



**BRACKENHILL FARM**  
AUCHINLECK, EAST AYRSHIRE

**Galbraith**







# BRACKENHILL FARM, AUCHINLECK, EAST AYRSHIRE

**A compact livestock farm within an accessible location.**

Auchinleck 2 miles ■ Ayr 14 miles ■ Glasgow 34 miles

**About 33.23 Ha (82.11 Ac) in total.**

## FOR SALE AS A WHOLE

- Farmhouse (three bedrooms, three public rooms).
- Range of useful modern and traditional farm buildings.
- Block of Grade 4(1) and 4(2) predominantly ploughable land.

**Offers over £695,000**



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 **OnTheMarket**

## GENERAL

Brackenhill Farm is located within an accessible part of East Ayrshire, near to the village of Auchinleck, which has a primary school, shops and community hub. The farm is situated in an area suited to both dairy, beef and other mixed farming enterprises and is well placed for access to Ayr (14 miles) and Glasgow (34 miles).

Ayr has an excellent range of amenities and facilities including cinema, hospital, a wide range of shops and supermarkets and a well-regarded private school. Glasgow, to the north, is within easily commuting distance via the M77 motorway. There are railway stations at Auchinleck and Ayr with regular services to Glasgow and beyond. Glasgow Prestwick Airport is served by a good range of international flights. Ayrshire is renowned for its range of outdoor pursuits. There are several world-renowned golf courses including Royal Troon, Turnberry and Prestwick Golf Club. The racecourse at Ayr provides regular fixtures. At Boswell's Coach House on Auchinleck Estate, there is a popular coffee shop and enjoyable riverside walks to Wallace's Cave and Peden's Cave with the River Ayr gorge walk at Mauchline is close by. Dumfries House Estate (about 4 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house. This rural area is well served by the agricultural supply industry and the farm is about 10 miles from Ayr Livestock Market.

## DESCRIPTION

Brackenhill Farm, formally run as a dairy farm, has in recent years has been utilised as a livestock rearing unit. The farm comprises a traditional three bedroom farmhouse, an adaptable steading featuring a range of both modern and traditional buildings and circa 33.23 Ha (82.11 Ac) of Grade 4 pasture contained within a succinct block.

## METHOD OF SALE

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

## BRACKENHILL FARMHOUSE

Brackenhill Farmhouse is of traditional stone and slate construction situated in an elevated position offering spacious accommodation over one and half storeys. The farmhouse comprises: kitchen, utility/store, living room, dining room, sitting room, family bathroom, front porch, three bedrooms and a box room. The farmhouse also benefits from a further two attic rooms that are accessed via a loft hatch from the kitchen. The services include mains water, mains electric, septic tank drainage and oil-fired central heating. It adjoins the traditional courtyard, benefitting from ample parking whilst lawned gardens can be found to the rear of the property.

## FARM BUILDINGS

Within the courtyard, there is a range of traditional stone/brick and slate roof outbuildings & former byres currently being utilised for storage purposes. In addition, the farmyard comprises the following buildings:

### General Purpose Shed (25m x 12.6m)

Steel portal frame construction with breezeblock walls, box profile cladding under a tin roof.

### Adjoining Lean to (7.7m x 21m)

Steel portal frame construction with breezeblock walls, Yorkshire boarding, box profile cladding under a tin roof.

### General Purpose Shed (25m x 12.9m)

Steel portal frame construction with breezeblock walls, box profile cladding under a fibre cement roof.

### Adjoining Lean to (25m x 7.5m)

Steel portal frame construction with breezeblock walls, Yorkshire boarding, box profile cladding under a tin roof.

### Calf House to include Handling Area (19.8m x 8.6m)

Brick construction under a corrugated roof.



Sitting Room



Dining Room





Kitchen



Hallway



Bedroom



Bathroom



**High Level Slats (26.9m x 10.4m)**  
Brick construction under a corrugated roof. Central feed passage.

**Indoor Silage Pit to include Entrance Apex (35.5m x 17.2m)**  
Steel portal frame construction, concrete panel / breezeblock / brick walls, Yorkshire boarding / tin clad under a fibre cement roof.

**Adjoining Cubicle House Lean To (10.2 x 27.4m)**  
Steel portal frame construction, brick walls, fibre cement roof and tin clad. Partially slatted with side feed passage.

**Straw Court and Cubicle Lean To (10.8m x 24.2m) (5.08m x 18.8m)**  
Pre cast concrete frame construction, fibre cement roof, concrete panel / brick walls and Yorkshire boarding. Partially slatted.

**Adjoining Lean To (5.08m x 18.8m)**  
Steel portal frame construction, part brick wall with Yorkshire boarding under a tin roof.

In addition, there is a midden, a large stack yard and a four ring slurry permastore.

