



BURROWLAND FARM
BY KILWINNING, NORTH AYRSHIRE

Galbraith



BURROWLAND FARM, BY KILWINNING, NORTH AYRSHIRE

**A productive dairy farm located in an accessible location
in North Ayrshire.**

Kilwinning 3 miles ■ Ayr 20 miles ■ Glasgow 30 miles

About 114.23 Ha (282.26 Ac) in total.

FOR SALE AS A WHOLE OR IN 3 LOTS

- Traditional farmhouse (four bedrooms, two public rooms).
- Cottage (two bedrooms, one public room).
- A range of useful modern and traditional farm buildings.
- Versatile blocks of farmland comprising a mixture of Grade 3 and 4 arable, silage and grazing ground.

Lot 1: Farmhouse, cottage, farm buildings and land extending in total to 94.53 Ha (233.58 Ac)
Offers Over £1,300,000

Lot 2: About 8.83 Ha (21.82 Ac) of land
Offers Over £90,000

Lot 3: About 10.87 Ha (26.86 Ac) of land at Mid Moncur
Offers Over £110,000

As a Whole: Offers over £1,500,000

Galbraith

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 OnTheMarket





GENERAL

Burrowland Farm comprises a productive dairy farming unit located within an accessible part of North Ayrshire, near to the settlement of Kilwinning. The farm is situated in an area suited to both dairy, beef and other mixed farming enterprises and is well placed for access to Kilwinning (3 miles), Ayr (20 miles) and Glasgow (about 30 miles).

The local town of Kilwinning provides an excellent range of services and facilities including primary schools and a secondary school whilst more comprehensive service and leisure facilities and retail parks are available in the nearby larger towns of Ayr, Kilmarnock and Irvine. Glasgow is easily reached via the A736 or A737 and Kilwinning also has a railway station on the main line to Glasgow with a regular train service. Glasgow and Prestwick Airports are 22 and 14 miles away respectively.

Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon and The Morris Equestrian Centre with fabulous equestrian facilities is about 10 miles away and Muirmill Equestrian Centre, Symington is located 13 miles away. The surrounding area has a network of quiet country roads, suitable for walking, hacking and cycling. 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 18 miles from Ayr Market and just over an hour's drive from the livestock market at Stirling.



DESCRIPTION

Burrowland Farm was a productive dairy farming unit that has recently ceased milking. The Reid Family were milking around 200 cows as a flying herd and selling their milk to First Milk with silage being grown in the summer months.

The predominately modern dairy facilities is adjoined by a versatile block of farmland to the east, west and south of the steading with Lot 3 land being located on the eastern outskirts of Kilwinning, north of the B785 approximately 1.5 miles south west of Burrowland Farm. In total the land, over the three lots, extends to 111.91 Ha (276.53 Ac) (excluding miscellaneous).

METHOD OF SALE

The sale of Burrowland Farm offers Purchasers an opportunity to acquire the farm either as a whole or in three lots.

- Lot 1: Farmhouse, cottage, farm buildings and land extending in total to 94.53 Ha (233.58 Ac)
- Lot 2: Land at Burrowland Farm extending to 8.83 Ha (21.82 Ac)
- Lot 3: Land at Mid Moncur extending to 10.87 Ha (26.86 Ac)

Please note that Lot 2 or 3 will not be sold prior to the sale of Lot 1.





Farmhouse Kitchen



Farmhouse Living Room



Farmhouse Bedroom

LOT 1 – Burrowland Farmhouse, Farm Buildings and Land extending to 94.53 Ha (233.58 Ac)

Farmhouse

The farmhouse is of traditional stone and slate construction and offers accommodation over 1 and a half storeys. The farmhouse requires modernisation and comprises four bedrooms, living room, attic storage room, two family bathrooms, kitchen, former milk house and separate pantry. There is also a back stair with a large loft space which is accessed from the hall off the kitchen. The property also benefits from numerous storage spaces throughout the house. The room layout and dimensions are laid out in more detail in the floor plans contained within the brochure. It is double glazed throughout, serviced by private water with a 25.3kW biomass pellet boiler with the option for an oil connection. The farmhouse also benefits from a garage area and lawned garden area to the front of the house which is enclosed with stone walls.

