereabouts including c.150 silagable acres; 454 acres good permanent pasture; 240 acres hill ground and 33 acres of forestry.

The land is 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.



Plot ID	Map Sheet	Field No.	Type	Hectares	Acres		Plot ID	Map Sheet	Field No.	Type	Hectares	Acres
NX 75497	92201	1	Silage	2.27	5.61		NX 77140	91894	44	Woodland	0.24	0.59
NX 75684	92128	2	Silage	2.54	6.28		NX 77149	91803	45	Silage	2.7	6.67
NX 75726	92021	3	Woodland	0.43	1.06		NX 77177	91486	46	Silage	0.67	1.65
NX 75875	92025	4	Permanent Pasture	3.18	7.86		NX 77219	91530	47	Permanent Pasture	0.67	1.65
NX 75886	91542	5	Woodland	1.13	2.79		NX 77231	91917	48	Woodland	0.45	1.11
NX 75958	91944	6	Woodland	0.26	0.64		NX 77266	91422	49	Silage	1.32	3.26
NX 75968	92138	7	Permanent Pasture	6.38	15.76		NX 77284	91565	50	Silage	0.78	1.93
NX 76019	92028	8	Woodland	0.19	0.47		NX 77286	91797	51	Silage	0.55	1.35
NX 76052	91931	9	Permanent Pasture	2.87	7.09		NX 77311	91747	52	Woodland	0.52	1.28
NX 76065	91605	10	Rough Grazing	10.35	25.57		NX 77361	91586	53	Woodland	0.35	0.86
NX 76123	91873	11	Woodland	0.57	1.41		NX 77361	91921	54	Permanent Pasture	5.16	12.75
NX 76182	91776	12	Permanent Pasture	1.68	4.15		NX 77401	91446	55	Silage	3.07	7.58
NX 76234	91891	13	Silage	2.2	5.44		NX 77432	91654	56	Permanent Pasture	3.42	8.45
NX 76235	91432	14	Permanent Pasture	3.62	8.95		NX 77526	92116	57	Permanent Pasture	3.84	9.24
NX 76262	92008	15	Permanent Pasture	1.09	2.69		NX 77531	91383	58	Silage	3.15	7.78
NX 76337	91488	16	Woodland	0.72	1.78		NX 77534	77534	59	Silage	4.04	9.98
NX 76399	91945	17	Woodland	1.08	2.67		NX 77556	92029	60	Woodland	1.33	3.28
NX 76431	91710	18	Permanent Pasture	7.19	17.77		NX 77596	91543	61	Permanent Pasture	2.01	4.97
NX 76433	91362	19	Permanent Pasture	4.38	10.82		NX 77677	91981	62	Silage	4.13	10.2
NX 76495	91519	20	Permanent Pasture	5.15	12.73		NX 77680	92103	63	Rough Grazing	0.33	0.81
NX 76536	92044	21	Permanent Pasture	10.61	26.22		NX 77690	92364	64	Permanent Pasture	5.55	13.71
NX 76576	91870	22	Permanent Pasture	2.64	6.52		NX 77698	91710	65	Permanent Pasture	3.34	8.25
NX 76595	91260	23	Silage	2.38	5.88		NX 77701	91323	66	Silage	3.99	9.85
NX 76650	91914	24	Woodland	0.08	0.2		NX 77813	91872	67	Silage	4.2	10.37
NX 76665	91342	25	Permanent Pasture	1.56	3.85		NX 77823	92249	68	Rough Grazing	5.33	13.17
NX 76695	91593	26	Permanent Pasture	3.14	7.76		NX 77833	92424	69	Woodland	0.22	0.54
NX 76754	91416	27	Permanent Pasture	1.74	4.3		NX 77863	91589	70	Permanent Pasture	3.91	9.66
NX 76778	91696	28	Permanent Pasture	1.58	3.9		NX 77867	91211	71	Silage	4.8	11.86
NX 76783	91523	29	Woodland	0.5	1.24		NX 77893	91461	72	Rough Grazing	0.28	0.69
NX 76788	91235	30	Silage	2.31	5.71		NX 77957	92615	73	Rough Grazing	9.49	23.44
NX 76808	91998	31	Woodland	4.72	11.66		NX 77997	91739	74	Permanent Pasture	7.32	18.08
NX 76862	91482	32	Silage	1.7	4.2		NX 78043	91276	75	Hill	0.81	2
NX 76863	91349	33	Permanent Pasture	0.98	2.42		NX 78080	92135	76	Woodland	0.29	0.71
NX 76918	91738	34	Silage	3.83	9.46		NX 78106	91396	77	Permanent Pasture	3.79	9.36
NX 76932	91420	35	Silage	0.77	1.9		NX 78159	92336	78	Hill	25.52	63.05
NX 76936	91203	36	Silage	2.91	7.19		NX 78205	92005	79	Permanent Pasture	8.86	21.89
NX 76973	91481	37	Woodland	0.12	0.3		NX 78206	91590	80	Rough Grazing	8.29	20.48
NX 76974	91521	38	Permanent Pasture	0.82	2.03		NX 78426	91814	81	Rough Grazing	11.06	27.32
NX 77014	91858	39	Woodland	0.18	0.44		NX 78459	91547	82	Permanent Pasture	5.06	12.5
NX 77028	91368	40	Silage	2.27	5.61		NX 78506	92127	83	Rough Grazing	10.91	26.96
NX 77070	91575	41	Silage	2.77	6.84		NX 78688	91687	84	Rough Grazing	8.33	20.58
NX 77093	91740	42	Silage	1.64	4.05		NX 78796	91984	85	Permanent Pasture	8.2	20.26
NX 77097	92324	43	Hill	70.15	173.34					House, tracks, lochs, waterways, steading	5.73	23
											360.7	900





THE BUILDINGS

There is an array of outbuildings suitable for a variety of purposes or further conversion or development (subject to planning) and include:

Sheep shed: 45.92m x 15.05m plus 23.07m x 8.04m. The principal agricultural building is a steel portal framed slatted sheep shed housing sheep bays and providing general storage, with plenty of height for an additional floor or general development.

Woodchip shed: 8.93m x 18.04m. A modern steel portal frame shed with partial concrete floor provides secure machinery storage and open-fronted main wood chip storage.

Open fronted stock shed: 23.33m x 7.37m

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 carports/wood stores.



RENEWABLES

The current owners have put in place multiple renewable energy schemes, generating significant incomes, to include:

Biomass Boiler - 75kw woodchip boiler on Index linked commercial RHI tariff, with c.9 years remaining.

Hydro Electric turbine - 12kw turbine on Index Linked Feed in Tariff with c.14 years remaining.

Solar - 8kW of Photovoltaic panels (2 x c.4kw) on Index Linked Feed in Tariff with c.13 years remaining.

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



OPPPORTUNITIES

Barbuie is a 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.







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 2025. Should a sale complete after 15th May 2026 but prior to 31st July 2026 the vendors will submit a claim for BPS for that year and the payment will be split pro-rata. In the event of completion after 31st July 2026, the vendors will retain the full payment for 2026.

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 | **Council Tax:** Barbuie Farmhouse - F; Barbuie Cottage - A

Services: Mains electricity together with 8kw of Solar panels and 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 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.

C&D Rural

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