

The Moor Farm

Sliderry | Isle Of Arran | North Ayrshire



Galbraith

Versatile coastal farm with SSSI interest and renovation ready farmhouse.

Brodick 15 miles | Ardrossan 29 miles (By boat) | Troon 32 miles (By boat) | Glasgow 69 miles (By boat)

(All distances are approximate)

About 184.09 Ac (74.50 Ha) in total.

FOR SALE AS A WHOLE

Traditional Farmhouse (four bedrooms, one public room) requiring refurbishment.

Modest range of modern & traditional outbuildings.

Grade 4 and 5 grazing and silage land.

Part of the land designated as a Site of Special Scientific Interest (SSSI) and Special Protected Area (SPA).

Offers Over £375,000

Galbraith

7 Killoch Place | Ayr | KA7 2EA
T: 01292 268 181 | E: ayr@galbraithgroup.com

galbraithgroup.com

Situation

The Moor Farm is located in an elevated position on southwestern side of the Isle of Arran, this peaceful stretch of coastline is known for its rugged beauty, interspersed with quiet sandy beaches and unspoiled scenery.

Nearby Kilmory offers a Primary School and Village Hall, with weekly Post Office services and regular community events enhancing the area's close-knit character. Secondary schooling is available in Lamlash, approximately 12 miles away, while a broader range of shops, supermarkets and local services can be found in both Lamlash and Brodick, around 16 miles from the property.

Often described as "Scotland in miniature," the Isle of Arran is celebrated for its diverse landscapes and natural beauty. The dramatic mountains to the north provide a striking backdrop to Brodick, while the softer hills and rolling farmland of the south evoke the charm of Lowland Scotland. The island offers extensive opportunities for outdoor pursuits including hillwalking, fishing, shooting and seven golf courses. Arran is also renowned for its artisan producers, whose whisky, chocolate, cheese, meat, smoked fish, beer and ice cream are known for their quality and craftsmanship.

Brodick's ferry terminal provides daily sailings to Ardrossan and Troon presently, ensuring easy access to the mainland. Prestwick Airport and Glasgow Airport are also within reach from Ardrossan, at approximately 16 miles and 24 miles respectively. From Troon, Prestwick Airport is approximately 5 miles away, while Glasgow Airport is around 30 miles. For agricultural interests, the principal livestock market for the region is located in Ayr at Whitefordhill, along with a comprehensive range of rural business suppliers.

Description

The Moor Farm offers an excellent opportunity to acquire a substantial farming unit in an attractive island setting. Extending to approximately 184.09 acres (74.50 hectares) of predominantly Grade 5(3) land with areas of Grade 4(1), the holding includes a four-bedroom farmhouse with development potential and a modest steading incorporating both traditional and modern buildings. The land is currently all in grass and utilised for grazing and silage, generally remaining in good heart. A significant proportion of the farm lies within the Arran Moors SSSI and SPA, where the ground is naturally of a poorer nature and subject to restrictions on agricultural operations and stocking densities. The farm also benefits from a smallscale 12kW wind turbine, providing an additional renewable energy asset.

Method of Sale

The Moor Farm is offered for sale as a whole.

The Moor Farm Farmhouse

The Moor Farmhouse is a traditional stonebuilt property with a slate roof, dating from the early 1800s and arranged over two storeys. The accommodation includes a kitchen, pantry, sitting room with woodburning stove, family bathroom and a downstairs bedroom, with a further four bedrooms and a WC on the first floor. The property is complemented by a front garden featuring mature, though currently overgrown, trees and shrubs, offering scope for enhancement.