Cottage

The cottage is of rendered roughcast brick and slate construction and offers accommodation over one storey. The cottage requires modernisation and comprises two bedrooms, living room, family bathroom and kitchen. The property also benefits from storage cupboards. The room layout and dimensions are laid out in more detail in the floor plans contained within the brochure. It is double glazed throughout, serviced by private water with oil-fired central heating. To the rear of the cottage is a small garden area mainly down to lawn and there is ample parking space to the front.

Farm Buildings

The farm buildings are situated immediately adjacent to the rear of the farmhouse and comprise the following:

- 1. Former Tractor Sheds**
Brick and breeze block wall construction with a concrete floor under a tin roof (3 bays).
- 2. General Purpose Shed (About 18.29m x 12.19m)**
Steel portal frame construction with concrete panels, box profile clad walls, hardcore floor under a fibre cement roof with an open front.
- 3. Cubicle House**
Brick with tin cladding and hardcore floor under a fibre cement roof housing around 25 cubicles.
- 4. Adjoining Lean-to**
Tin and breeze block walls under a tin roof with concrete floor.
- 5. Adjoining Lean-to**
Tin cladding, concrete floor, open fronted under a tin roof.
- 6. Adjoining Lean-to**
Brick construction with concrete and wooden panels, concrete floor under a tin roof.



7. Former Collecting Yard

Stone construction with concrete floor, under a fibre cement roof.

8. Straw Court

Brick construction with concrete panels, tin cladding, concrete floor under a tin roof.

9,10,11 Dairy Complex & Cubicle Housing (9 (About 16.72m x 10.35m), 10 (6.7m x 30m), 11 (15m x 50m))

The dairy complex is housed under three adjoining steel portal frame apex's. The modern facilities include a 20/40 swingover dairy master parlour which was installed in 2009, two cubicle houses with 230 cubicles in total, bulk tank (6000L Delaval), vacuum pump, cattle race area with integrated footbath, sawdust storage area and farm office. There is approximately 130,000 gallons of underground slurry capacity under the slatted cubicle houses which benefit from a pipe facility below the concrete yard that connects to the slurry tower. The two cubicle houses are split by a shared feed passage. They have grooved slated floors, mix of concrete panels, breeze block walls and vent air cladding under a fibre cement roof with head locking yokes.

12 & 13 Two Indoor Silage Pits (Each pit About 32m x 13.72m)

Steel portal frame construction with concrete panels, tin cladding, concrete floor under a fibre cement roof with 6000 gallon effluent tank.

14. Slurry Towers

There are two slurry towers located on the farm one with a capacity of 300,000 gallons and the secondary tower with capacity for 100,000 gallons.

There are traditional buildings adjoining the farmhouse that include a former byre (stone & tin) that houses part of the kitchen extension which is of breeze block wall construction. There is also a workshop area (which has been recently re-wired) which is of stone and tin construction and houses the biomass boiler. There is also a brick w.c. adjoining the exterior of the farmhouse to the rear. In addition, the farm steading also benefits from a concrete apron yard and 16 tonne feed bin.

Land

The land at Lot 1 extends to approximately 95.77 Ha (236.65 Ac) in total including roads, yards, buildings & woodland. The majority of the farmland has been classified as predominately Grade 3.2 with areas of Grade 4.2 and 6.1 by the James Hutton Institute and is contained within one block surrounding the farmhouse and steading. The farmland is ploughable but is currently down to grass and used for grazing and fodder production with most fields having access to private water troughs. The land rises from 10m above sea level at its lowest point to east of the holding to 80m at its highest point of the farm. The fields are well laid out and of a generous size, easily accommodating modern machinery. There are small areas of amenity woodland (10.60 Ac) which provide an element of shelter.



LOT 2: Land at Burrowland Farm About 8.83 Ha (21.82 Ac)

The land at Lot 2 extends to approximately 8.83 Ha (21.82 Ac) in total and is situated in two ring fenced blocks. The land is accessed directly off the minor public road. The land in Lot 2 has been classified as predominately Grade 3(2) by the James Hutton Institute. The land is currently down to a mix of grazing and silage ground. The land rises from 40m above sea level at its lowest point to 53m at its highest point. The fields are well laid out and of a generous size and benefits from mains fed water troughs or a natural water supply.

