

# OLDHALL MURRAY FARM

AIKET ROAD, DUNLOP, KILMARNOCK, EAST AYRSHIRE







# OLDHALL MURRAY FARM, AIKET ROAD, DUNLOP, KILMARNOCK, EAST Ayrshire

A character farmhouse requiring full renovation, attached cottage, farm buildings and land in a beautiful country setting with stunning views.

Dunlop 1.5 miles ■ Glasgow Airport 14.5 miles  
Glasgow 18 miles

**About 42.55 acres (17.22 hectares)**

**For sale as a whole**

- Substantial farmhouse presenting an exciting renovation opportunity.
- Attached three bedroom cottage.
- Traditional farm buildings and extensive stabling.
- Prestigious International Polo sized riding arena.
- 39.36 acres of land.

**Offers Over £725,000**

## Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com





## SITUATION

Oldhall Murray Farm is privately situated in an idyllic rural location with panoramic views and close to the conservation village of Dunlop in East Ayrshire. Dunlop has a post office, artisan shop, bakers and the well-regarded Struther Farmhouse Restaurant, an excellent primary school and railway station with regular services to Glasgow. Stewarton about 4 miles distant has primary and secondary schooling and private schools Belmont House and Hutchesons are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 14 and 18 miles distant respectively.

Ayrshire is renowned for its many golf courses including the world-famous courses at Turnberry, Prestwick and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. The racecourse in Ayr is home to the Scottish Grand National and there are several fixtures throughout the year. Morris Equestrian Centre (8 miles) is a state of the art equestrian facility with 500 seater arena, restaurant, bar and a comprehensive range of events throughout the year.

## DESCRIPTION

Oldhall Murray Farm offers an excellent opportunity to acquire a small farm for those seeking equestrian facilities, lifestyle or development interests. The farmhouse is in very poor condition and requires a comprehensive programme of renovation or subject to planning consents, could be converted/extended into a courtyard development. The attached cottage would benefit from a degree of renovation, it comprises a bright living room with stunning countryside views, wood burning stove, coving and French doors. The kitchen is fitted with older style units and gives access to the private sheltered garden. There are 3 bedrooms, the master bedroom features excellent integrated storage and a dedicated dressing space. There is also a shower room.

There is a high level and quantity of tarmac areas suitable for vehicle parking, both in front of the main farmhouse and also beside the cottage.

The presence of an international polo arena is a significant feature of this exceptional farm, ready to host thrilling matches. This isn't just an arena; it's a stage set for the "Sport of Kings," offering a rare opportunity to immerse oneself in the thrilling world of polo right at home. The uninterrupted and breathtaking panoramas offer a constant connection to the natural world, providing a sense of peace, tranquillity and a daily reminder of the beauty that surrounds you. It's a view that will soothe the soul, inspire the mind and provide a stunning backdrop to everyday life. The arena could be split into two smaller riding arenas if required.

## BUILDINGS

### Open Shed (About 9.86m x 6.92m)

Corrugated iron. Electricity.

### Attached Store (About 3.83m x 4.37m)

Sliding door.

### Wooden Stables

(1 - 3.4m x 2.9m and 1 - 3.4m x 4.09m)

### Tack Room (About 3.6m x 1.77m)

### Former Chicken House (About 5.63m x 2.2m)

Brick walls. Roof in poor condition.

### Bothy (About 3.93m x 3.21m)

Brick walls, corrugated roof, concrete floor with wood overlay)

### General Purpose Shed 1 (About 18.2m x 18m)

Corrugated iron. Earth floor.



Cottage: Kitchen



Cottage: Living Room





Cottage: Bedroom



Farmhouse: Living Room





**General Purpose Shed 2 (About 18m x 12.3m)**

Corrugated iron. Earth floor.

**Workshop (About 6.39m x 5.39m)**

Stone and slate.

