

BROCKLOCH FARM

BURNFOOT, NEW CUMNOCK, EAST AYRSHIRE



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A traditional farmhouse and detached cottage requiring full renovation with buildings and land.

New Cumnock 2 miles ■ Ayr 22 miles ■ Glasgow 36.5 miles

About 31.11 acres (12.59 hectares)

- Farmhouse (2 reception rooms, 5 bedrooms).
- Cottage (1 reception room, 3 bedrooms).
- Excellent development potential.
- Traditional and modern farm buildings.
- 28.39 acres of grazing land with amenity pond.
- 1.06 acres of woodland
- Secluded rural location.

Offers Over £385,000



Galbraith

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 **OnTheMarket**

SITUATION

Brockloch is privately situated some two miles from the village of New Cumnock in East Ayrshire. There is primary schooling available at New Cumnock and secondary schooling available at the Barony Campus Education Centre, Cumnock, one of Scotland's most innovative, ambitious and inclusive learning facilities. New Cumnock offers local shops and sporting facilities including a community outdoor swimming pool which was fully refurbished by the Dumfries House Trust in June 2017. Both Ayr and Glasgow are accessible via road or train networks. There are excellent transport links in the area with regular bus connections and a railway station in New Cumnock with connections to Glasgow and beyond. Glasgow and Prestwick Airports have regular scheduled flights and are 44 miles and 25 miles respectively.

Nearby places of interest include Dumfries House, a Palladian country house set in a 2,000 acre estate with beautiful walled gardens recently opened by the late HRH Queen Elizabeth and a frequent favourite of King Charles. At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave and the River Ayr gorge walk at Mauchline is close by. Auchinleck House was built by Lord Auchinleck, James Boswell in the late 1700s. The Scottish classic-style mansion was designed by Robert Adam, one of Scotland's most famous architects. There is a popular coffee shop and gift shop (Boswell's Coach House) within the Estate grounds. Lochside House and Spa is also close by and has a well-respected reputation for high quality service.

Ayrshire is well known for its range of outdoor pursuits. There are a number of world-renowned golf courses including Royal Troon, Turnberry and Rowallan Castle Estate, Kilmaurs. Morris Equestrian Centre has excellent equestrian facilities whilst playing host to a schedule of events including both show jumping and dressage. The racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip. There are many opportunities for country sports in the area and Ayrshire has some of South West Scotland's best salmon and trout fishing.

DESCRIPTION

Brockloch Farm offers an excellent opportunity to acquire a small farm for those seeking a renovation project. The original farmhouse and attached buildings offer development potential subject to obtaining planning permission and similarly the detached cottage could be ideal for extended family use or as a holiday let. There are several sheds and outbuildings which would be suited for business interests, converting to stables or general storage. Brockloch is also enhanced by the 28.39 acres of land surrounding it to include an amenity pond and a small area of woodland opposite the front of the house and cottage. The farmhouse comprises adaptable living space of two reception rooms, bathroom, w.c., kitchen, pantry and utility room on the ground floor with a staircase to a large storeroom. There are four bedrooms on the first floor and a further staircase to a loft storage area. Brockloch Cottage presents an opportunity to refurbish and create a charming detached three bedroom cottage with living room, kitchen and bathroom which could be used as a holiday let, rental property or extended family use. Both properties have enclosed gardens and are mainly down to lawn with some established shrubs.

BUILDINGS

There are range of modern and traditional outbuildings at Brockloch, currently used for livestock and storage purposes.

Open Fronted Barn (13.16m x 5.23m)

Stone, slate roof, earth floor.

Workshop (3.7m x 4.5m)

Stone and slate, concrete floor.

Storage 1 (3.02m x 7.3m)

Stone and brick with corrugated roof and concrete floor.

Storage 2 (3.89m x 2.7m)

Stone and brick with corrugated roof and concrete floor.



Farmhouse kitchen



Farmhouse hall/stairs



Farmhouse bathroom



Farmhouse sitting room



Storage 3 (3.05m x 2.7m)
Stone and brick with corrugated roof and concrete floor.

Storage 4 (2.86m x 4.2m)
Stone and brick with corrugate roof and concrete floor.

Former Cattle Court (6.4m x 27m)
Stone and slate with a concrete floor.

Second Cattle Storage (5.5m x 27m) Lean-to
Brick with a concrete floor.

Cattle Barn (About 4.75m x 10.7m)
Stone and slate with concrete floor.

Open End Storage (4.75m x 5.6m)
Stone and slate with an earth floor.

Atcost Farm Building (8.8m x 11.8m)
Brick with asbestos cement roof.

Open Sided General Purpose Cattle Area (17.5m x 22.86m)
Steel portal frame with breeze block walls, corrugated roof and concrete floor.