LOT 3: Land at Mid Moncur About 10.87 Ha (26.86 Ac)

The land at Lot 3 extends to approximately 10.87 Ha (26.86 Ac) in total and is situated in one field accessed directly off the B785. The land in Lot 3 has been classified as predominately Grade 3(2) by the James Hutton Institute with an area of Grade 3(1). The land is currently down to a mix of grazing and silage ground. The land rises from 25m above sea level at its lowest point to 44m at its highest point. The fields are well laid out and of a generous size and benefits from mains fed water troughs or a natural water supply.

NITRATE VULNERABLE ZONE (NVZ)

Burrowland 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.

IMPORTANT NOTE

A clawback agreement has been placed on Lot 3. Further details are available from the selling agent.

LESS-FAVoured 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 CERTIFICATES

Property	Water	Electricity	Drainage	Heating	Tenure	Council Tax	EPC
Farmhouse	Private	Mains - 3 Phase	Septic Tank	25.3kW biomass pellet boiler with the option for an oil connection	Freehold	Band D	G (7)
Cottage	Private	Mains-Single Phase	Septic Tank	Oil central heating	Freehold	Band C	F (24)

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Irvine, North Ayrshire, KA12 8EE T: 01294 310000

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 FISHING 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 Burrowland 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

Burrowland Farm: From Glasgow, take the M8 then M77 south towards Ayr. At junction 7, take the B778 exit to Stewarton/Fenwick/Kilmaurs/B751 continue on the B778 through Stewarton to the A736 to Lochilbo Road, South of Auchentiber continue on this road, then turn right onto the B785 and follow the road. Turn right off the B785 on the curve that has a sign with North Fergushill Farm on the right and cottages on the left, continue along this road and you will arrive at Burrowland Farm. There will be a bungalow on the left hand side.

Lot 3 Land at Mid Moncur: Following the directions as above towards Burrowland Farm and once on the B785 follow the road round to the left at the curve, the land is the on the right hand side after about 0.6 miles.

POST CODE

Burrowland Farm KA13 7RG

Lot 3: Land at Mid Moncur KA13 7QT

WHAT 3 WORDS

Burrowland Farm: To find this property location to within 3 metres, download and use What3Words and click on link: <https://w3w.co/magic.tram.hazelnuts>

Lot 3 Land at Mid Moncur: <https://w3w.co/defended.beam.obstruct>

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.