**Stables Shed (About 11.09m x 25m)**

Box profile walls, corrugated roof. Concrete floor. Power, light and water. (12 Stables)

**American Barn (About 18.3m x 27m)**

Corrugated iron. Corrugated roof. Concrete floor. Light.

**Triple Stables (each about 2.8m x 3.6)**

Metal box profile. Sheet metal roof.

**International Polo Outdoor Arena (About 100m x 40m)**

Viewing Box with lights. All weather surface.

**LAND**

There are four grazing paddocks extending to about 39.36 acres. The land is principally classified Grade 4(1) by the James Hutton Institute.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Kerosene	Band D	D55	Full Fibre To The Premises is available.	Yes

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>  
There is no history of flooding at Oldhall Murray Farm.

**DIRECTIONS**

From Glasgow to take the A736 Irvine Road through Barrhead towards Irvine. Travel through Lugton after about 2.4 miles turn onto the B706, take first right onto Aiket Road, Oldhall Murray Farm is first farm road on the left hand side.

**POST CODE**

KA3 4BW

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///guidebook.noises.dock](https://www.what3words.com/)

**SOLICITORS**

Wallace Hodge, 6 Burns Statue Square, Ayr, South Ayrshire, KA7 1UP

**LOCAL AUTHORITY**

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

**FIXTURES AND FITTINGS**

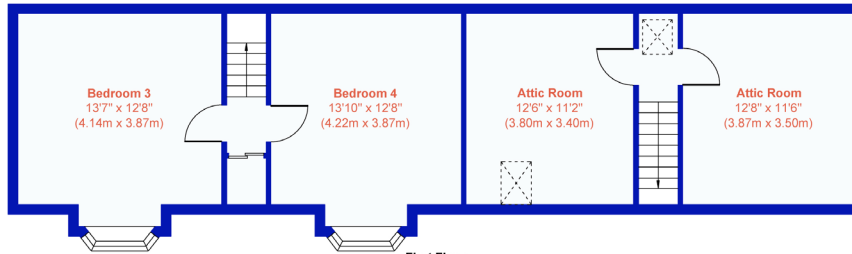
No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.



