

Galbraith

KNOCKLAUGH FARM
LENDALFOOT, GIRVAN, SOUTH AYRSHIRE



KNOCKLAUGH FARM, LENDALFOOT, GIRVAN, SOUTH AYRSHIRE

A desirable beef and sheep unit within a private location.

Girvan 7 miles ■ Ayr 28 miles ■ Glasgow 64 miles

About 379.57 Ac (153.61 Ha) in total

FOR SALE AS A WHOLE

- Knocklaugh Farmhouse (three reception rooms, four bedrooms).
- A range of modern agricultural buildings.
- Versatile blocks of farmland comprising predominantly Grade 4 and 5 silage and grazing ground.
- A proportion of land is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

Offers Over £1,395,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**

SITUATION

Knocklaugh Farm is located within South Ayrshire, near to the Village of Lendalfoot. The coastal town of Girvan lies about 7 miles northeast, lying south of Ayr and was originally a popular fishing port. The town has a range of local shops, supermarkets, recreational and professional services and has a local primary and secondary school. It provides excellent transport links throughout Ayrshire and Glasgow via train and bus services. There is also a medical centre.

The main county town of Ayr (about 28 miles) 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 30 miles from Ayr Livestock Market.

DESCRIPTION

Knocklaugh Farm presents an excellent opportunity to acquire a beef and sheep farming unit in rural South Ayrshire. The farm comprises predominantly Grade 4 and 5 land extending to 379.57 Ac (153.61 Ha) or thereby and includes a four bedroom farmhouse and a modest steading of a modern nature. The land is used for a mix of grazing and silage purposes and is in good heart with a proportion designated as a SSSI and SAC limiting the stocking density and agricultural operations.

METHOD OF SALE

Knocklaugh Farm is offered for sale as a whole.

Knocklaugh Farm Farmhouse

Knocklaugh farmhouse is traditionally built dating back to the 1770s and is of stone construction with a whitewash finish under a pitched slate roof. The farmhouse is double glazed throughout and offers spacious accommodation comprising the following: Kitchen/dining room, sitting room, games room, living/dining room, office, bathroom, shower room, utility, porch, boot room, store and four bedrooms (3 double, 1 single). Adjoining the farmhouse is a stone and slate-built garage with double rolling doors. There is ample room for parking to the rear whilst there are substantial gardens to the front encompassing lawns and seating area.

Farm Buildings

Knocklaugh Farm has a modest steading comprising the following:

Slatted Shed (27.72m x 9.56m)

Concrete steel portal frame construction with breeze block walls, under fibre cement roof with central feed passage and slats with circa 8ft suspended slurry storage.

General Purpose Shed / Cattle Housing (Apex 1 - 8.73m x 22.77m, Apex 2 - 8.9m x 27.33m)

Apex 1 — Steel portal frame construction with breezeblock walls, box profile clad and roof with concrete floor.

Apex 2 — Steel portal frame construction with breezeblock walls, box profile clad, Yorkshire boarding, fibre cement roof with part concrete floor, part slatted with 8ft deep slurry storage.

In total the buildings can house 80 cattle and 80 calves.



Kitchen



Living/Dining



Games Room



Bedroom 1



Bedroom 3



Bathroom





Silage Pit

Concrete panel and earth banked silage pit with circa 1,000t capacity.

In addition, there are two Collinson feed bins, a stack yard as well as cattle handling facilities and collecting area. The farm can be approached via two entrances which lead to a concrete apron where there is plenty area for parking.

The Land

Knocklaugh Farm extends to approximately 379.57 Ac (153.61 Ha) to include miscellaneous areas of 5.04 Ac (2.04 Ha) and is split into two distinct blocks bisected by an unnamed single track public highway. The land is principally classified as Grades 4 and 5 by the James Hutton Institute. There are small areas of Grade 6. Loch Lochton is situated within Parcel 8 and forms part of the holding. The fields benefit from both a mains water supply and natural via the Water of Lendal and Lochton Burn as well as stock proof fencing. The land rises from approximately 90m to 220m above sea level at its highest point. Across the subject the field enclosures are of a good size and can be accessed via the unnamed public highway or through the steading. Within the acreage, approximately 158 Ac is subject to a SSSI and SAC designation. It is part of the Pinbain Burn to Cairn Hill SSSI, last designated in 1991. For more information, see SiteLink (nature.scot). Informal sheep wintering arrangements are in place on the land until the 1st of April 2026.

