

A photograph of a two-story house with a small porch, heavily covered in ivy. The house has a dark roof and a chimney. A large tree is on the right side of the house. The ground in front is covered with dry leaves and grass. The sky is blue with some clouds.

Galbraith

MAINHOLM FARM
AYR, SOUTH AYRSHIRE



MAINHOLM FARM, AYR, SOUTH AYRSHIRE

A privately situated smallholding on the fringes of Ayr offering a renovation opportunity, with outbuildings and land.

Ayr 1.5 miles ■ Prestwick Airport 6.5 miles ■ Glasgow 35 miles

About 2.58 acres (1.04 ha)

Offers Over £310,000

- Two Reception Rooms. Three Bedrooms. Bathroom. Wet Room. Kitchen.
- Fabulous opportunity to renovate and upgrade.
- Attached stone outbuildings with development potential (subject to planning consents).
- 1.69 acre grazing paddock.



Galbraith

Ayr
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 **OnTheMarket**

SITUATION

Mainholm Farm enjoys a delightful rural setting in a highly accessible location, approximately 1.5 miles from Ayr town centre and 35 miles from Glasgow.

Ayr offers a wide selection of shops, restaurants, sports facilities, and a cinema. The town boasts a long, sandy beach and several attractive parks, including Rozelle and Belleisle. A private co-educational school is also located nearby. Glasgow is easily reached via the A77/M77, and there is a frequent train service from Ayr to Glasgow Central. Prestwick Airport, which provides a broad range of international flights, lies just 6.5 miles away.

Ayrshire is celebrated for its outstanding golf courses, notably the world-famous links at Royal Troon, Turnberry, and Prestwick. Ayr also hosts a popular racecourse, and there are marinas at Troon, Ardrossan, and Largs. Close to the property is the River Ayr Way, a 44-mile long-distance walking route that includes the Ayr Gorge Woodlands reserve, a dramatic sandstone ravine cloaked in one of Ayrshire's most significant ancient woodlands. The region offers excellent opportunities for country sports, including salmon and trout fishing, making it a haven for outdoor enthusiasts.

DESCRIPTION

Nestled in a picturesque and highly desirable location, Mainholm Farm is a former dairy farm brimming with character and potential. To the rear, a charming U-shaped courtyard provides ample parking and is flanked by substantial stone outbuildings, suitable for conversion or alternative use (subject to the necessary planning consents). Mature trees offer natural shelter and privacy, while the expansive garden encircles the home, enhancing its tranquil appeal. Beyond the garden, gently rolling grazing land presents ideal paddocks for equestrian pursuits or other livestock, making this a versatile prospect for those seeking a lifestyle property with scope for development.

ACCOMMODATION

Constructed from traditional stone underneath a slate roof, the property offers accommodation over two storeys. With the kitchen already removed, the accommodation offers a true blank canvas. Recent upgrades include newly installed double glazing and a modern heating system, alongside partial rewiring, laying the groundwork for further enhancement. The spacious reception hallway leads to two generous reception rooms, one of which features a versatile study area, ideal for home working. On the ground floor, a wet room and utility room add practicality, while upstairs, there are three well-proportioned bedrooms and a family bathroom requiring replacement. A secondary staircase from the kitchen leads to the former maid's room, offering further potential for integration or storage.

OUTBUILDINGS

Attached Former Dairy Byre 1 (About 3.8m x 4.06m)

Built of stone with a slate roof and concrete floor.

Attached Former Dairy Byre 2 (About 3.8m x 3.32m)

Built of stone with a slate roof and concrete floor.

Large Byre (About 18.8m x 4.91m)

Built of stone with a slate roof and concrete floor.

Attached Garden Store

Built of stone with a slate roof and concrete floor.

Stirk Byre No. 1 (About 5.7m x 3.65m)

Built of stone with a slate roof and concrete floor.

Stirk Byre No. 2 (About 6.1m x 3.62m)

Built of stone with a slate roof and concrete floor.



Green Shed/Workshop About 5.0m x 4.36m)
Corrugated metal with earth floor.

Former Stable Block (About10.91m x 5.13m)
Built of stone with a slate roof and stone floor.

Cart Shed with Grain Loft above (About 7.32m x 6.24m)
Built of stone with a slate roof and earth floor.

Young Stock Byre (About 5.37m x 5.19m)
Built of stone with a slate roof and concrete floor.

Former Pig Sheds (About 3.61m x 3.15m and 3.51m x 3.15m)
Built of brick with a tin roof and earth floor.

Wood Shed (About 5.16m x 3.32m)

GARDEN (AND GROUNDS)

There is a generously sized south westerly facing garden surrounding the property with several mature trees offering privacy and shelter. The grazing land of about 1.69 acres is adjacent to the property and access is from a gate at the end of the drive. The Seller is installing a new gate and fencing. The land is 13m above sea level and is classified as Grade 2 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	LPG	Band F	F24	FTTC*	Yes

*Fibre To The Cabinet is available

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 this property.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The purchaser will have a right of access to the property marked A to B on our site plan.

