

High Grange Farm

Maybole | South Ayrshire



Galbraith



A productive Grade 3 arable and stock farm in an accessible location.



Maybole 2 miles | Ayr 7 miles | Glasgow 42 miles

(All distances are approximate)

About 215.37 acres (87.16 hectares)

Offers Over £1,795,000

High Grange Farmhouse (four bedrooms and two public rooms).

High Grange Cottage (three bedrooms and one public room).

Range of farm buildings.

Predominantly Grade 3 land suitable for arable, silage and grazing.

FOR SALE AS A WHOLE

Galbraith

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Situation

High Grange Farm is located 2 miles north of Maybole. Maybole has access to a wide range of local amenities, including a post office, co-op, primary and secondary schooling and a range of independent businesses. High Grange Farm is well placed for access to the larger market town of Ayr (7 miles) whilst Glasgow City is about 42 miles and can be reached via the A/M77. There are railway stations in Maybole and Ayr with both having regular connections to Glasgow and beyond. Prestwick Airport is circa 16 miles and has a range of international flights.

The main county town of Ayr offers a wider variety of shopping, restaurants, cinema and sports activities. Private schooling is available at Wellington School and offers exceptional all-round education from nursery to senior school. This rural area is well served by the agricultural supply industry, and the farm is located about 8 miles from Ayr Livestock Market.

Description

High Grange Farm presents an excellent opportunity to acquire a well-balanced beef and arable farming unit set within the attractive rural landscape of South Ayrshire. Extending in total to approximately 215.37 Ac (87.16 Ha), the land is predominantly classified as Grade 3 with some areas of Grade 4 and is currently utilised for a mix of arable cropping, silage production, and grazing, all maintained in good heart. Historically operated as a dairy farm, the holding has since been successfully transitioned to a mixed farming enterprise, currently running a small herd of mostly Charolais cattle, alongside arable cropping and wintering sheep. The property includes a substantial four-bedroom farmhouse, a separate three-bedroom cottage, and a traditional / modern farm steading, well-suited to a range of agricultural enterprises.

Method of Sale

High Grange Farm is offered for sale as a whole.

High Grange Farm

Farmhouse

High Grange Farmhouse is of traditional stone and slate construction and offers spacious accommodation over two storeys to include the following: kitchen (wood burning stove), scullery, hallway, pantry, living room (wood burning stove), sitting room, office, spacious landing, four bedrooms, and a family bathroom. The farmhouse can be approached via a long drive and benefits from lawned gardens featuring mature trees and snow drops. To the rear of the farmhouse, there is space for plenty of parking.

Cottage

High Grange Cottage (built in 1937) is located at the end of the farm road and is of brick and lime mortar construction under a slate roof. It offers spacious accommodation over one storey and comprises the following: three bedrooms, living room, kitchen and family bathroom. In addition, there is a small garden area and flat roof, box profile and concrete block garage. The cottage was tenanted up until March 2026 and requires full renovation.

Farm Buildings

High Grange Farm is currently farmed as a beef and arable unit and comprises:

The Bothy (3.9m x 3.7m) – Adjoining the farmhouse and of stone and slate construction.

Barn (28.3m x 5.1m) – Built in 1963 and of stone and asbestos construction. Houses grain dryer through floor vents.

Straw Shed (27m x 16.2m) – Built in 1993 of steel portal frame construction, box profile clad, fibre cement roof with hardcore floor. Houses filling system and diesel tank.

Atcost Shed (13.6 x 8m & 13.9m x 12.7m, includes eaves overhang) – Built in 1972 of concrete steel portal frame construction, block/brick/stone walling, with tin/box profile clad under a fibre cement roof, split into two by a brick wall. Adjoining is a two-bay lean to (11.2m x 5.1m), housing implements.

Implement Shed (22.5m x 15m) – Built in 2016 of steel portal frame construction, concrete panels, fibre cement roof and earth floor.

Two Grain Bins – 60t capacity each with drying floors plus small shed housing fans.

Straw Court (24m x 23.7m) – Built in 1976 of steel portal frame construction, with breezeblock walls, fibre cement roof, tin clad with central feed passage housing 70 head.

Lean to (12m x 8.3m) – Built in the 1990s of steel portal frame construction with Yorkshire boarding, breezeblock walls, box profile clad, fibre cement roof and concrete floor.

Former Parlour (6.5m x 5.2m) – Redundant.