NITRATE VULNERABLE ZONE (NVZ)

The land at Knocklaugh 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 and Region 2) 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

Russell House, King Street, Ayr, KA8 OBE. T: 0300 244 6300 E: SGRPID.ayr@gov.scot

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Broadband	Council Tax	Tenure	EPC
Knocklaugh Farmhouse	Mains	Septic Tank	Mains – Single Phase	Oil Fired	Available in the area	Band E	Freehold	E48

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. Please note this includes the feed bins and cattle handling facilities. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Knocklaugh 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 have 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 Girvan and continue through the town. At Shallochpark roundabout turn right towards Stranraer and continue for about 5.4 miles to Lendalfoot. At Lendalfoot, take the first road on the left-hand side (signed for Carleton Caravan Park) and continue for about 3.2 miles, at the sharp bend turn right, onto the track for Knocklaugh Farm.

POST CODE

KA26 OJB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///lifestyle.decades.clicker

SOLICITORS

Lockharts Law, 12 Beresford Terrace, Ayr KA7 2EG T: 01292 265045

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

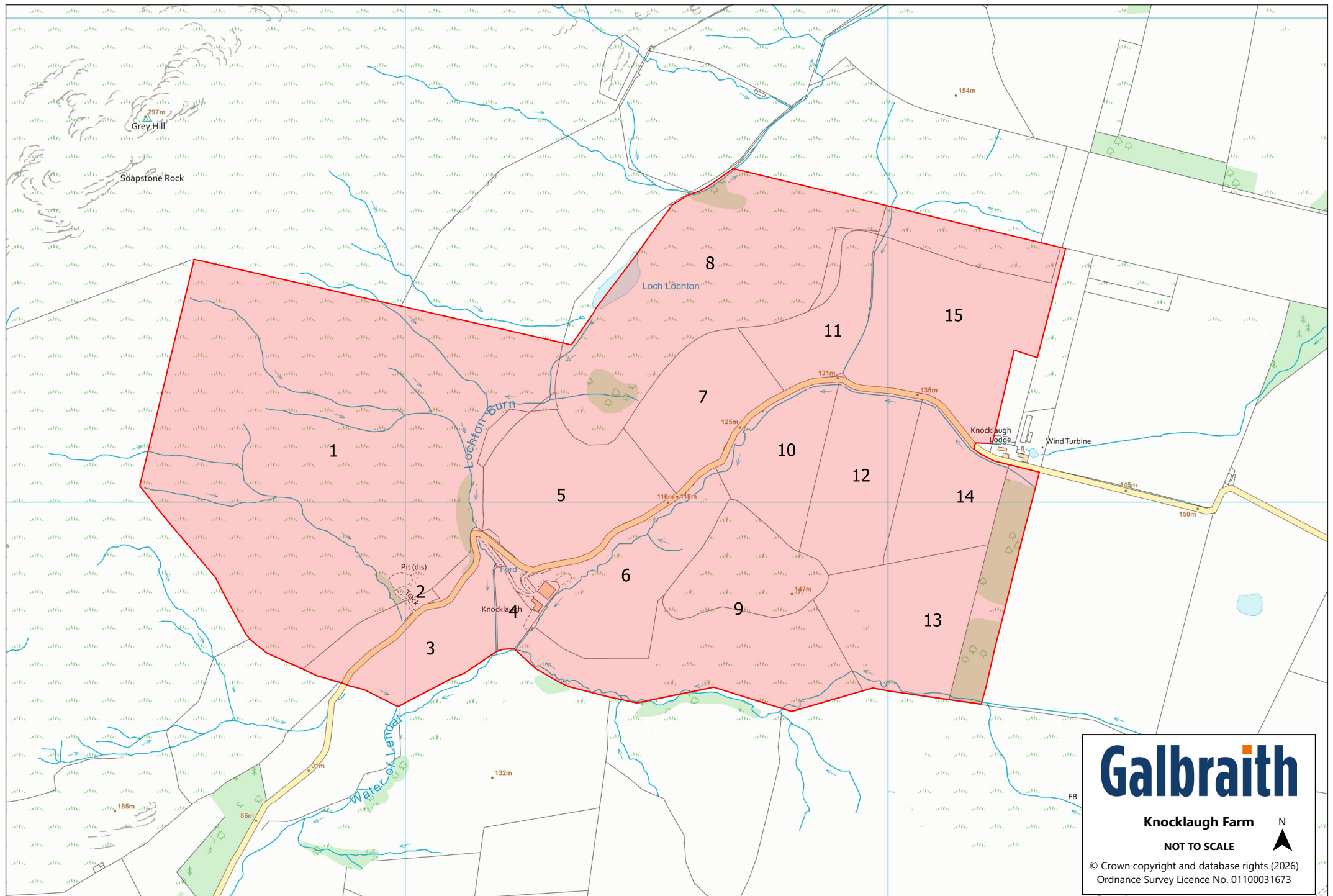
The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

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.