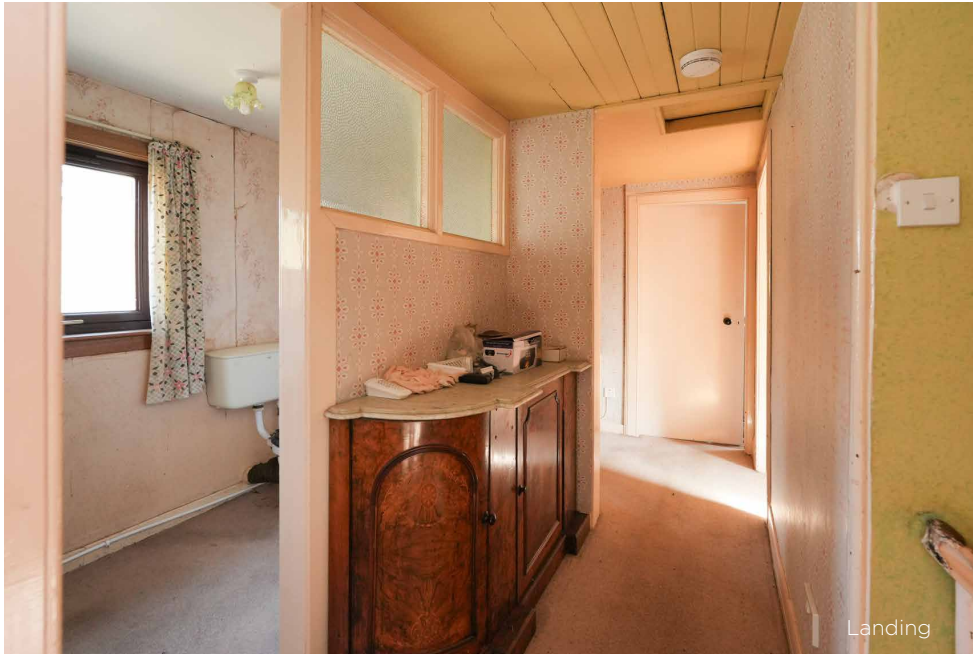




Sitting Room



Kitchen



Landing



Shower Room

Farm Buildings

The Moor contains a small range of agricultural buildings, comprising the following:

Cattle Pens (About 12m x 8m) – Stone construction under an asbestos roof.

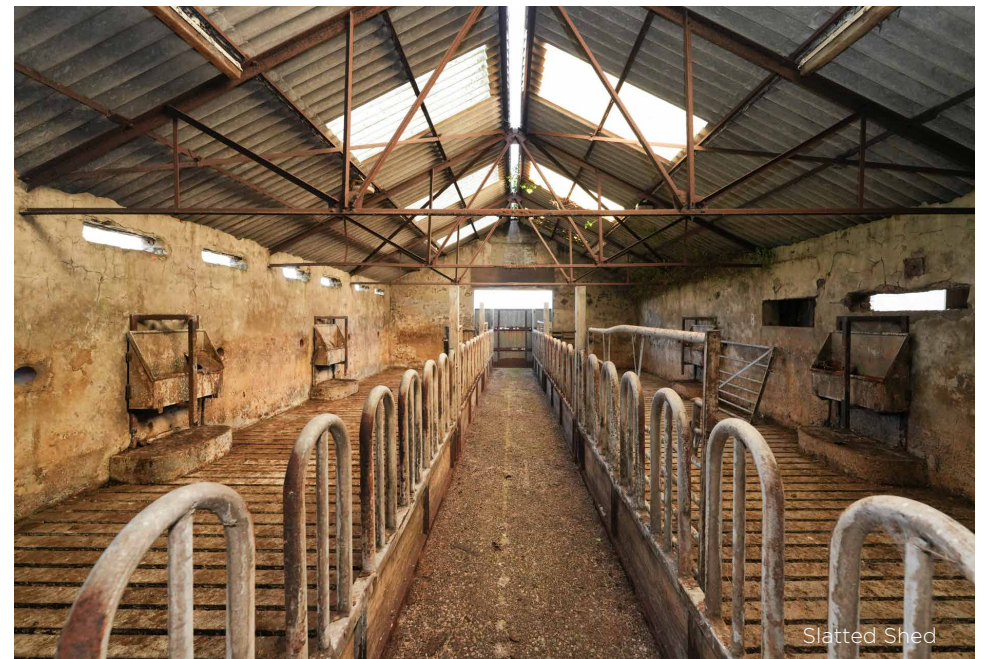
Slatted Shed (About 9m x 8m) – Brick construction under an asbestos roof.

Granary (About 10m x 4m) – Brick construction under an asbestos roof.

Byre (About 13m x 5m) – Redundant (roof fallen in).

Store (About 12m x 8m) – Brick construction under an asbestos roof.

Former Silage Pit (About 18.5m x 15.3m) – Steel portal frame construction with block walls, tin clad and asbestos roofing. Adjoining is a small lean-to used for storage purposes.





