



**CARBIESTON MAINS**  
LOW COYLTON, AYR

**Galbraith**



# CARBIESTON MAINS, LOW COYLTON, AYR

An immaculate adaptable farming unit within an accessible location in South Ayrshire.

Coylton 1 mile ■ Ayr 5 miles ■ Glasgow 40 miles

**About 48.07 Ha (118.77 Ac) in total.**

## FOR SALE AS A WHOLE

- Traditional farmhouse (four bedrooms, three public rooms).
- A range of principally modern farm buildings.
- Versatile blocks of farmland comprising a mixture of Grade 3.2 arable, silage and grazing ground.

**As a Whole: Offers over £1,075,000**



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 **OnTheMarket**

Living Room



Kitchen



Sun Room



Bedroom



## GENERAL

Carbieston Mains Farm is an immaculately presented former dairy unit located within an accessible part of South Ayrshire, near to the village of Coylton. The farm is situated in an area suited to both dairy, beef and other mixed farming enterprises and is well placed for access to Coylton (1 mile), Ayr (5 miles) and Glasgow (40 miles).

Coylton has a good range of local shops, a primary school and recreational facilities whilst Ayr has a variety of high street shops, supermarkets, cinema and an excellent choice of bars and restaurants. Primary and secondary schooling is available including private schooling at Wellington. Glasgow can be reached in about 45 minutes driving time via the M77. Prestwick Airport is about 10 miles away with regular flights. Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon, Prestwick and Turnberry. There is a 12 hole golf course at Roodlea (3 miles away). There are excellent equestrian facilities at Ayr Equitation Centre (4.2 miles) and fine sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. Ayrshire has many delightful walks including the River Ayr Way walk which passes through several local towns and villages which each have their own unique network of paths. Dumfries House, a Palladian country house, owned by HRH King Charles (9 miles distant) is set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop. This rural area is well served by the agricultural supply industry and the farm is about 3.8 miles from Ayr Livestock Market.

## DESCRIPTION

Carbieston Mains Farm comprises a traditional well presented four bedroom farmhouse, a principally modern and adaptable steading alongside circa 48.07 Ha (118.77 Ac) of predominately ploughable Grade 3 land.

Up until 2023, the farm was operating as a productive dairy unit. The land and steading is currently being used for the grazing of young stock with sheep over the winter months.

## METHOD OF SALE

The sale of Carbieston Mains Farm offers purchasers an opportunity to acquire the farm as a whole.

### Carbieston Mains Farmhouse

Carbieston Mains Farmhouse is of a traditional nature, constructed of stone and slate and offers spacious accommodation over two storeys. It is set within a traditional L-shaped courtyard, benefiting from ample parking to the front, rear and side. The accommodation includes the following: porch, hallway, kitchen, w.c, utility with back stairs leading to a former maids quarter, bathroom, sitting room, living room and sun room. Doors from the sunroom lead to an attractive lawned garden, featuring flower beds, a patio and a pergola. On the first floor, there are four double bedrooms and a shower room.

### Farm Buildings

Adjoining the farmhouse, there are a range of stone and slate and stone and tin outbuildings positioned in a L-shaped formation. These are utilised for mostly storage purposes and comprise a mixture of a garage, workshop space and storerooms (marked as TR on buildings plan). There is also an adjoining lean-to (marked as LT on buildings plan) which is of steel portal frame construction, slatted floor, with side feed passage under a tin roof.

The farmyard features a concrete apron with the buildings summarised as follows:

All adjoining (1-4)