Lean-to (5.5m x 6.6m)

Brick with corrugated steel roof.

Steel Frame Shed (18.28m x 6.4m)
Breeze block and box profile walls. Corrugated roof.

LAND

There are 28.39 acres of grazing land which is predominantly classified as Grade 5(2) by the James Hutton Institute and ranges from 265m to 290m above sea level. It surrounds the steading and is contained within one block. It is currently down to permanent grass and is let seasonally to a local farmer who grazes it with cattle and sheep.

The pond within the land is healthily stocked with Rainbow Trout.

It should be noted that the pond is not within the Sellers title however the Seller will work with a purchaser with a view to potential title being granted under the prescriptive claimants procedure in the Land Registration etc (Scotland) Act 2012. No title guarantee to the pond can be given by the Seller.

FORESTRY

The remaining land surrounding Brockloch is owned by the Seller and is due to be planted.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Farmhouse	Private-Spring^	Mains	Private - Septic Tank	Freehold	Electric	Band E	G01	FTTP*	Yes
Cottage	Private-Spring^	Mains	Private - Septic Tank	Freehold	None	Band D	G01	FTTP*	Yes

* Fibre to the Premises is available.

^The farmhouse and cottage have not been used by the Seller and so no guarantee will be given as to the quality or quantity of the water supply and no water test will be provided. We understand there is a public water main in the vicinity of the property.



FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The seller will grant a right of access from A to B on the site plan with shared maintenance.

DIRECTIONS

From Glasgow take the M77 south and exit at the Q8 roundabout taking left onto the A76 for Cumnock. Take the B741 for Dalmellington onto Boig Road. Turn right onto the B741 and after about 2.5km turn left opposite the bus stop. Travel along the farm road for about 1.15km.

POST CODE

KA18 4QH

WHAT3WORDS

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

SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, Midlothian, EH3 9EE

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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

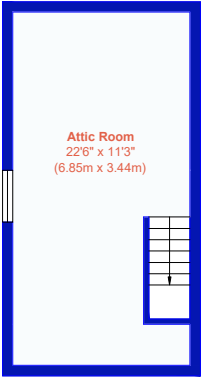
Appropriate caution should always be exercised during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

FINANCE

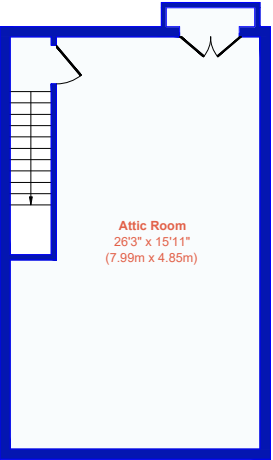
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm 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 Alistair.christie@galbraithgroup.com.



