



**TAIGLIM FARM**  
BY CUMNOCK, EAST AYRSHIRE

**Galbraith**



# TAIGLIM FARM, BY CUMNOCK, EAST AYRSHIRE

**A modern and adaptable beef unit located in an accessible location.**

Cumnock 3 miles ■ Ayr 17 miles ■ Glasgow 40 miles

**About 129.98 Ha (321.19 Ac) in total.**

## FOR SALE AS A WHOLE OR IN 2 LOTS

- Traditional farmhouse (four bedrooms, one public room).
- A predominantly modern and adaptable farm steading.
- A versatile block of farmland comprising a mixture of Grade 4.1 and 4.2 silage and grazing ground.
- A block of young forestry and hill ground.

Lot 1: Farmhouse, farm buildings and land extending to 70.65 Ha (174.58 Ac)  
**Offers Over £1,050,000**

Lot 2: Land at Taiglim Farm About 59.33 Ha (146.61 Ac)  
**Offers Over £225,000**

As a Whole: **Offers Over £1,275,000**



## Galbraith

Ayr  
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ayr@galbraithgroup.com

 OnTheMarket

## GENERAL

Taiglim Farm is located within an accessible part of East Ayrshire, near to the settlement of Cumnock. The farm is situated in an area suited to both beef and other mixed farming enterprises and is well placed for access to Cumnock (3 miles), Ayr (17 miles) and Glasgow (about 40 miles). The farm is located directly off Glaisnock Road which runs south from the A77.

Cumnock offers a wide range of facilities including primary schooling, supported learning centre and secondary schooling, medical practice and local shops. The refurbished New Cumnock outdoor swimming pool (The Tamar Manoukian Pool) is open for the community to enjoy. There are excellent transport links in the area with a regular train service to Glasgow from New Cumnock and Ayr, Prestwick Airport is about 22 miles away with regular scheduled flights and Glasgow International Airport is approximately 40 miles. The New Cumnock Access Network Paths has developed some interesting local walks in the area including the Knockshinnoch Lagoons which goes round a 130 Ha Scottish Wildlife Trust reserve, Burns Cairn and Glen Afton.

Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon. There are excellent yachting facilities at the marinas at Troon, Ardrossan, Largs and Inverkip. This rural area is well served by the agricultural supply industry and the farm is about 16 miles from Ayr Market and just over an hour and a quarter's drive from the livestock market at Stirling. Auchinleck Estate is nearby and there is a popular coffee and gift shop (Boswell's Coach House) within the estate grounds along with enjoyable riverside walks. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. Dumfries House Estate (about 3 miles) also close by is arguably one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled garden and coffee house.

## DESCRIPTION

Taiglim Farm is currently run as a beef unit which extends in total to circa 129.98 Ha (321.19 Ac) with a predominantly modern steading all kept and maintained to a high standard. The farm is currently running around 90 suckler cows mainly consisting of Limousine cross' sired by Charolais bulls. The farm would be adaptable for other farming enterprises.

## METHOD OF SALE

The sale of Taiglim Farm offers purchasers an opportunity to acquire the farm either as a whole or in two lots.

Lot 1:	Taiglim farmhouse, farm buildings and land extending to 70.65 Ha (174.58 Ac)
Lot 2:	Land and forestry at Taiglim extending to 59.33 Ha (146.61 Ac)

Please note that Lot 2 will not be sold prior to the sale of Lot 1.

## LOT 1 -Taiglim Farmhouse, Farm Buildings and Land extending to 70.65 Ha (174.58 Ac)

### Taiglim Farmhouse

Taiglim Farmhouse is of a traditional nature, constructed from stone under a slate roof and offers accommodation over one and a half storeys. It benefits from views over the surrounding Ayrshire countryside with ample parking to the front along with a lawned garden area. The accommodation at Taiglim includes the following: kitchen, living room (with electric style wood burner), four bedrooms, family shower room (w.c., shower & wash hand basin), box room, coat room area (which has access to a further back stair with an office area and storage area), utility room (with access into former byre) and boot room. The property has recently undergone the installation of internal insulation throughout.





Living Room



Kitchen



Hallway



Bedroom





## Farm Buildings

The majority of the farm buildings are situated to the rear of the farmhouse, and they comprise the following:

### 1. Workshop (11m x 15.5m)

Steel portal frame construction, a mix of breeze block and brick walls, tin cladding, concrete floor, housing former grain bin all under a tin roof.

### 2. Storage Room (5m x 7.3m)

Stone construction with sections of brick, concrete floor, under a tin roof.