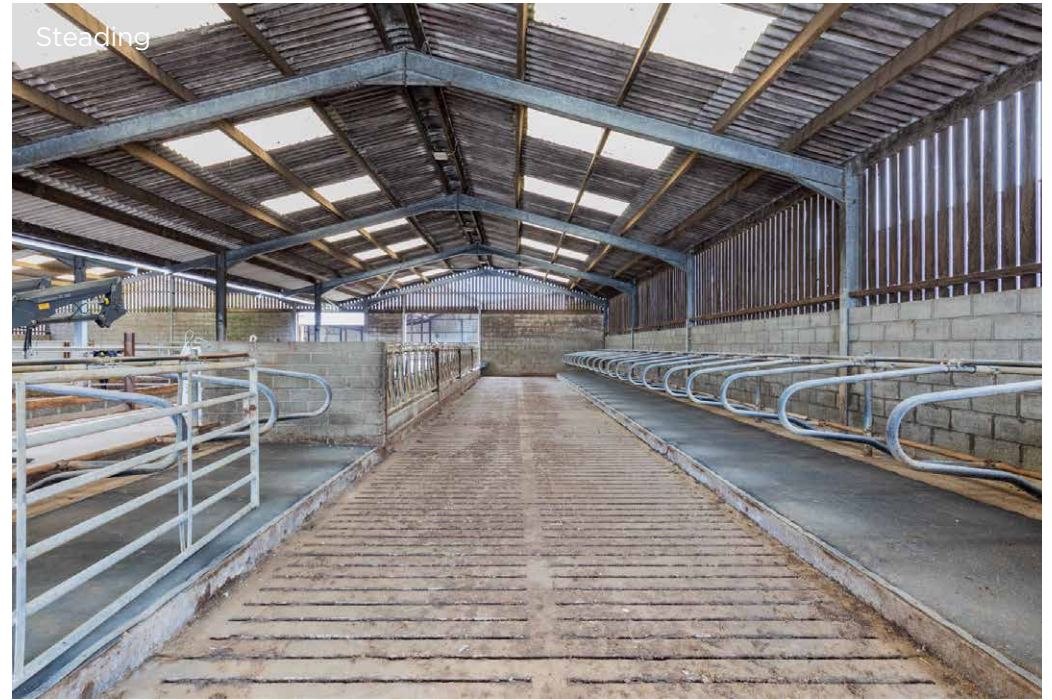
1. **Dairy complex** (24m x 15m) - of steel portal frame construction, tin cladding, a mix of concrete/slatted floor, under a fibre cement roof. Housing milking parlour (10 aside Westfalia swingover), tank room (3200L Dari-Kool Tank), dairy office, washing area, handling pens and collecting area. Located within the yard there are two Collinson feed bins that service the parlour troughs.
2. **Adjoining lean-to** (9m x 8m) - of steel portal frame construction, tin cladding, a mix of concrete and slatted floor, under a fibre cement roof. This lean-to sits next to the redundant slurry store.



Stabling



Stabling



Stabling



Stabling



3. **Cubicle shed** (30.27m x 22.27m) – of concrete frame construction, concrete passages with rope scrapers, tin cladding, central feed passage with head locking yokes, under a fibre cement roof. Housing 100 cubicles.
4. **Cubicle shed** (30.94m x 10.31m) – of steel portal frame construction with breeze block walls, concrete passages with rope scrapers, Yorkshire boarding and tin cladding under a fibre cement roof. Housing 27 cubicles.

Adjoining (5 & 6)

5. **Cubicle & calving shed** (30.48m x 12.19m) – of steel portal frame construction with breeze block walls, Yorkshire boarding, mix of concrete & slatted floor under a fibre cement roof. Housing 27 cubicles and feed passage with head locking yokes.
6. **Calf shed** (30.48m x 12.19m) – of steel portal frame construction with breeze block walls, Yorkshire boarding, hardcore floor under a fibre cement roof. Utilised for storage and calf housing.

All adjoining (7-12)

7. **Calf shed lean-to** (36.48m x 6.35m) – of steel portal frame construction, breeze block walls, tin cladding, a mix of concrete and hardcore floor under a fibre cement roof.
8. **General purpose shed** (7.88m x 18.4m) – of steel portal frame construction, breeze block walls, concrete floor under a fibre cement roof. Housing cattle pens and storage space.
9. **Linking feed passage lean-to** (7m x 18.4m) – of steel portal frame construction, breeze block walls, mix of slatted and concrete floor, under a tin roof. Providing a linking feed passage between buildings 8 and 10.
10. **Youngstock cubicle lean-to** (6m x 18.4m) – of steel portal frame construction, breeze block walls, concrete floor, tin cladding under a fibre cement roof. Housing 27 youngstock cubicles.
11. **Slatted shed** (6m x 18.4m) – of steel portal frame construction, a mix of rubber slats and concrete passage, breeze block walls, tin cladding, under a fibre cement roof.
12. **General purpose lean-to** (6m x 18.4m) – of steel portal frame construction, breeze block walls, tin cladding, under a tin roof.