**THE LAND**  
The land extends to approximately 33.23 Ha (82.11 Ac) in total including miscellaneous areas. Much of the farmland has been classified as predominately Grade 4(1) and 4(2) with a small proportion of Grade 5(3) by the James Hutton Institute and is contained within one block accessed from the A76 and via the steading. A proportion of the farmland is ploughable but is currently down to grass and used for grazing and fodder production with all fields having access to mains water troughs or a spring supply. The land rises from 128m above sea level at its lowest point north of the holding to 154m at its highest point to the south of the farm. The fields are well laid out and of a generous size, easily accommodating modern machinery.

**NITRATE VULNERABLE ZONE (NVZ)**  
Brackenhill Farm is not included within a Nitrate Vulnerable Zone.

**IACS / BASIC PAYMENT SCHEME (BPS) 2025**  
All the farmland is registered for IACS purposes. Any payments relating to the 2025 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.

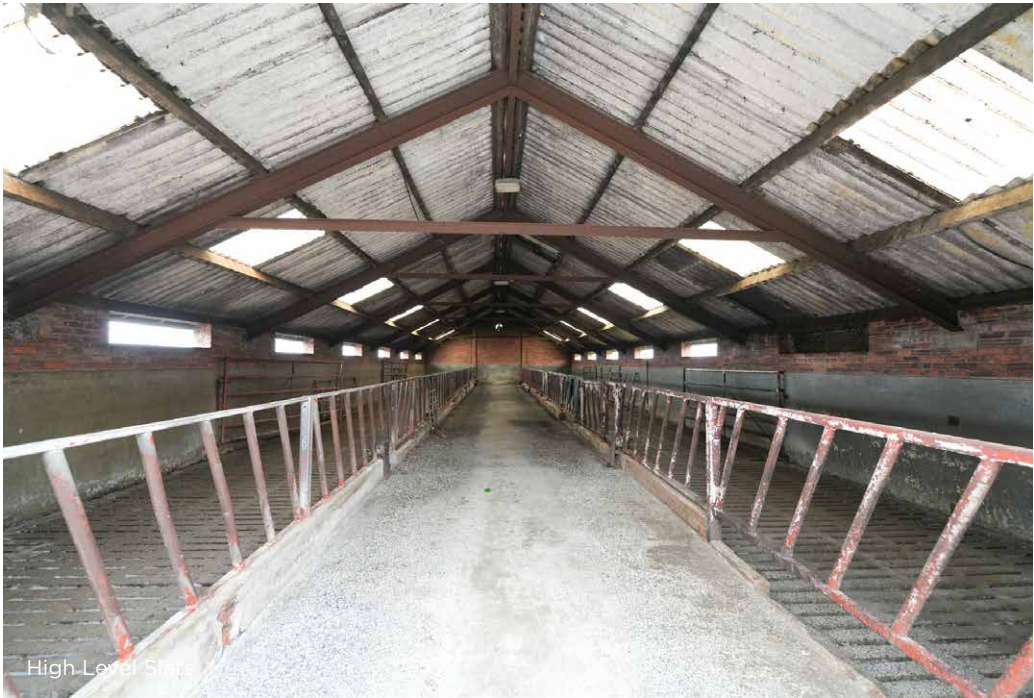
**SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE**  
Russell House, King Street, Ayr, KA8 OBE. T: 0300 244 6300 E: SGRPID.ayr@gov.scot

**LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)**  
All the land has been designated as being within a Less-Favoured Area.

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

Property	Water	Drainage	Electricity	Heating	Broadband	Council Tax	Tenure	EPC
Brackenhill Farmhouse	Mains	Septic Tank	Mains	Gas central heating. Oil fired aga cooker.	Available in the area	Band D	Freehold	E40

**HISTORIC SCOTLAND**  
From examining information available on the Historic Environment Scotland website, we are not aware of any scheduled monuments.





**LOCAL AUTHORITY**

East Ayrshire Council, 95 London Rd, Kilmarnock KA3 7DD.

**MINERALS**

The mineral rights are included in the sale as so far 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 property are included in the sale price. No other items are included unless mentioned in the sales particulars.

**INGOING VALUATION**

The purchaser(s) of Brackenhill 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**

Take the A76 from Kilmarnock and proceed for about 10 miles. After passing the turning to Catrine on the left hand side, turn right onto an unmarked road and Brackenhill Farm is then on the left hand side.

**POST CODE**

KA18 2LU

**WHAT 3 WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///lows.roofs.flocking

**SOLICITORS**

Mackintosh & Wylie, 23 The Foregate, Kilmarnock, KA1 1LE

**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.





## VIEWING

Strictly by appointment with the Selling Agents.

## POSSESSION AND ENTRY

Vacant possession and 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 an agricultural holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, land and water courses.