### 3. Former Byre (6.3m x 16m)

Stone construction with sections of brick, used as a bedded court, with concrete floor under a slate roof.

### 4. Bull Pens (9.6m x 6.2m)

Stone construction with sections of brick, concrete floor, under a tin roof.

### 5. Feeding Shed/Former Byre (20m x 11m)

Stone construction with a concrete floor under a tin roof.

On this roof, there are 4kw of mounted solar panels, (x16) providing electricity. Further information is available from the selling agents.

### 6. Former Dairy/Medicine Storage (4m x 6m)

Brick construction with a concrete floor under a fibre cement roof.

### 7. General Purpose Shed (12.19m x 18.29m)

Steel portal frame construction, concrete panels, tin cladding, concrete floor under a tin roof. With adjoining lean to of the same construction (12.19m x 3.96m). There is a 24,000 gallon capacity tank located at the edge of the shed.

### 8. Two Adjoining Apex's (9.14m x 18.29m each)

Steel portal frame construction, a mix of breeze block and brick walls, tin cladding, hardcore floors, under tin roofs.

### 9. Machinery Shed (9.14m x 13.72m)

Steel portal frame construction, with tin cladding, hardcore floor under a tin roof.

### 10. Apex & Adjoining Lean-To (22m x 16.5m)

Steel portal frame construction, concrete panels and breeze block walls, concrete floor, vent air cladding, under a tin roof, with head locking yokes and housing 34 cubicles, with a feed passage area to the side.

### 11. Cattle Court (Apex 1 – 30.48m x 13.72m & Apex 2 – 30.48m x 18.29m)

Steel portal frame construction, with concrete panels, vent air cladding, concrete floor all under a tin roof with a shared central feed passage with tin ridge, head locking yokes.

In addition, the steading benefits from cattle and sheep races, a midden area with concrete floor and panel walls and ample yard area for bale and machinery storage as well as hen houses within an amenity wooded area.

## Land

The majority land is of a ploughable nature and is a mixture of Grades 4(1) and 4(2) as per the James Hutton Soil Classification Map. The majority of the land is in permanent pasture and is down to grass with ploughing and re-seeding being carried out historically. The land rises from 185m to 242m above sea level. The land is rented out on an informal basis during the winter months for sheep grazing. There are also some parcels of amenity woodland that are included within the land ownership.



Taiglim Farm					
LOT ONE					
Field No.	Field ID	Ha	Ac	Grading	Land Type
3	NS/57577/16191	0.65	1.61	4.2	Forestry
4	NS/57699/16267	7.59	18.75	4.2	PGRS
6	NS/57902/16127	6.99	17.27	4.2	PGRS
7	NS/57787/16495	0.15	0.37	4.2	Forestry
8	NS/57880/16445	4.84	11.96	4.2	PGRS
9	NS/58030/15802	3.67	9.07	4.2	Forestry
10	NS/58050/16451	0.23	0.57	4.2	PGRS
11	NS/58108/16545	1.01	2.50	4.2	PGRS
12	NS/58143/16263	7.15	17.67	4.2	PGRS
13	NS/58155/16022	4.41	10.90	4.2	PGRS
14	NS/58178/16730	6.33	15.64	4.1/4.2	PGRS
15	NS/58271/15864	9.68	23.92	4.2	PGRS
16	NS/58285/16624	5.58	13.79	4.1/4.2	PGRS
17	NS/58424/16416	11.16	27.58	4.1/4.2	PGRS
Misc		1.21	2.99		Farm Steading & Roads
<b>TOTAL</b>		<b>70.65</b>	<b>174.58</b>		

LOT TWO					
Field No.	Field ID	Ha	Ac	Grading	Land Type
1	NS/57031/15665	44.47	109.89	6.3	Young Forestry/Hill Ground
2	NS/57504/15794	13.80	34.10	4.2/5.2/6.3	Young Forestry/Hill Ground
5	NS/57717/16013	1.03	2.55	4.2	Forestry
Misc		0.03	0.08		
<b>Total</b>		<b>59.33</b>	<b>146.61</b>		
<b>Total AS A WHOLE (Including Misc)</b>		<b>129.98</b>	<b>321.19</b>		



## LOT 2: Land and Forestry at Taiglim

The land at Lot 2 extends to approximately 59.33 Ha (146.61 Ac) in total and is situated in a ring-fenced block to the southwest of the main farm holding. The land in Lot 2 has been classified as a mix of 4(2), 5(2), 5(3) and 6(3) by the James Hutton Soil Classification Map. The land at Lot 2 rises from 232m above sea level at its lowest point to 295m at its highest point. The land can be accessed directly from Boig Road. A proportion of Fields 1 and 2 were planted with conifers through the use of woodland creation planting scheme grant by Scottish Woodlands in 2018. The planted area extends to 57.55 Ac (23.29 Ha) in total. There will be ongoing maintenance obligations for the new purchaser and further information on this is available from the selling agent. Lot 2 can be accessed via the Boig to Skares Road.