The Land

The Moor Farm extends to approximately 184.06 acres (74.50 hectares), including around 4.18 acres of miscellaneous areas such as the yard and buildings. The land is principally classified as Grade 5(3), with some pockets of Grade 4(1) ground according to the James Hutton Institute and rises from roughly 63 metres to 135 metres above sea level. The holding is currently all in grass and utilised for silage and grazing, with fields of a workable size serviced by a natural or private water supply. Approximately 79 acres of the farm lie within the Arran Moors SSSI and SPA, where the land is of poorer natural quality and agricultural operations and stocking densities are restricted.

Wind Turbine

A 12kW wind turbine is situated within field parcel one, contributing a useful source of smallscale renewable energy to the holding. Installed in 2011 and recommissioned in 2025, it offers an

established green energy element within the farm. Additional details can be obtained from the selling agent

Tenure

Hertiable

Local Authority

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE
Tel: 01294 310000

Council Tax

Band C

EPC

Band F30

Services

Private water | Mains electricity | Electric heating

Nitrate Vulnerable Zone (NVZ)

The land at The Moor 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 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.

Historic Scotland

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

Local Authority

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE Tel: 01294 310000

Scottish Government Rural Payments And Inspections Directorate

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

Minerals

The mineral rights are included in the sale as so far as they are owned by the seller.

Timber

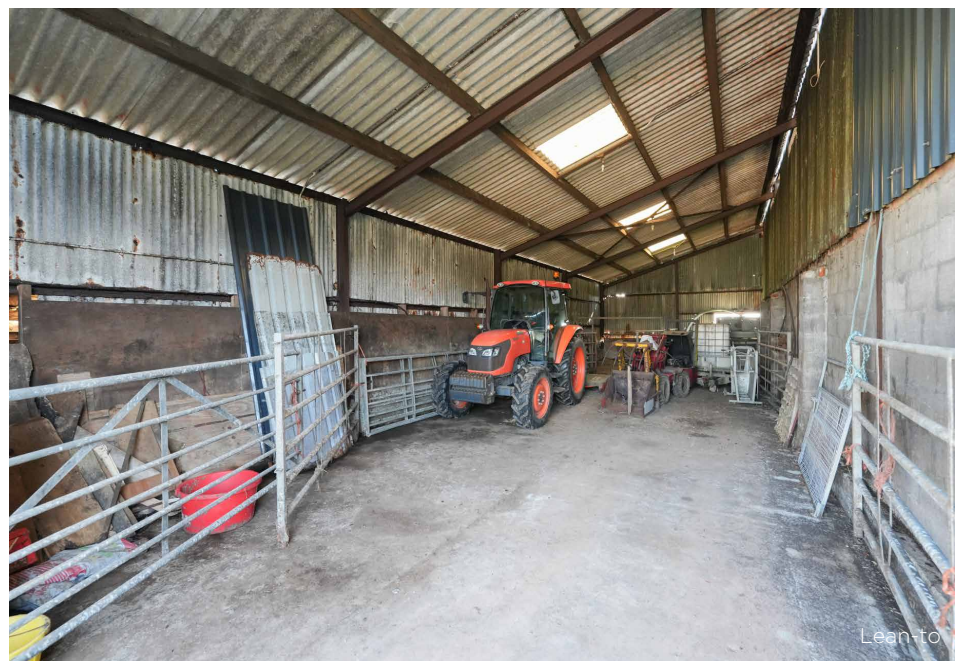
All fallen and standing timber is included in the sale as so far as it is owned by the seller.

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 The Moor 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:

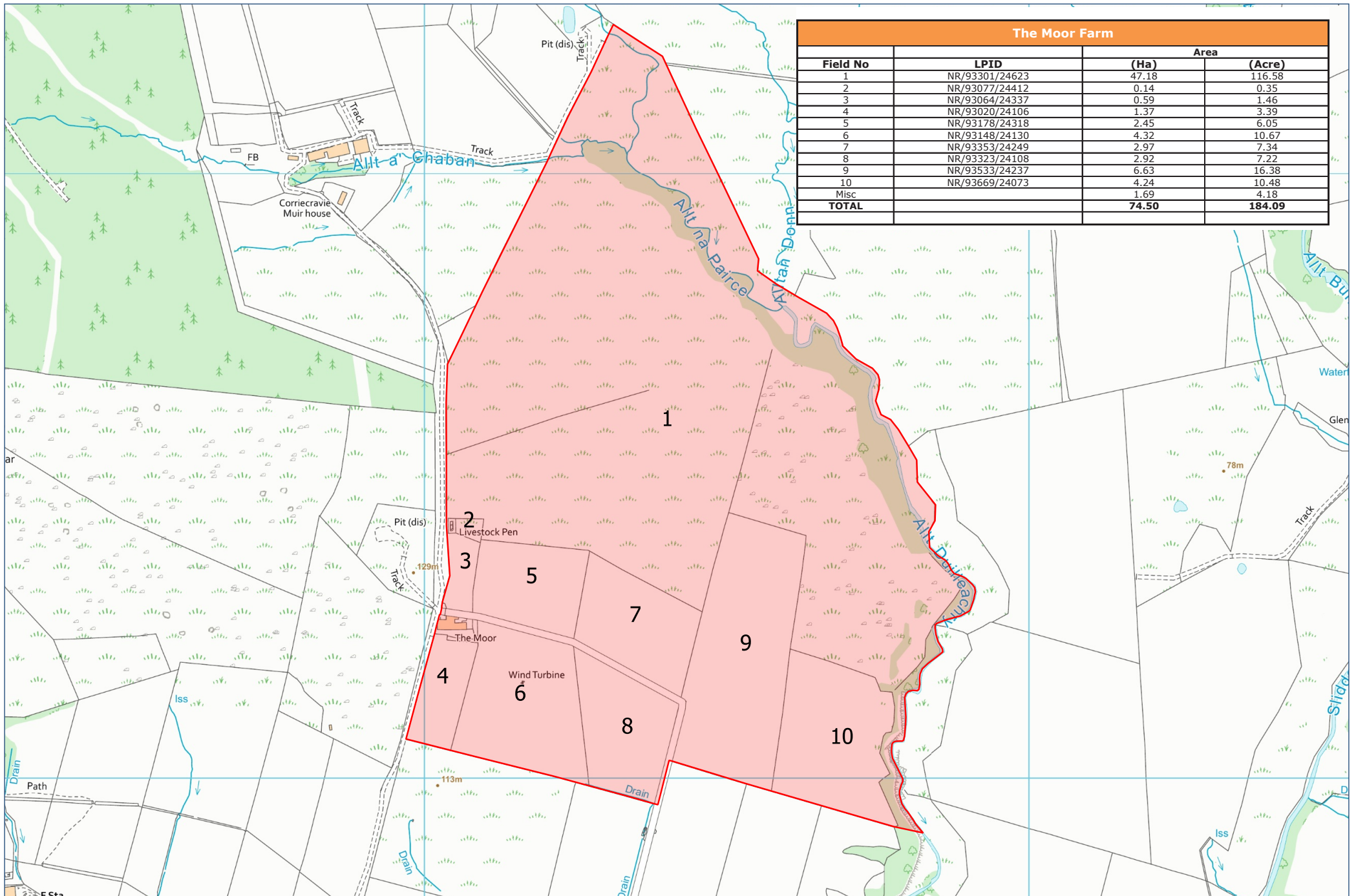
1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
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.





The Moor Farm			
Field No	LPID	Area	
		(Ha)	(Acre)
1	NR/93301/24623	47.18	116.58
2	NR/93077/24412	0.14	0.35
3	NR/93064/24337	0.59	1.46
4	NR/93020/24106	1.37	3.39
5	NR/93178/24318	2.45	6.05
6	NR/93148/24130	4.32	10.67
7	NR/93353/24249	2.97	7.34
8	NR/93323/24108	2.92	7.22
9	NR/93533/24237	6.63	16.38
10	NR/93669/24073	4.24	10.48
Misc		1.69	4.18
TOTAL		74.50	184.09

Directions

From Brodick take the A841 South towards Lamlash. Turn right onto The Ross Road, and at the end of that road, turn right back onto the A841 toward Sliderry. After approximately 1 mile, turn right at the crossroads in Sliderry. Continue along this road for 1 mile, and you will arrive at The Moor Farm.

 [///pavement.mildest.cools](http://pavement.mildest.cools)  Post Code: KA27 8PE

Solicitors

Dales, 18 Wallace Street, Galston, KA4 8HP

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, farm land and water courses.