Adjoining (13 & 14)

13. **General purpose lean-to** (13.7m x 6.38m) – Of steel portal frame construction, concrete panel walls, wooden cladding, hardcore floor. Currently being used for storage.
14. **Indoor silage pit** (26.6m x 8.5m) – Of steel portal frame construction, concrete panel walls, fibre cement cladding, concrete floor under a fibre cement roof.

**Slurry permastore** - with 550,000 gallon capacity.

**Silage pit** - There is an outdoor silage pit with a mix of concrete panel walls and earth banking with a concrete floor.

**Former silage pit** - There is also a former silage pit which is currently being used as a midden with a concrete floor & wooden sleepers.



## Land

The land extends to approximately 48.07 Ha (118.77 Ac) in total including roads, yards, buildings & woodland. The majority of the farmland has been classified as predominately Grade 3.2 by the James Hutton Institute and is contained within various blocks with the majority situated to the west of the farmhouse and steading. The majority of the farmland is of a ploughable nature but is currently down to grass and used for grazing and fodder production with most fields having access to mains water troughs. The land rises from 77.2m above sea level at its lowest point to the north of the holding to 99.7m at its highest point to the west of the farm. The fields are well laid out and of a generous size, easily accommodating modern machinery. There is a small strip of amenity woodland located within field 12 extending to 0.66 Ha (1.63 Ac).

A clawback agreement has been placed on the land. (field 9 - hatched black on the site plan). Further details are available from the selling agent.

## NITRATE VULNERABLE ZONE (NVZ)

Carbieston Mains Farm is not located within a Nitrate Vulnerable Zone.

## BASIC PAYMENT SCHEME (BPS) 2024

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

## LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area (Category Disadvantaged).

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Tenure	Broadband	Council Tax	EPC
Mains	Mains	Septic Tank	Mains Gas	Freehold	Available in the area	Band E	D (66)

## LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR T: 0300 123 0900

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE. T: 0300 244 6300 E: SGRPID.ayr@gov.scot

## MINERALS

The minerals are excepted from the sale.

## TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

## SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

## FIXTURES AND FITTINGS

All fixture and fittings within the property are included in the sale price. No other items are included unless mentioned in the sales particulars. The Holm & Laue Automatic Calf Feeder is not being sold as part of the farm.





### INGOING VALUATION

The purchaser(s) of Carbieston Mains Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

### DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

### DIRECTIONS

From Glasgow take the M77 south, continue onto the A77 travelling south until the Holmston roundabout where you should take the first exit onto the A70, follow the A70 east until Hillhead then take a right onto the B742, follow the road south and Carbieston Mains Farm is the second farm on your left directly opposite The Coylton Arms pub.

### POST CODE

KA6 6LE

### WHAT 3 WORDS

To find this property location to within 3 metres, download and use What3Words and click on link: <https://w3w.co/lock.party.dusts>

### SOLICITORS

Lockharts Law, 12 Beresford Terrace, Ayr KA7 2EG T: 01292 265045

### VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

### POSSESSION AND ENTRY

Entry will be given no earlier than the 1st March 2024 and on completion or at a mutually agreed date by the seller and the purchaser(s).