## NITRATE VULNERABLE ZONE (NVZ)

Taiglim 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 out with a Non-Less Favoured Area.

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

Water	Electricity	Drainage	Heating	Broadband	Tenure	Council Tax	EPC
Mains	Mains	Septic Tank	Oil-fired central heating	Ultrafast Full Fibre Broadband in the area	Freehold	Band D	B (83)

## LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU. T: 01563 554400

## 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 included within the sale insofar as they are owned by the seller.

## 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 properties are included in the sale price. No other items are included unless mentioned in the sales particulars.

## INGOING VALUATION

The purchaser(s) of Taiglim 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 southwards until the Bellfield interchange and take the A76 and continue through Mauchline and past Cumnock until you get until Skerrington roundabout where you take the third exit onto Glaisnock road then continue along that road until you see Taiglim Farm on the left directly on the roadside.

## POST CODE

KA18 4PJ

## WHAT 3 WORDS

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

## SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP Tel: 01563 820216

## VIEWING

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

## POSSESSION AND ENTRY

Entry will be given on completion or such mutual time to be agreed 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

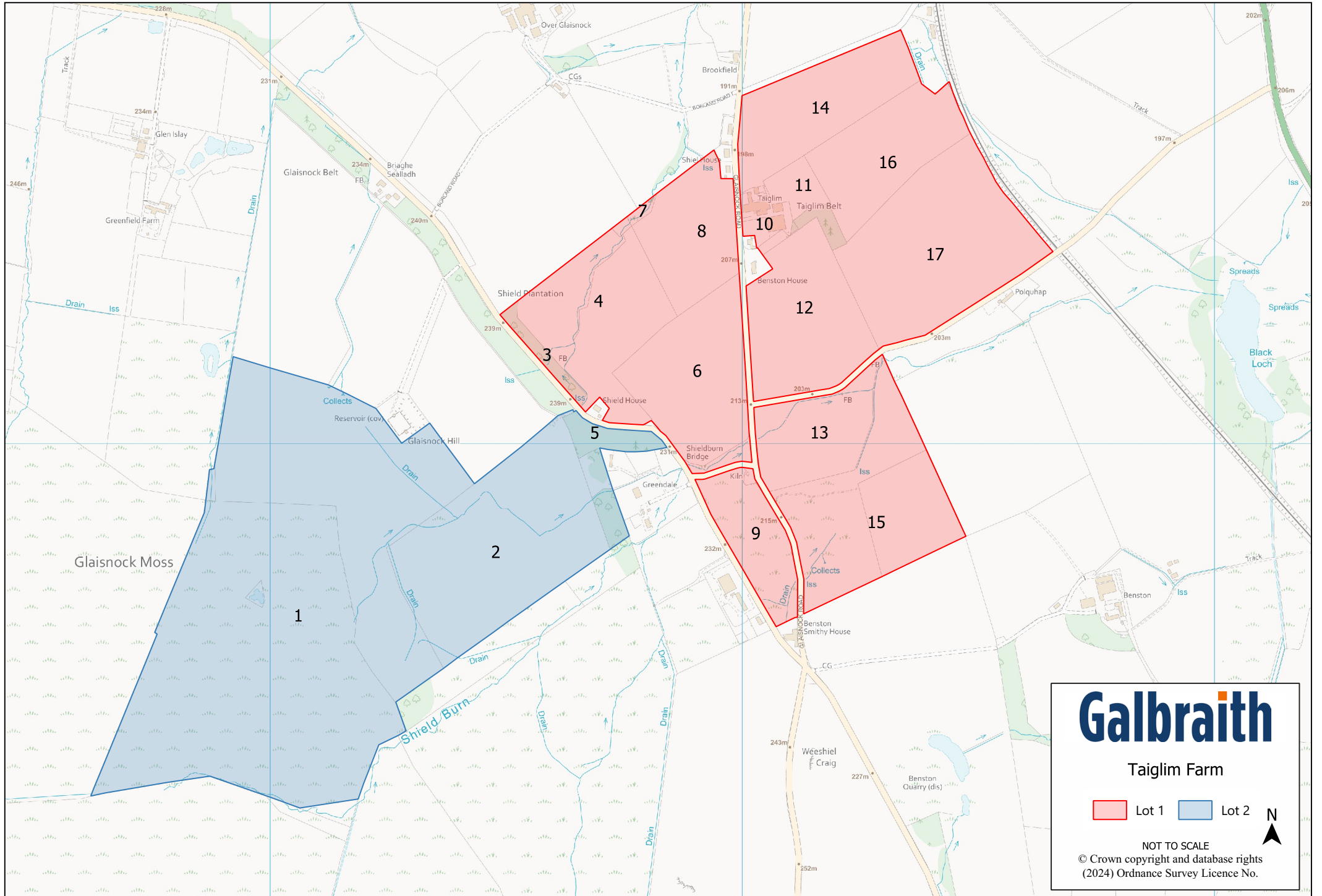
The property is a working agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the holding.