DEVELOPMENT CLAUSE

A clawback agreement will be put in place on the paddock. Further details are available from the selling agent.

DIRECTIONS

From Whitletts roundabout on the A77 Ayr Bypass continue south for about half a mile, turn left (signed for Mainholm Smallholdings). Continue straight along the farm road for about 200m and Mainholm Farm is the second property on the right hand side.

POST CODE

KA6 5HD

WHAT3WORDS

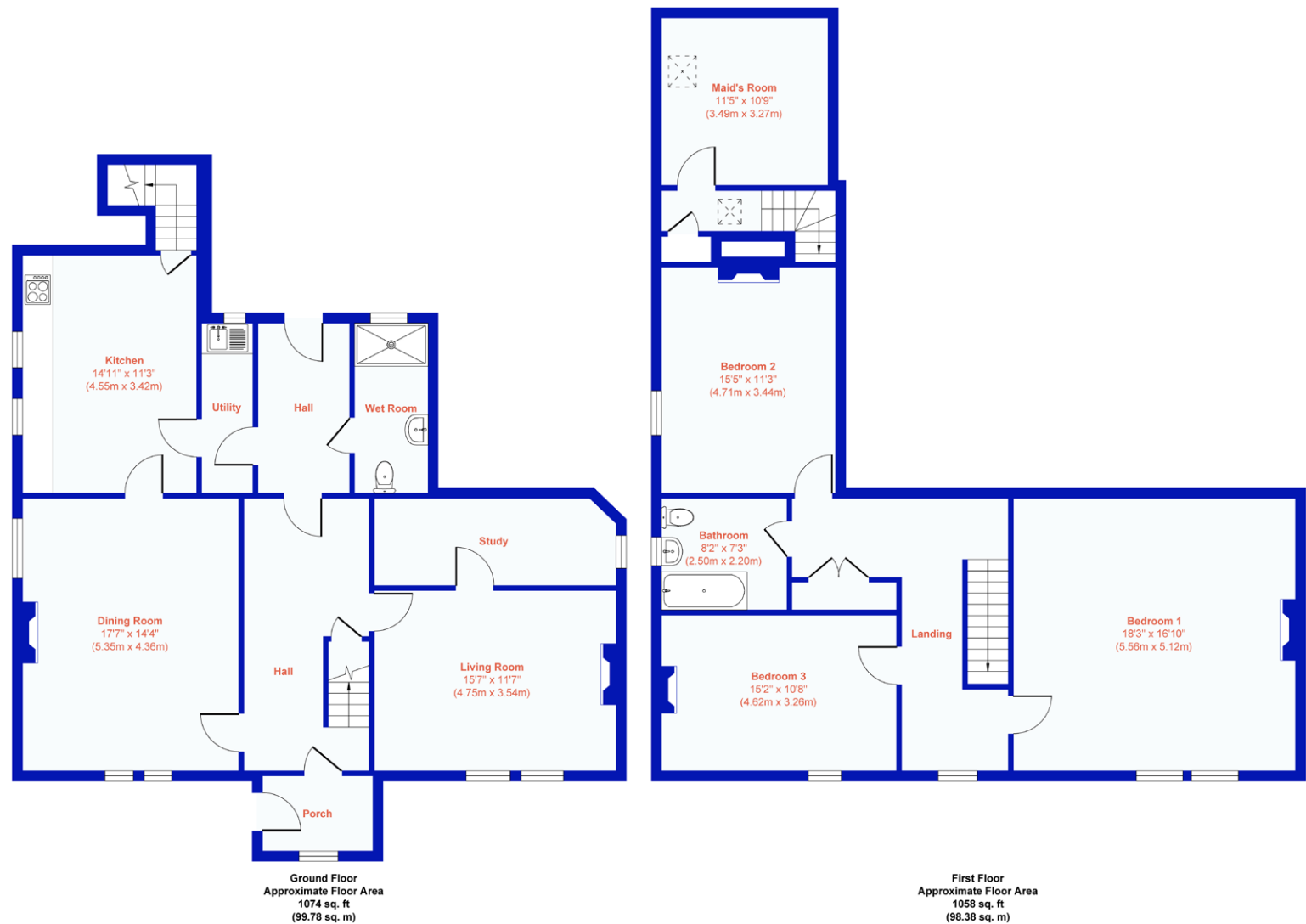
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///roses.bleat.valve](https://www.what3words.com/)

SOLICITORS

Lockharts, 12 Beresford Terrace, Ayr, South Ayrshire, KA7 2EG



Mainholm Farm



Approx. Gross Internal Floor Area 2132 sq. ft / 198.16 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 September 2025.

LOCAL AUTHORITY

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

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