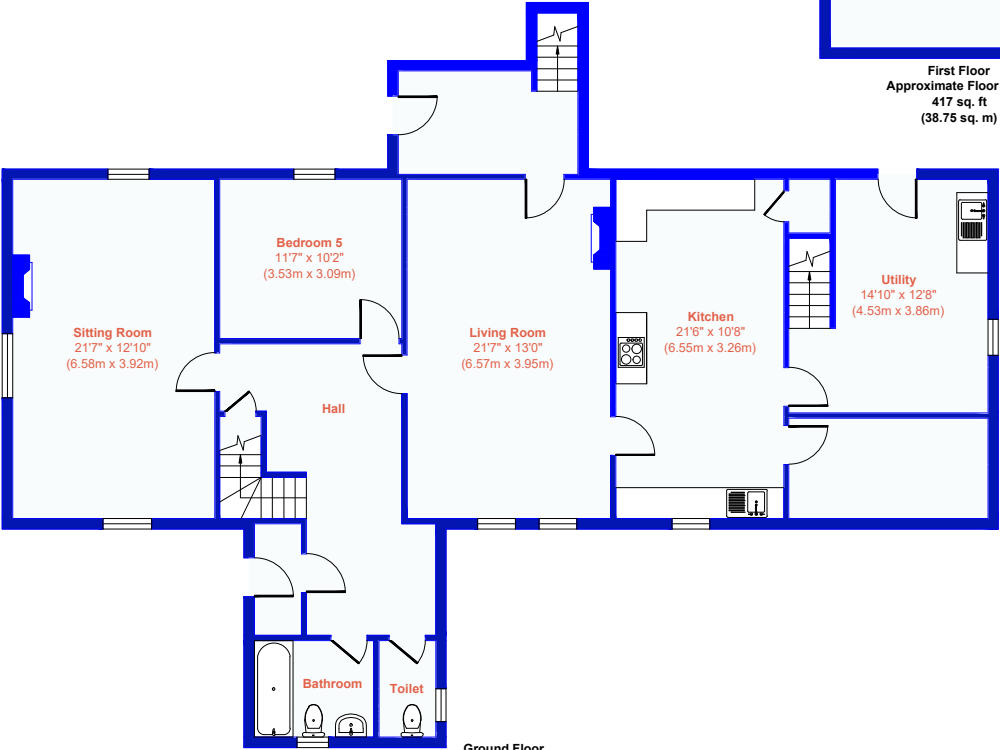
Brockloch Farmhouse



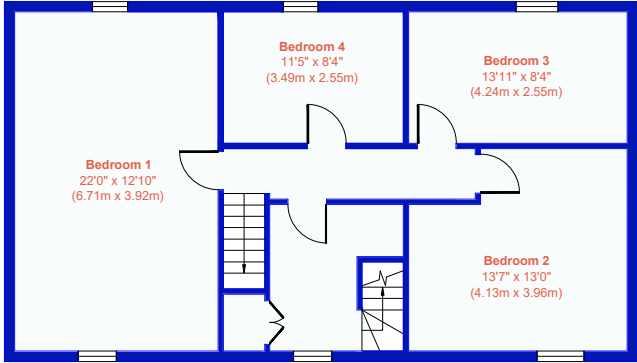
First Floor
Approximate Floor Area
253 sq. ft
(23.56 sq. m)



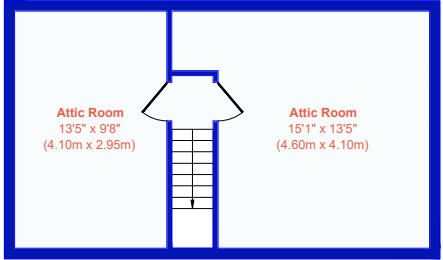
First Floor
Approximate Floor Area
417 sq. ft
(38.75 sq. m)



Ground Floor
Approximate Floor Area
1589 sq. ft
(147.64 sq. m)



First Floor
Approximate Floor Area
841 sq. ft
(78.17 sq. m)



Second Floor
Approximate Floor Area
398 sq. ft
(37.03 sq. m)

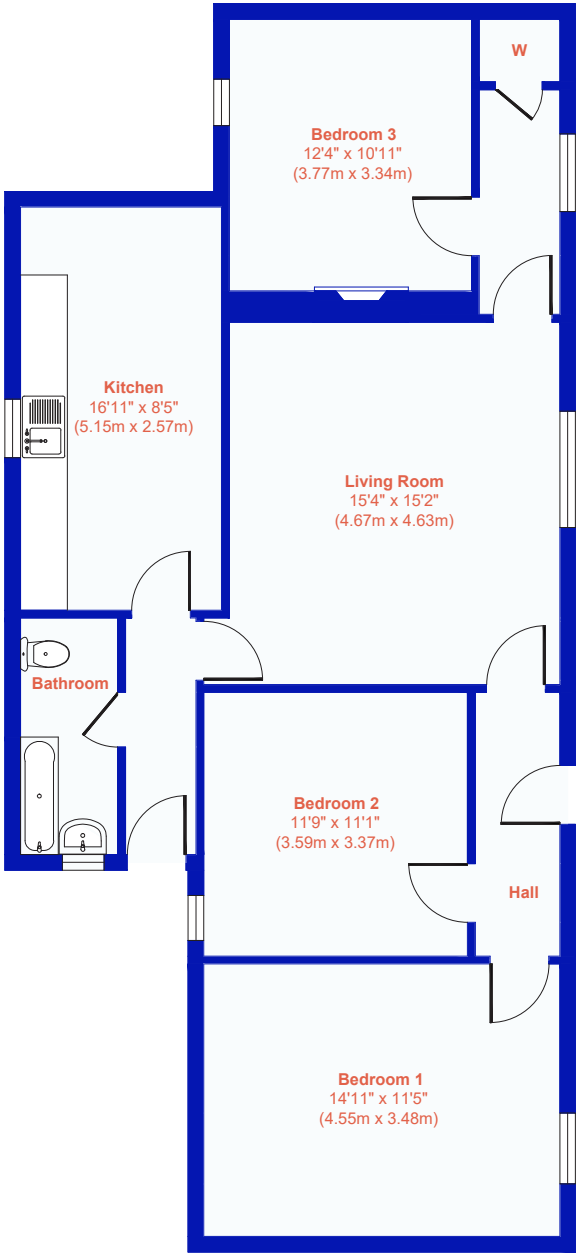
Approx. Gross Internal Floor Area 3498 sq. ft / 325.15 sq. m