Lean to (9.8m x 7.5m) – Built in 2005 of steel portal frame construction, Yorkshire boarding, breezeblock, tin clad and roof.

Collecting Area (25m x 5.2m) – Stone and slate construction.

Workshop (5.7m x 4.3m & 8.6m x 6.2m) – Stone and slate construction.

Brick Lean to (2.9m x 2.2m) – Brick and tin construction.

Garage (10.7m x 3.2m) – Wooden pole barn with tin clad and fibre cement roof.

In addition, there is a silage pit, bale stack yard and sheep pens.

The Land

High Grange Farm extends to approximately 215.37 Ac (87.16 Ha) in total, including miscellaneous areas, and forms a ring-fenced unit situated to the west of the B7024 public road. Access is taken via a farm track leading directly to the farmhouse and steading. The land is principally classified as Grade 3(2) by the James Hutton Institute, with areas of Grade 4(1) and 4(2) located to the western side of the holding. The land rises from approximately 89 metres to 174 metres above sea level at its highest point. The fields are of a good practical size, predominantly enclosed by stockproof fencing and traditional stone dyking. They benefit from access via internal farm tracks, making them easily workable, and most fields are supported by a trough water supply. The majority of the land is ploughable and is currently utilised for a combination of arable cropping, silage production, and grazing, all of which is maintained in good heart.



Kitchen



Bedroom

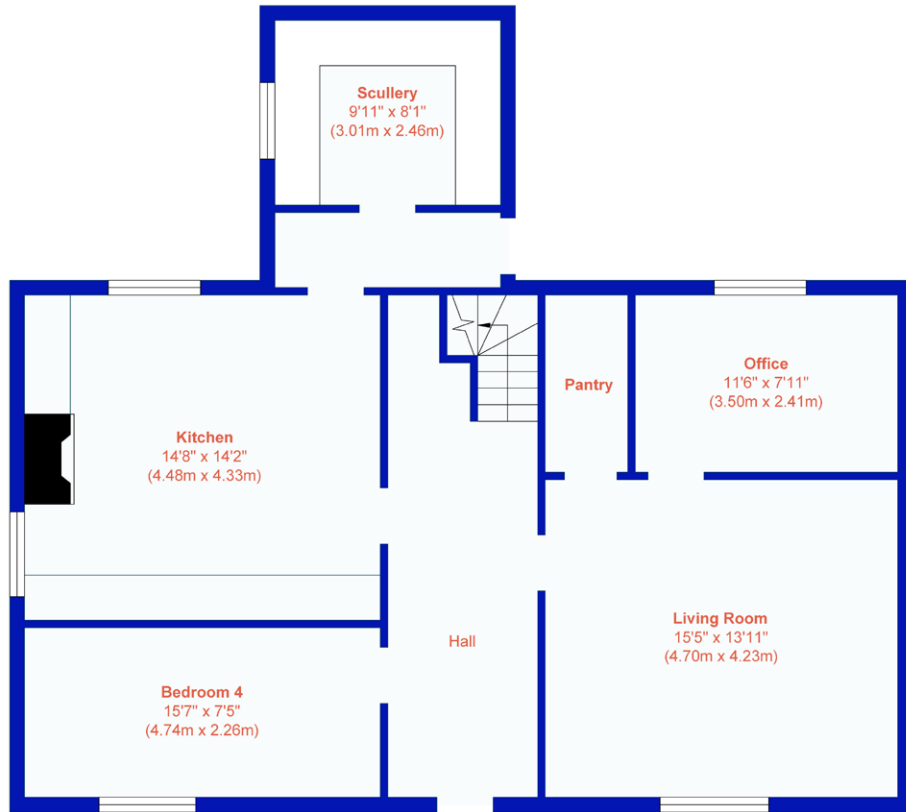


Living Room



Sitting Room

High Grange Farmhouse



Ground Floor
Approximate Floor Area
957 sq. ft
(88.88 sq. m)



First Floor
Approximate Floor Area
838 sq. ft
(77.87 sq. m)

Approx. Gross Internal Floor Area 1795 sq. ft / 166.75 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 April 2026.

High Grange Cottage



Bedroom 1



Living Room



Floor Plan

Approx. Gross Internal Floor Area 960 sq. ft / 89.22 sq. m

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

Produced by Elements Property



Implement Shed



Lean To



Straw Shed



Straw Courts

Nitrate Vulnerable Zone (NVZ)

The land at High Grange Farm is not included within a Nitrate Vulnerable Zone.