## THIRD PARTY RIGHTS AND SERVITUDES

The 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 as satisfied themselves in respect thereof. We are aware that a water pipeline crosses the land over field 2 and we believe this to be on a servitude agreement.

## 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](mailto:alistair.christie@galbraithgroup.com)



Glaisnock Moss

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# Galbraith

## Taiglim Farm

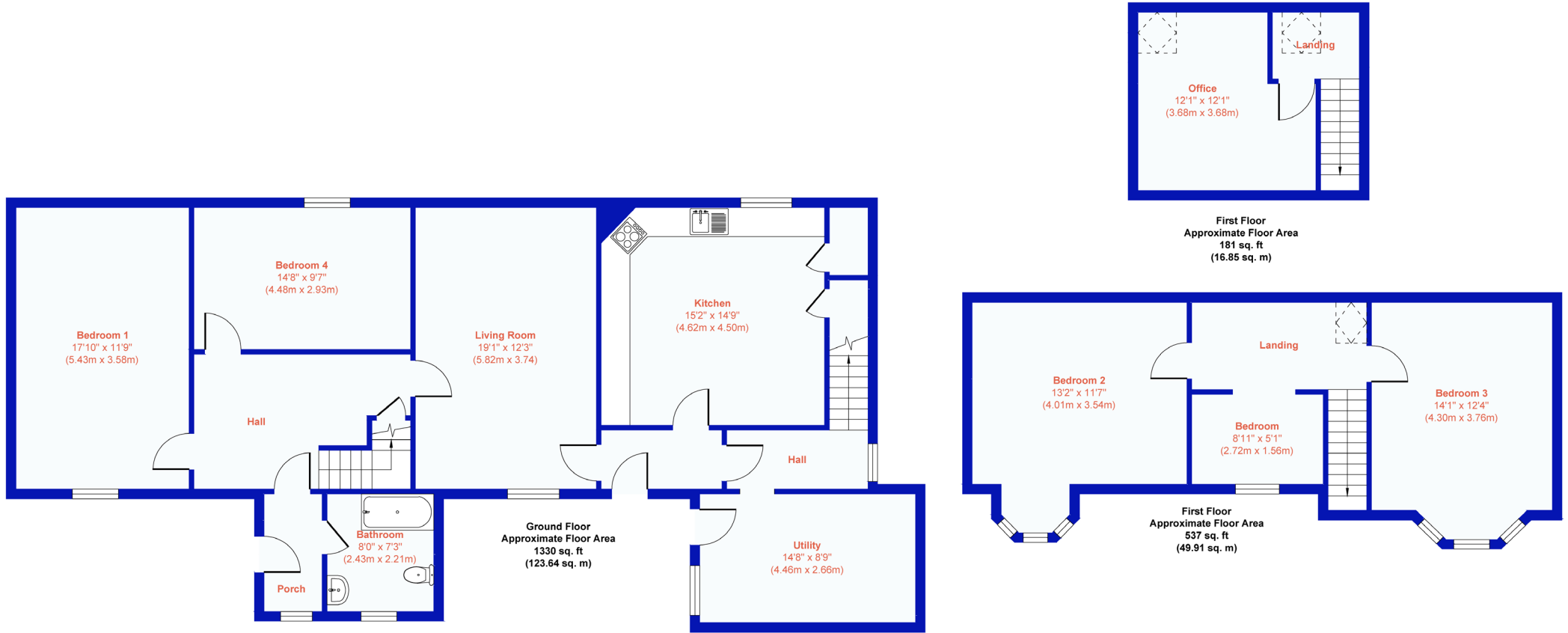
Lot 1 Lot 2



NOT TO SCALE  
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# Taiglim Farm



**Approx. Gross Internal Floor Area 2048 sq. ft / 190.40 sq. m**

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

Produced by Elements Property

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



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