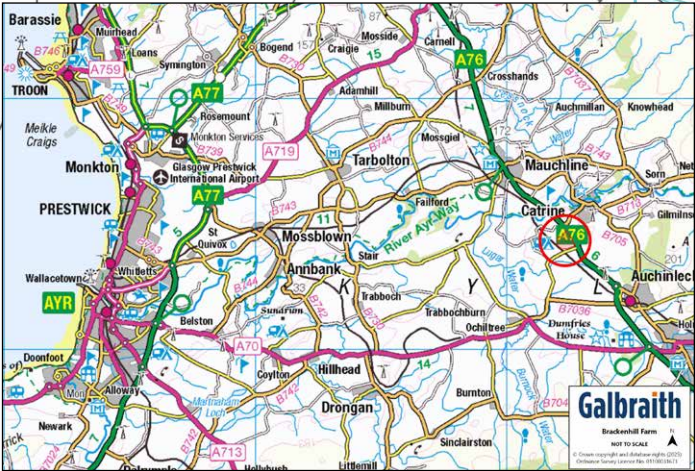
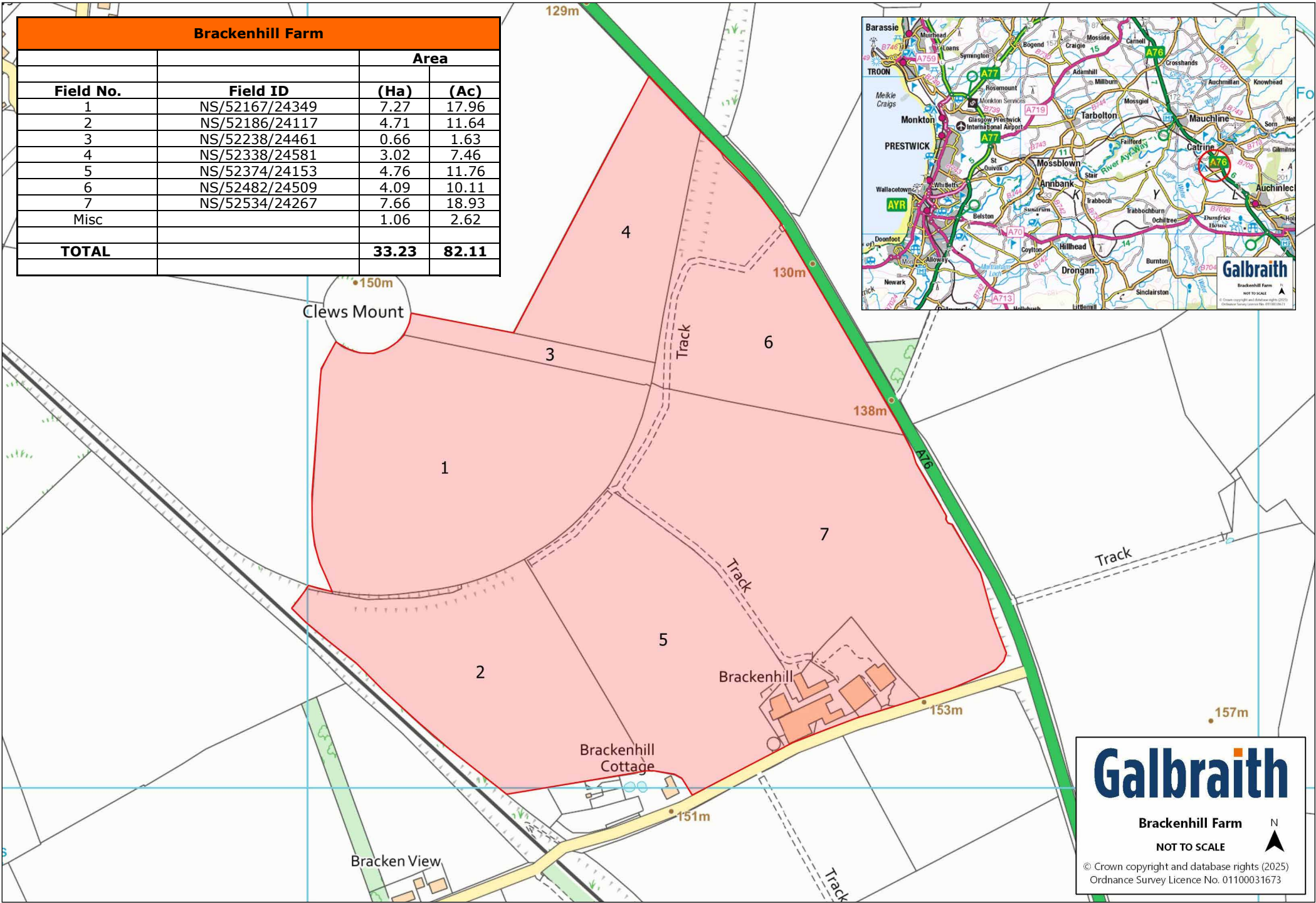
## FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com).