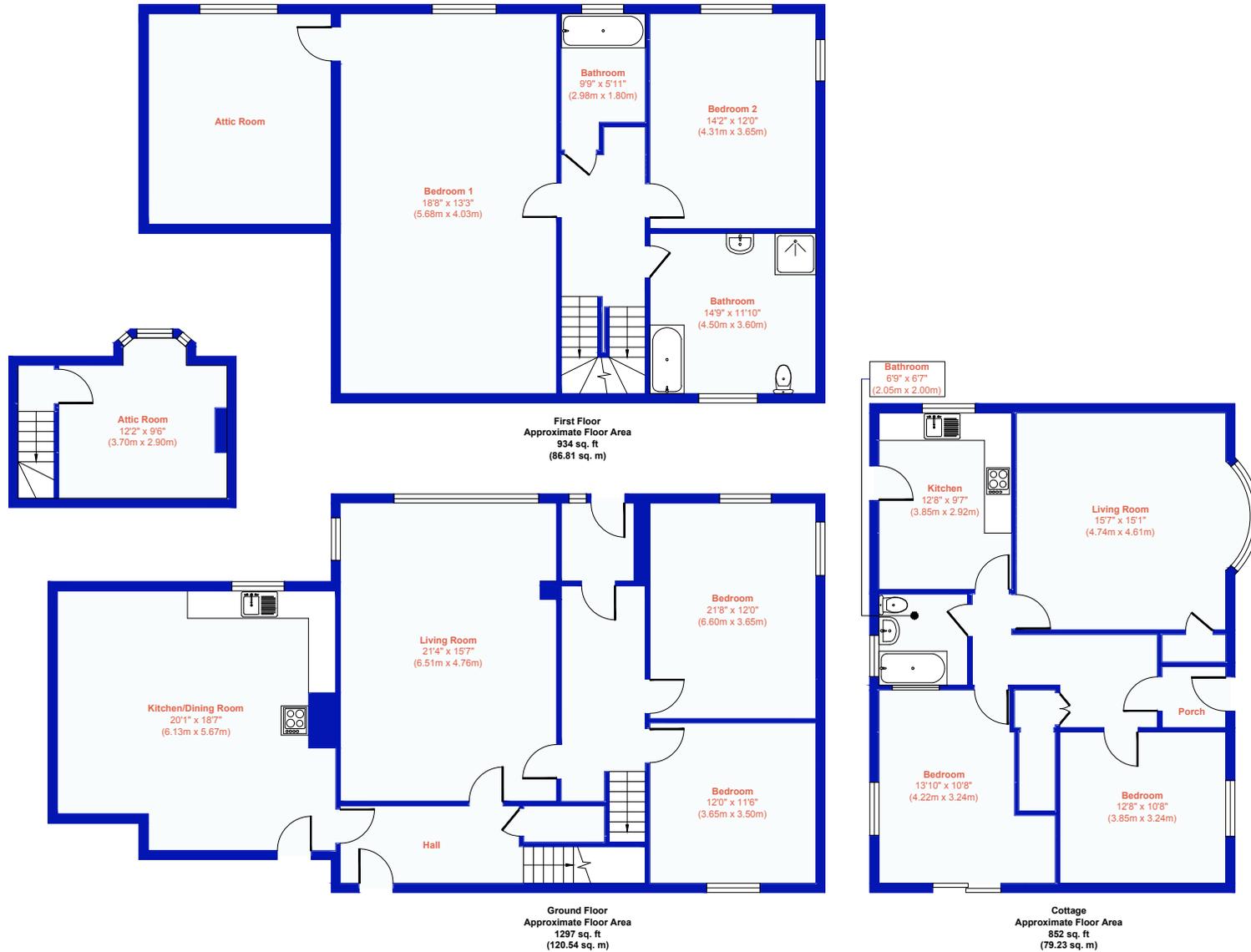
THIRD PARTY RIGHTS AND SERVITUDES

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.

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

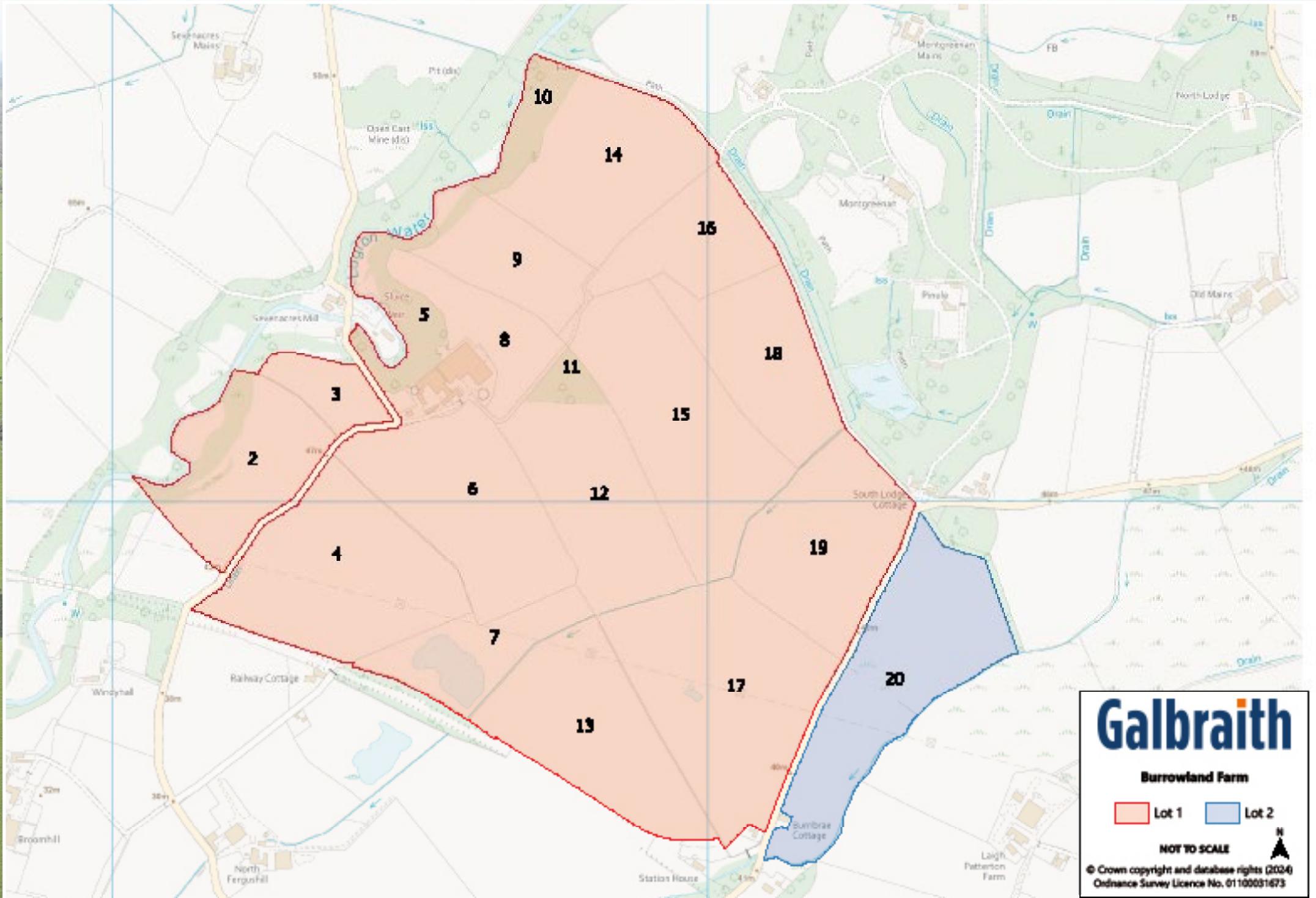
Burrowland Farm, Kilwinning, North Ayrshire, KA13 7RG