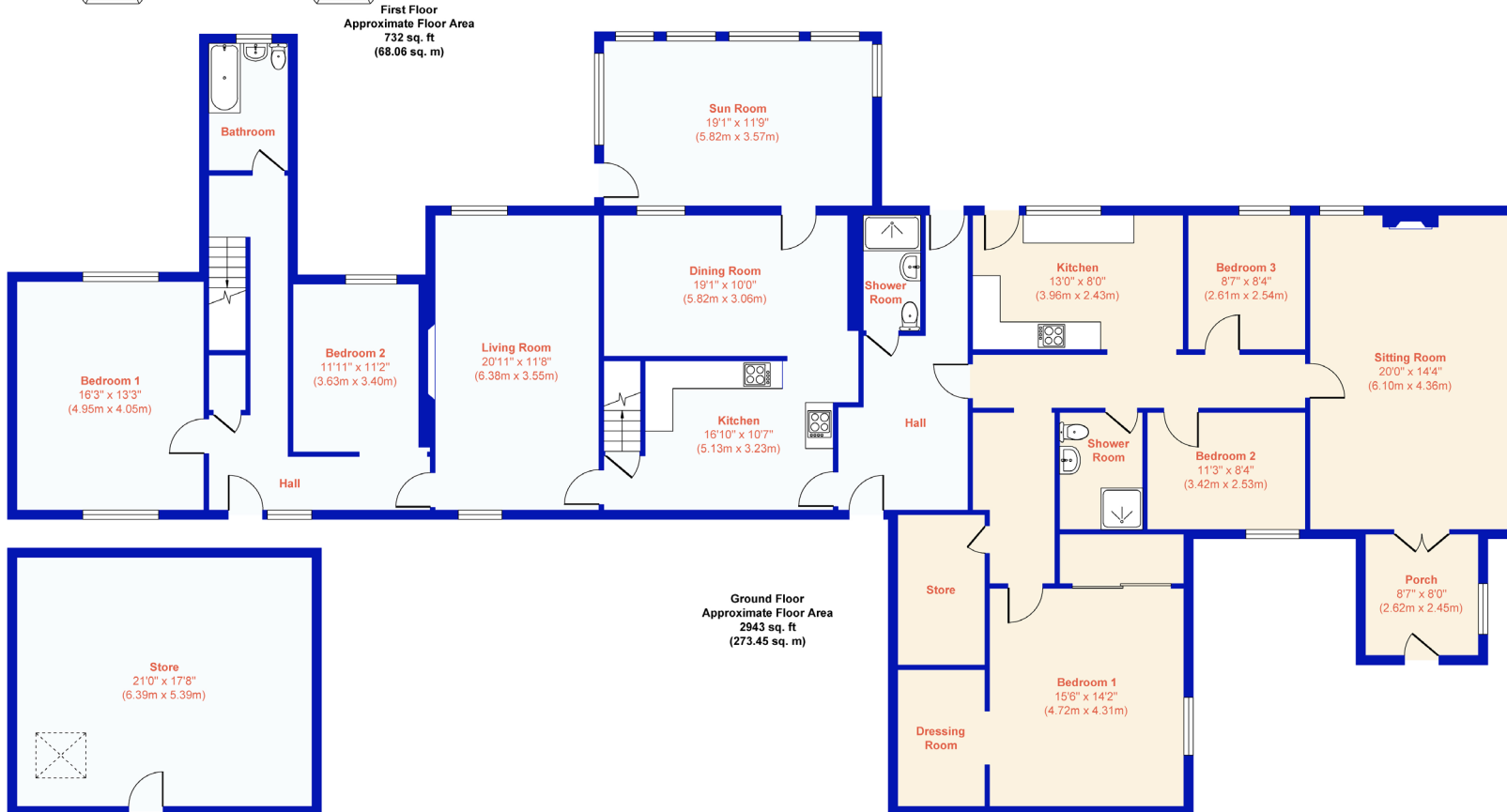
# Oldhall Murray



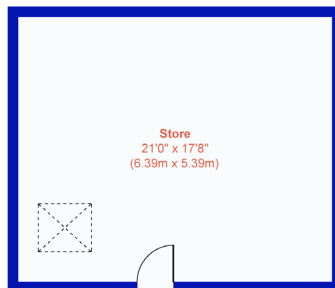
**Approx. Gross Internal Floor Area 4045 sq. ft / 375.95 sq. m (Including Outbuilding & Cottage)**

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

Produced by Elements Property



**Ground Floor  
Approximate Floor Area  
2943 sq. ft  
(273.45 sq. m)**



**Outbuilding  
Approximate Floor Area  
370 sq. ft  
(34.44 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 June 2025. 9. All measurements are approximates.