Third Party Rights And Servitudes

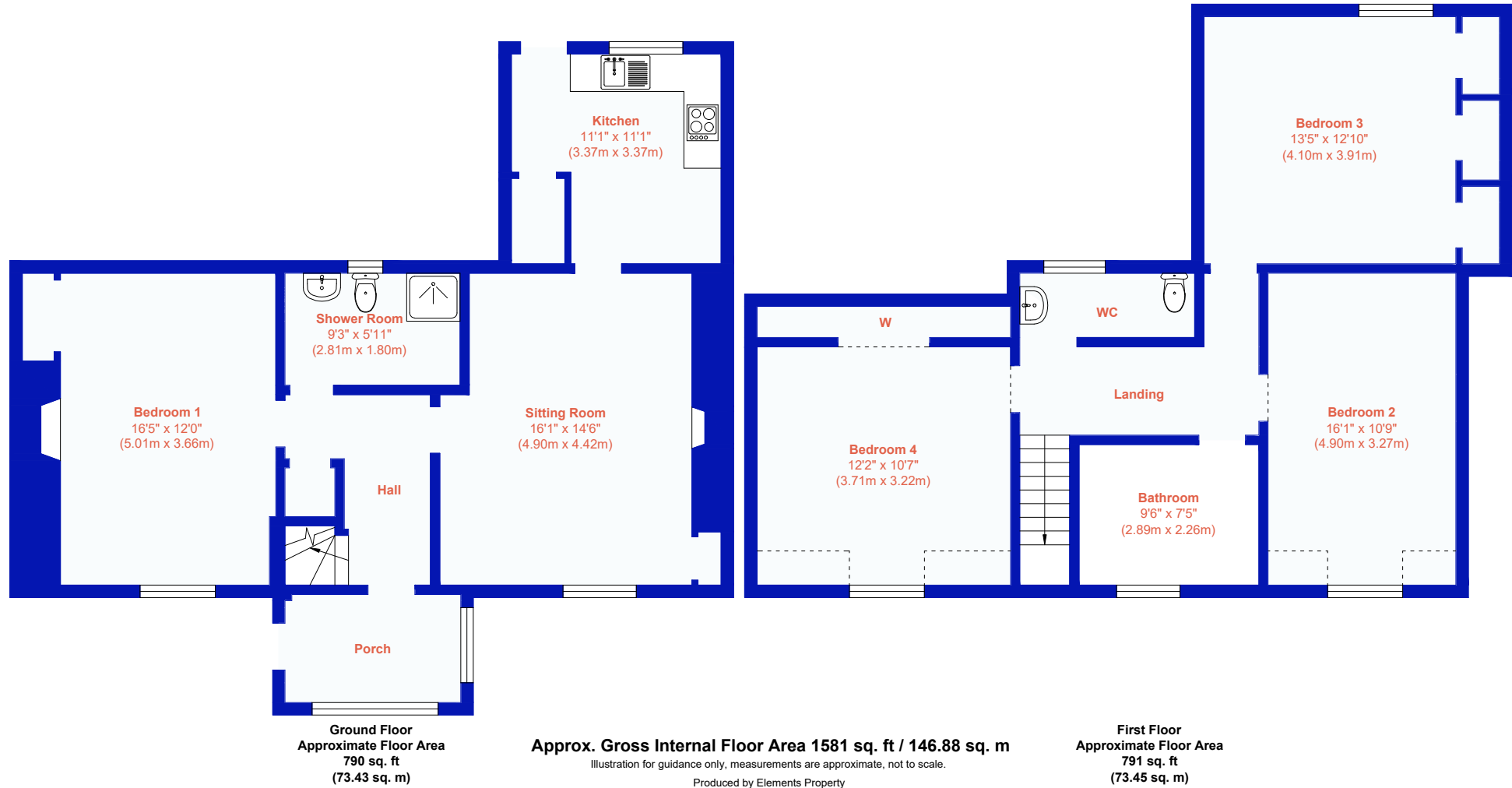
Neighbouring residences hold a right of access for residential purposes over the farm road contained within the title. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 in confidence Alistair Christie on 07500794201 / email alistair.christie@galbraithgroup.com



The Moor Farm, Slidery, Isle of Arran, North Ayrshire



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 March 2026. 9. All building measurements are an approximate.





Galbraith