IACS / Basic Payment Scheme (BPS) 2026

All the farmland is registered for IACS purposes. Any payments relating to the 2026 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 (Region 1) in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

Less-Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

Scottish Government Rural Payments And Inspections Directorate

1 Pennyburn Road, Kilwinning, KA13 6SA. T: 0300 244 6300 E: SGRPID.Kilwinning@gov.scot.

Property	Tenure	Local Authority	Council Tax	EPC
High Grange Farmhouse	Heritable	South Ayrshire Council	Band E	Band E50
High Grange Cottage	Heritable	South Ayrshire Council	Band D	Band G16

Services

High Grange Farmhouse: Mains Water and Electricity | Private Septic Tank | Oil-fired Central Heating

High Grange Cottage: Mains Water and Electricity | Private Septic Tank | Coal Fire

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Historic Scotland

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

Local Authority

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR.

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 High Grange 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

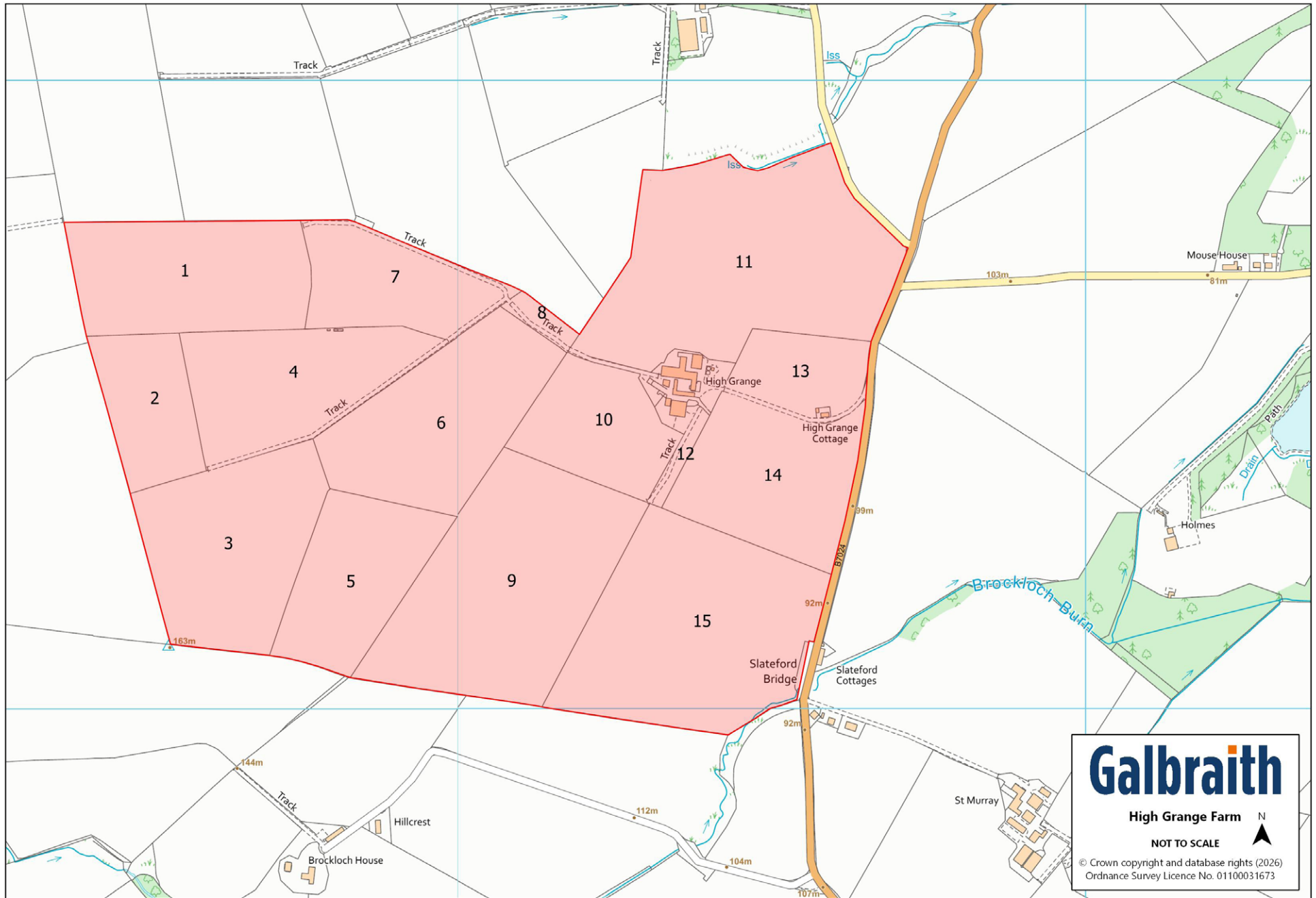
From Ayr, travel south on the A77 towards Maybole. After passing the Bankfield roundabout, turn right at the traffic lights onto Doonholm Road. At the small roundabout, take the first exit onto Murdoch's Lone. Continue and turn left onto the B7024. Follow this road for approximately 4.2 miles, then turn right onto the track leading to High Grange Farm.