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

Produced by Elements Property



Brockloch Cottage

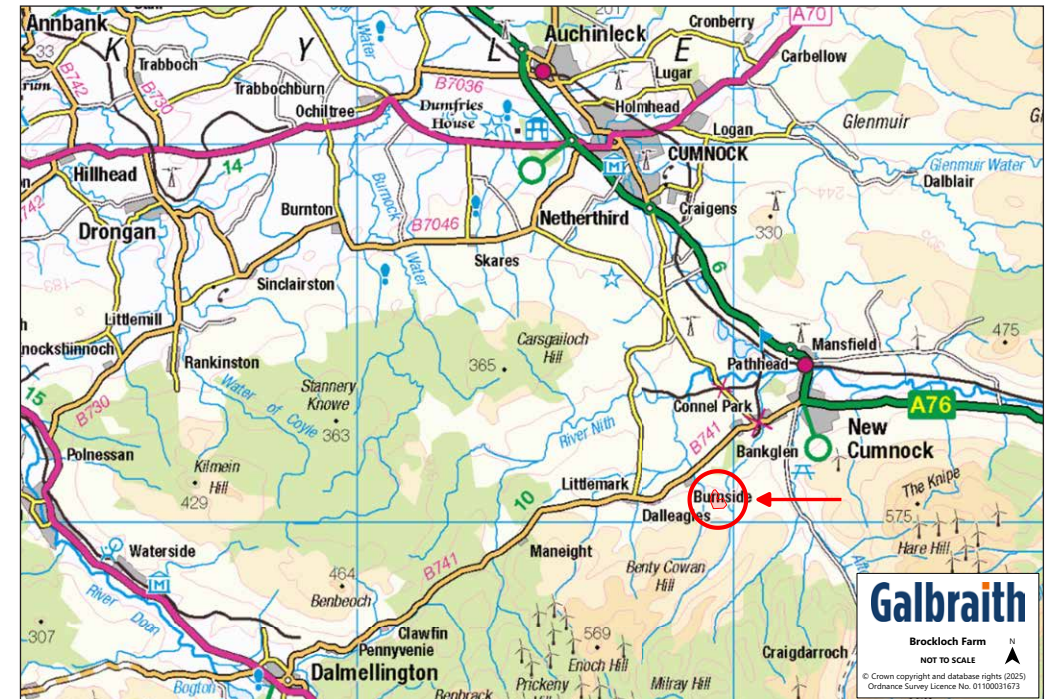
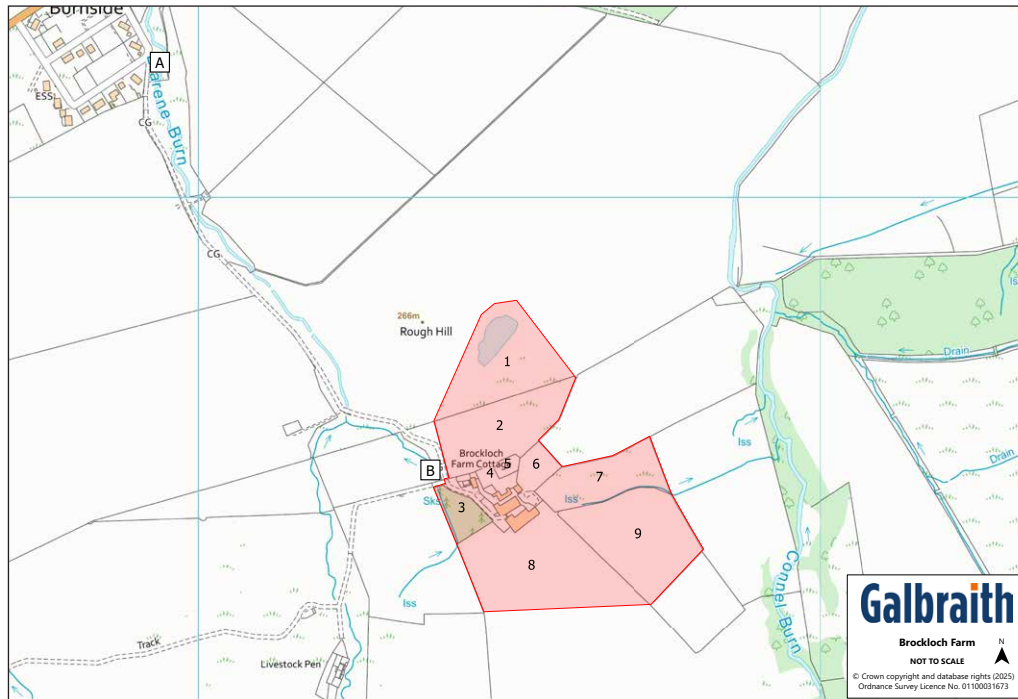


Floor Plan

Approx. Gross Internal Floor Area 961 sq. ft / 89.34 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 building measurements are an approximate.





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