**Approx. Gross Internal Floor Area
Burrowland Farmhouse = 2582 sq. ft / 240.00 sq. m**

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 April 2024. 9. All buildings measurements are an approximate.



Galbraith
Burrowland Farm

Lot 1 Lot 2

NOT TO SCALE

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Burrowland Farm

LOT ONE				
Field ID	Ha	Ac	Grading	Land Type
(2) NS/33233/44098	5.5	13.59	3.2/ 6.1	TGRS / Small section of Woodland
(3) NS/33357/44207	1.63	4.03	3.2/ 6.1	TGRS
(4) NS/33369/43883	8.61	21.28	3.2	TGRS
(5) NS/33510/44307	2.19	5.41	4.2/6.1	Woodland
(6) NS/33599/44002	7.58	18.73	3.20	PGRS
(7) NS/33607/43765	3.45	8.52	3.20	PGRS
(8) NS/33628/44295	2.92	7.22	4.2/ 6.1	PGRS
(9) NS/33662/44410	3.69	9.12	4.2/ 6.1	PGRS
(10) NS/33711/44675	1.38	3.41	6.1	Woodland
(11) NS/33769/44198	0.71	1.75	4.2	Woodland
(12) NS/33809/44032	6.48	16.01	3.2	PGRS
(13) NS/33821/43618	7.01	17.32	3.2	TGRS
(14) NS/33825/44572	6.55	16.19	4.2/6.1	PGRS
(15) NS/33951/44135	8.83	21.82	3.2/4.2	PGRS
(16) NS/33976/44441	3.84	9.49	4.2	PGRS
(17) NS/34042/43691	9.86	24.36	3.2	PGRS
(18) NS/34088/44251	5.33	13.17	3.2/4.2	PGRS
(19) NS/34200/43937	6.65	16.43	3.2	PGRS
Misc	2.32	5.73		Farm Steading & Roads
TOTAL LOT ONE (Including Misc)	94.53	233.58		
LOT TWO				
Field ID	Ha	Ac	Grading	Land Type
(20) NS/34309/43698	8.83	21.82	3.2	PGRS
TOTAL LOT TWO	8.83	21.82		
LOT THREE				
Field ID	Ha	Ac	Grading	Land Type
(1) NS/31993/43560	10.87	26.86	3.1/3.2	TGRS
TOTAL LOT THREE	10.87	26.86		
TOTAL AS A WHOLE (Including Misc)	114.23	282.26		



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