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Post Code: KA19 8EE



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 High Grange Farm
 NOT TO SCALE
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High Grange Farm				
Field No	LPID	Area		JHI Land Grade
		(Ha)	(Ac)	
1	NS/29568/12677	6.68	16.51	Grade 4(1)/4(2)
2	NS/29510/12472	3.31	8.18	Grade 4(1)
3	NS/29638/12242	7.25	17.91	Grade 3(2)/4(1)
4	NS/29733/12513	5.90	14.58	Grade 3(2)/4(1)
5	NS/29830/12186	4.86	12.01	Grade 3(2)
6	NS/29975/12461	7.11	17.57	Grade 3(2)
7	NS/29899/12674	4.16	10.28	Grade 3(2)
8	NS/30133/12618	0.46	1.14	Grade 3(2)/4(2)
9	NS/30081/12198	10.75	26.56	Grade 3(2)
10	NS/30232/12455	3.86	9.54	Grade 3(2)
11	NS/30449/12720	12.33	30.47	Grade 3(2)
12	NS/30356/12402	0.39	0.96	Grade 3(2)
13	NS/30544/12534	2.39	5.91	Grade 3(2)
14	NS/30500/12364	5.87	14.50	Grade 3(2)
15	NS/30387/12124	10.65	26.32	Grade 3(2)
Misc		1.19	2.94	
TOTAL		87.16	215.37	





Solicitors

McKinstry, Ayr, Queens Court House, 39 Sandgate, Ayr, South Ayrshire, KA7 1BE

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

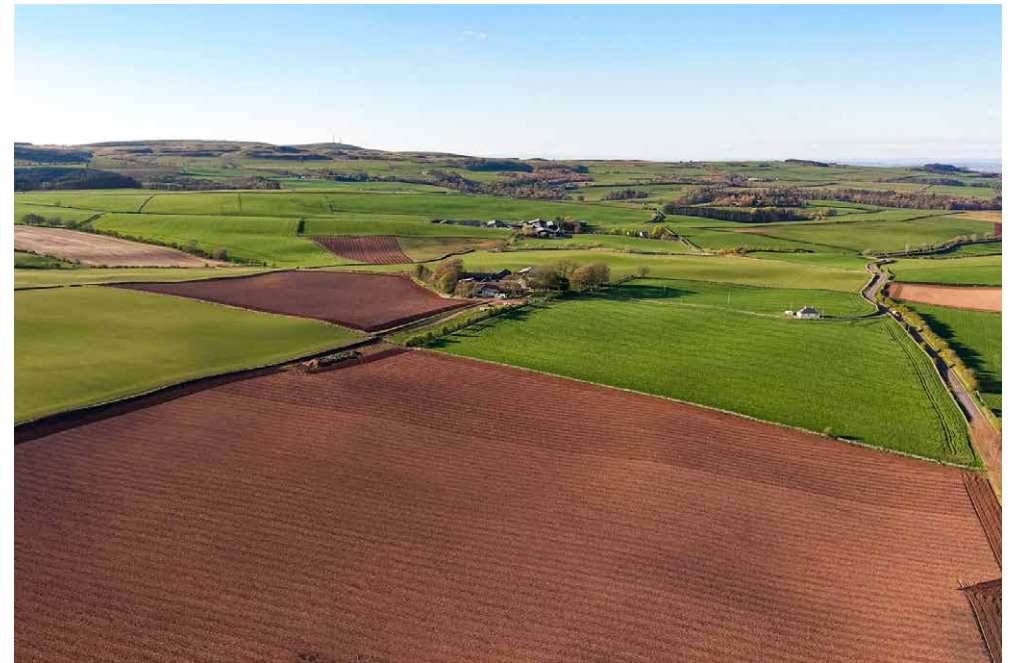
The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

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.

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.







Galbraith