### 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.

### HEALTH & SAFETY

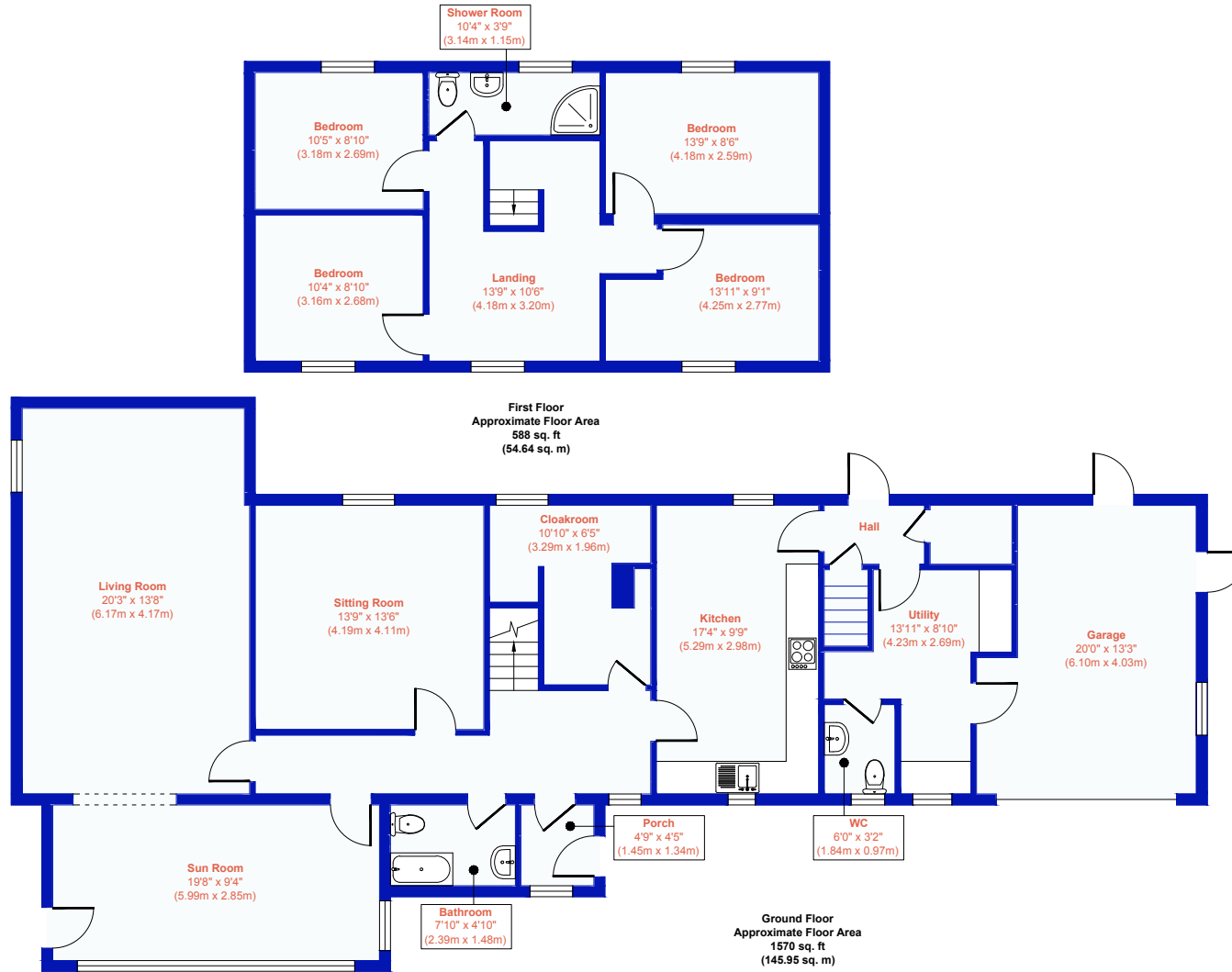
The property is a working agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the holding.

### THIRD PARTY RIGHTS AND SERVITUDES

The owners of Tobergill have a prescribed right of access over the area marked A to B on the enclosed plan. In Field 12 there are rights that apply in favour of Hope Homes Limited for drainage/sewage to a small part of the land. The subjects are sold together with and subject to all other existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.