Brackenhill Farm			
		Area	
Field No.	Field ID	(Ha)	(Ac)
1	NS/52167/24349	7.27	17.96
2	NS/52186/24117	4.71	11.64
3	NS/52238/24461	0.66	1.63
4	NS/52338/24581	3.02	7.46
5	NS/52374/24153	4.76	11.76
6	NS/52482/24509	4.09	10.11
7	NS/52534/24267	7.66	18.93
Misc		1.06	2.62
<b>TOTAL</b>		<b>33.23</b>	<b>82.11</b>



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Brackenhill Farm

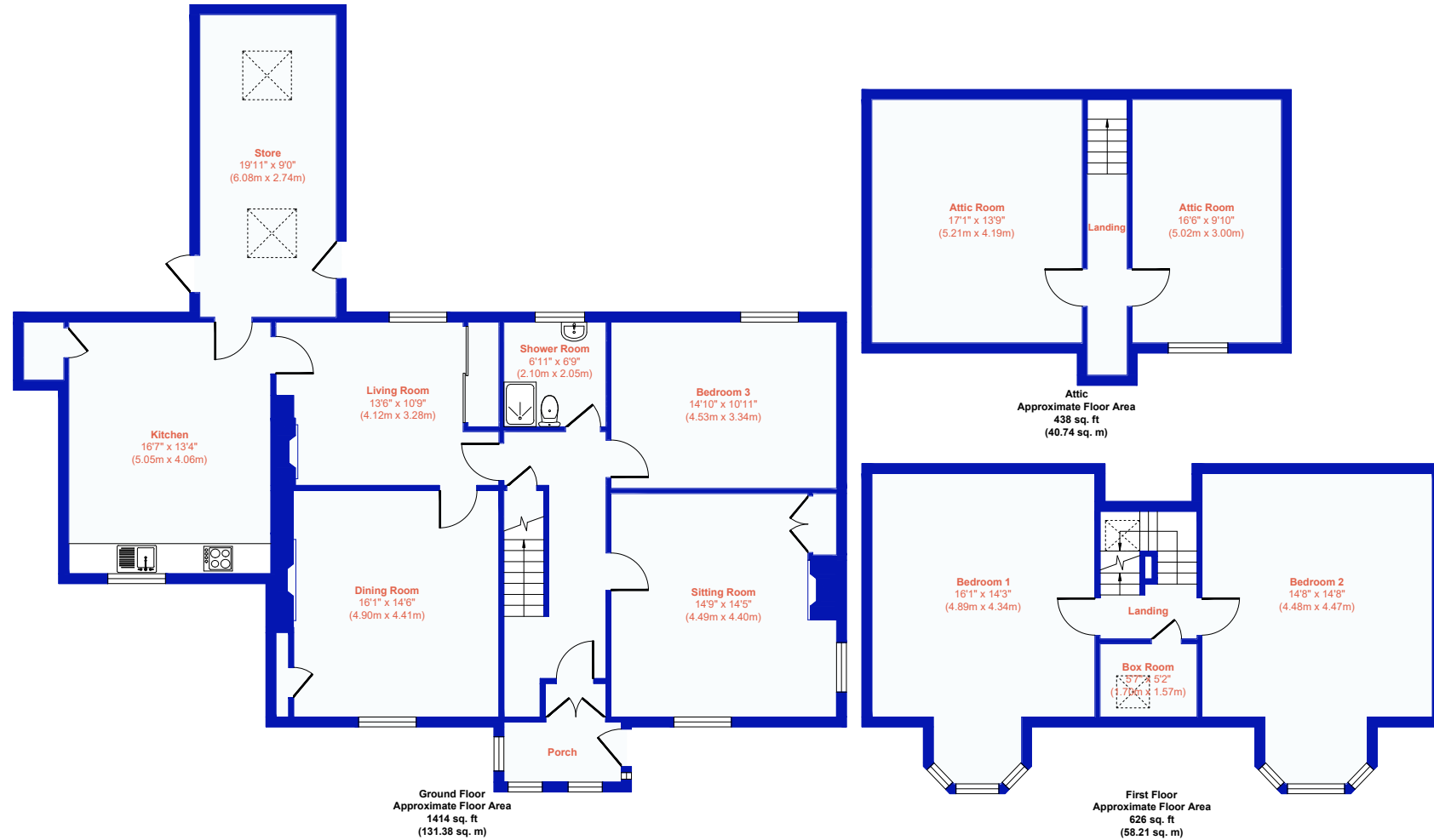
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## Brackenhill Farm, Cumnock, East Ayrshire, KA18 2LU



**Approx. Gross Internal Floor Area 2478 sq. ft / 230.33 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 2025. 9. All buildings measurements are an approximate.





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