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Knocklaugh Farm

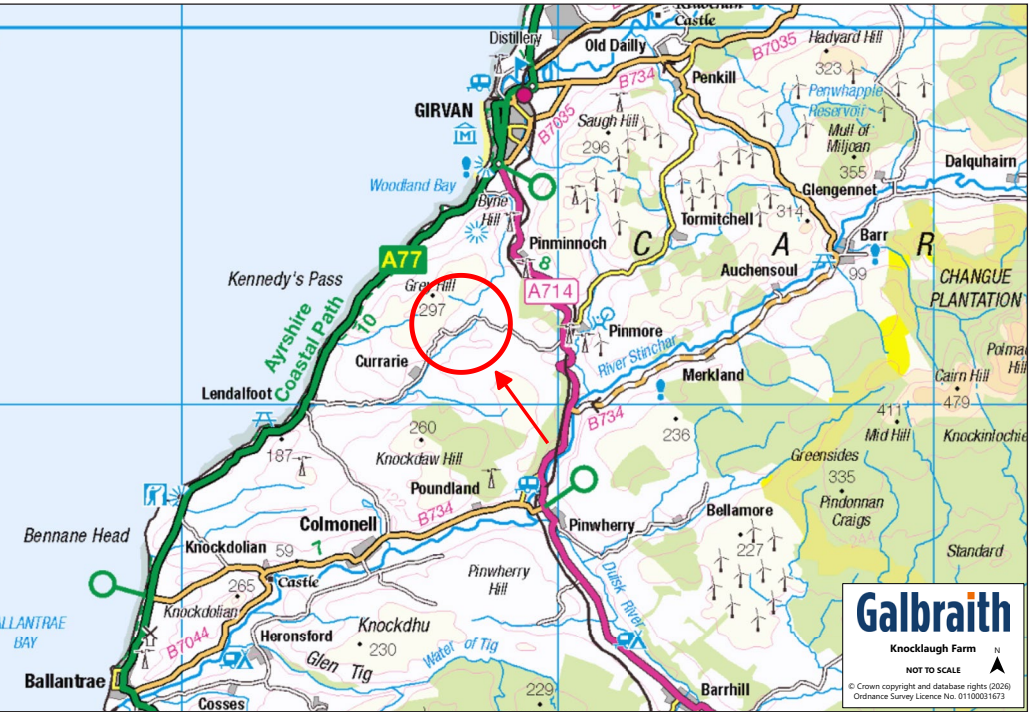
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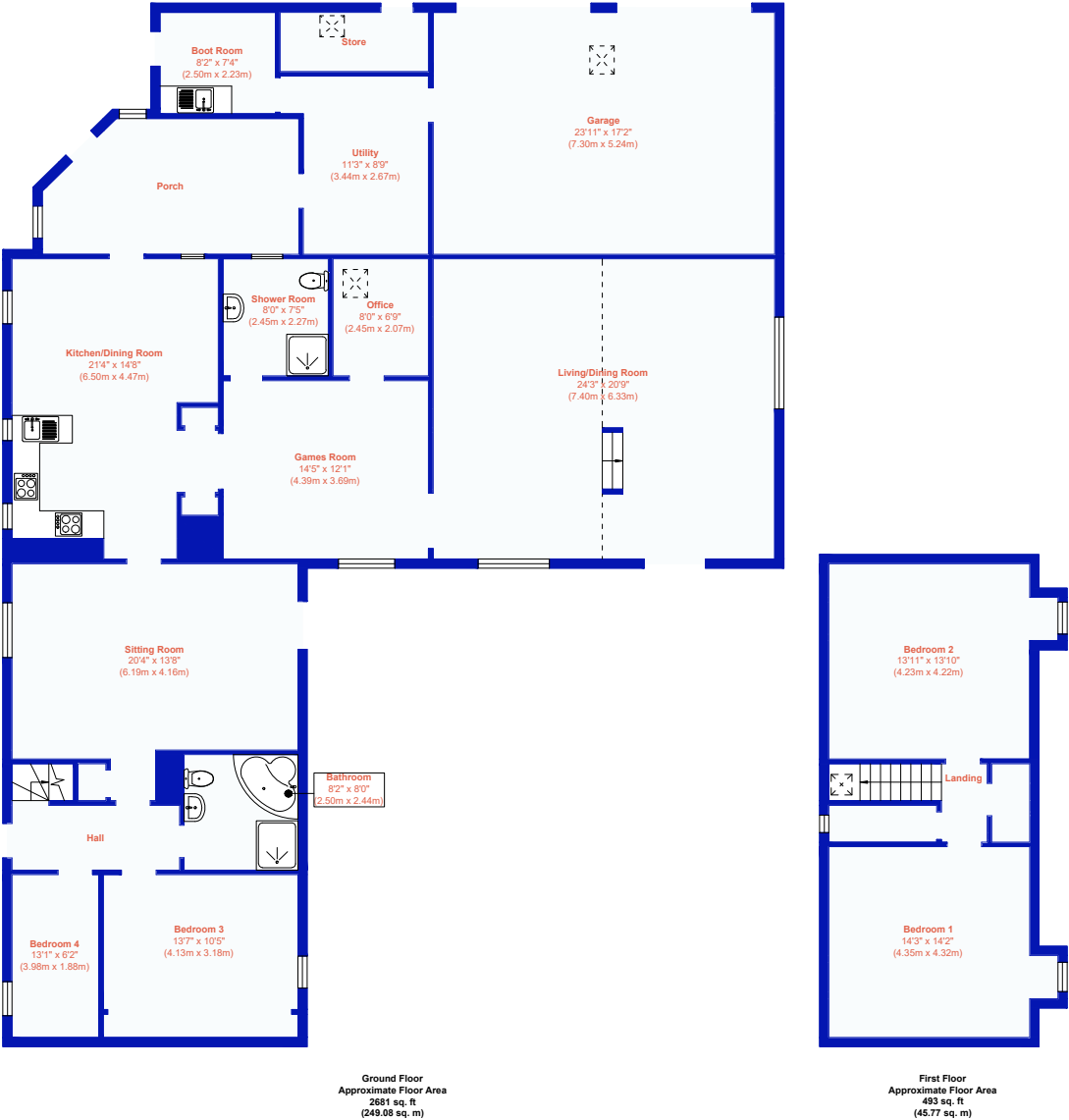
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Knocklaugh Farm				
Field ID	Area		Grade	Comment
	(Ha)	(Ac)		
(1) NX/16845/92113	45.90	113.42	5(2)	SSSI / SAC
(2) NX/17025/91790	0.23	0.57	4(2)	PGRS
(3) NX/17034/91721	6.55	16.19	4(1) / 4(2)	PGRS/ROAD
(4) NX/17224/91767	0.90	2.22	4(1) / 4(2)	PGRS / STACK YARD
(5) NX/17329/92025	8.39	20.73	4(2)	PGRS
(6) NX/17463/91842	6.96	17.20	4(1) / 5(3)/ 6(1)	PGRS / BANKING
(7) NX/17604/92196	5.92	14.63	4(2)	PGRS
PART (8) NX/17625/92443	16.94	41.86	4(2) / 5(2)	SSSI / SAC / LOCH
(9) NX/17660/91736	14.06	34.74	4(1) / 5(3)	PGRS / RGR
(10) NX/17771/92081	4.98	12.31	4(1) / 6(1)	PGRS / BANKING
(11) NX/17883/92354	4.36	10.77	4(2)	PGRS
(12) NX/17940/92064	6.57	16.23	4(1)	PGRS
(13) NX/18070/91753	9.76	24.12	4(2)	PGRS / WAF
(14) NX/18116/92020	6.34	15.67	4(1)	TGRS / WAF
(15) NX/18135/92407	13.71	33.88	4(1)	PGRS
MISC (Road / Buildings / Garden)	2.04	5.04		
TOTAL	153.61	379.57		



Knocklaugh Farm, Lendalfoot, Girvan, KA26 0JB



Approx. Gross Internal Floor Area 3174 sq. ft / 294.85 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 December 2025 9. All building measurements are an approximate.



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