# Carbieston Mains, Low Coylton, Coylton, Ayr, South Ayrshire



**Approx. Gross Internal Floor Area 2158 sq. ft / 200.59 sq. m**

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

## AMC PLC FINANCE

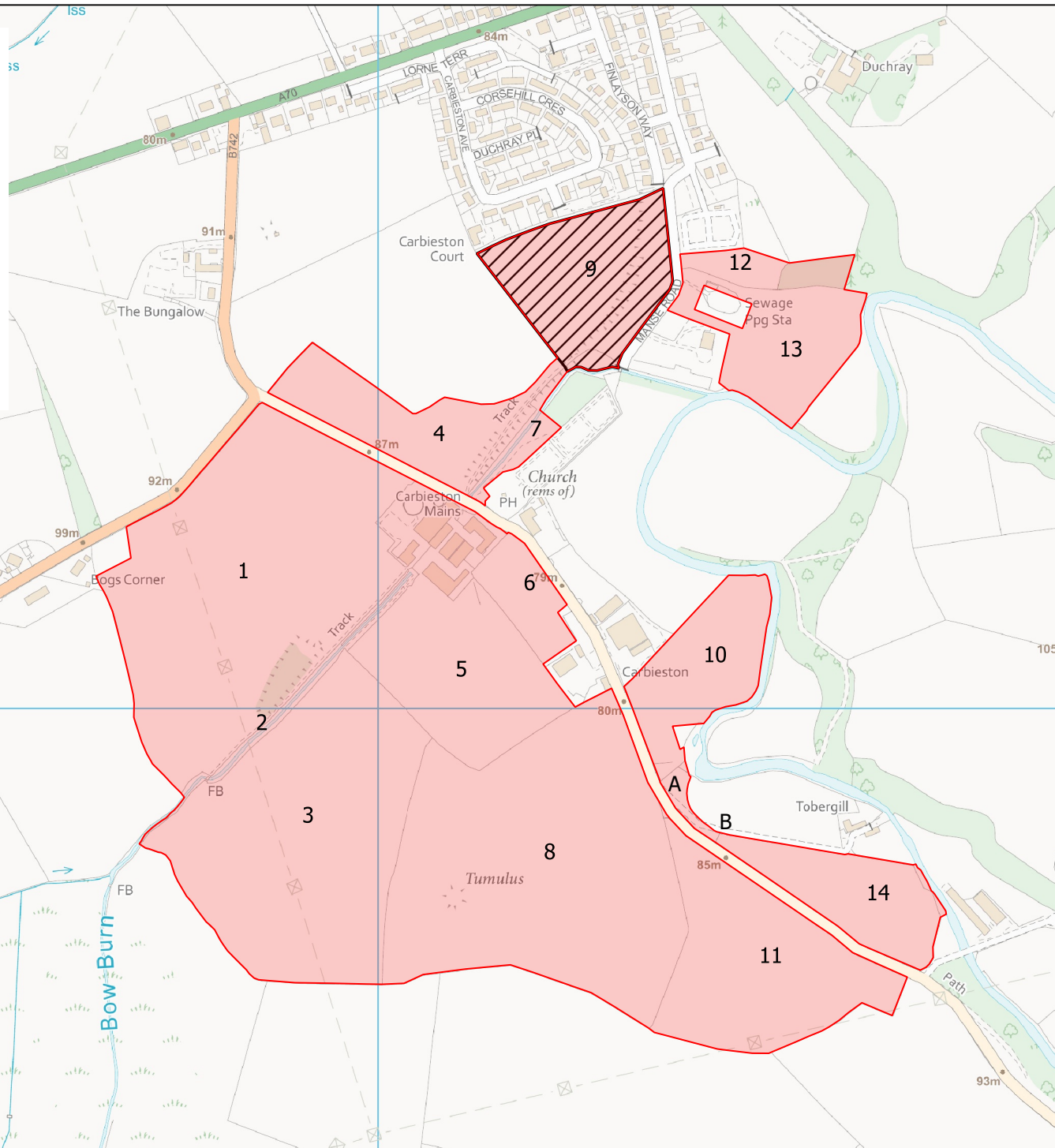
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: alistair.christie@galbraithgroup.com

## 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 July 2024. 9. All buildings measurements are an approximate.

Carbieston Mains			
Field ID	(Ha)	(Ac)	Grading
(1) NS/41848/19142	9.32	23.02	3.2
(2) NS/41856/18970	0.14	0.35	-
(3) NS/41928/18861	7.66	18.93	3.2 / Small area of 5.2
(4) NS/42075/19314	2.25	5.56	3.2
(5) NS/42101/19045	3.20	7.91	3.2
(6) NS/42175/19129	0.91	2.25	3.2
(7) NS/42184/19330	0.47	1.16	3.2
(8) NS/42190/18817	9.14	22.58	3.2
(9) NS/42229/19500	2.97	7.34	3.2
(10) NS/42394/19054	2.11	5.21	3.2
(11) NS/42468/18704	4.08	10.08	3.1 / 3.2
(12) NS/42468/19516	0.66	1.63	3.2
(13) NS/42479/19427	2.13	5.26	3.2
(14) NS/42543/18785	1.95	4.82	3.2
Misc	1.08	2.67	
<b>Total</b>	<b>48.07</b>	<b>118.77</b>	



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## Carbieston Mains

- Site Boundary
- Clawback Agreement

NOT TO SCALE



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