**ANTI MONEY LAUNDERING (AML) REGULATIONS**

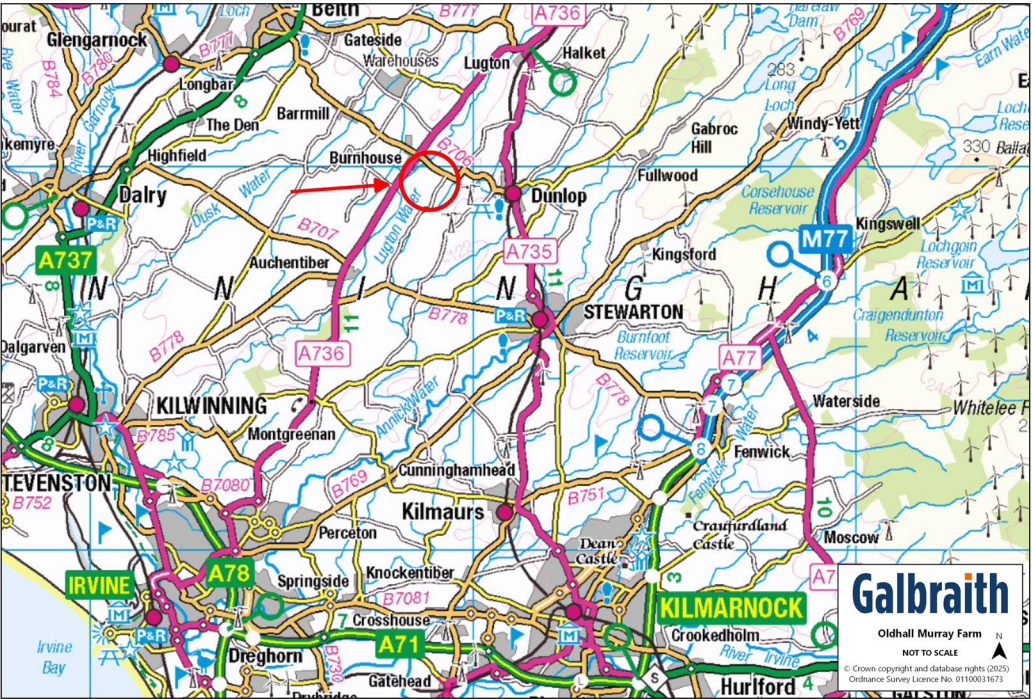
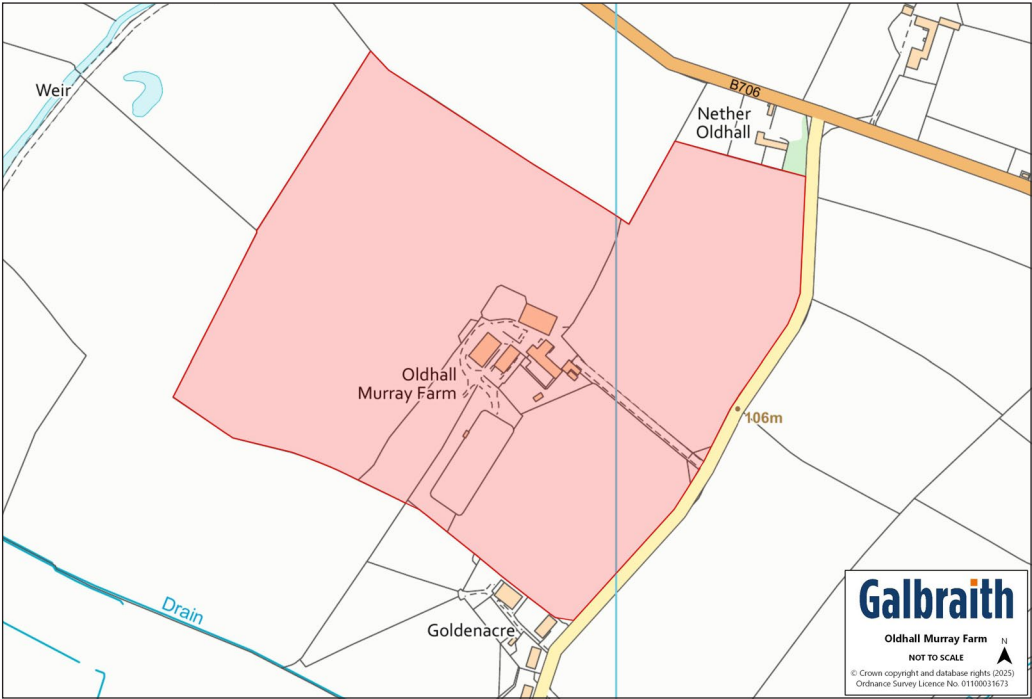
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to 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**

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

**AMC PLC 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 confidence on 07500 794201 / Alistair.Christie@Galbraithgroup.com.







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE