

OLDHALL MURRAY FARM

AIKET ROAD, DUNLOP, KILMARNOCK, EAST AYRSHIRE



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A charming rural cottage with adjoining farmhouse offering renovation potential, a range of farm buildings and grazing land.

Dunlop 1.5 miles ■ Glasgow Airport 14.5 miles
Glasgow 18 miles

About 25.33 acres (10.25 hectares)

For sale as a whole

- Abercorn Cottage (3 bedrooms).
- Attached farmhouse with development potential.
- Traditional farm buildings suitable for stabling or multi-purpose business use.
- Large area of hard-standing.
- All weather riding arena.
- 22.26 acres of land.
- Additional land available by separate negotiation.

Offers Over £495,000

Galbraith

Ayr
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SITUATION

Oldhall Murray Farm is privately situated in an idyllic rural location with panoramic views and close to the conservation village of Dunlop in East Ayrshire. Dunlop has a post office, artisan shop, bakers and the well-regarded Struther Farmhouse Restaurant, an excellent primary school and railway station with regular services to Glasgow. Stewarton about 4 miles distant has primary and secondary schooling and private schools Belmont House and Hutchesons are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 14 and 18 miles distant respectively.

Ayrshire is renowned for its many golf courses including the world-famous courses at Turnberry, Prestwick and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. The racecourse in Ayr is home to the Scottish Grand National and there are several fixtures throughout the year. Morris Equestrian Centre (8 miles) is a state of the art equestrian facility with 500 seater arena, restaurant, bar and a comprehensive range of events throughout the year.

DESCRIPTION

Oldhall Murray Farm presents a versatile opportunity to acquire a compact rural holding with strong potential for commercial, residential, or lifestyle purposes.

The property includes Abercorn Cottage, a well-proportioned residence featuring a bright sitting room with panoramic countryside views, wood-burning stove, decorative coving, and French doors. The kitchen, fitted with traditional units, opens onto a private, sheltered garden. There are three bedrooms, with the principal bedroom offering integrated storage and a dedicated dressing area, alongside a separate shower room and generous storage space.

Adjoining the cottage is a substantial farmhouse requiring full renovation, with scope to create a spacious four-bedroom dwelling suitable for multi-generational living, rental income, or alternative business use — subject to the necessary consents.

A range of farm buildings on site provide valuable infrastructure for storage, light industrial use, stabling or conversion to commercial premises. Extensive hardstanding areas offer ample parking and operational flexibility. The presence of an all-weather riding arena further enhances the site's potential for event hosting or leisure ventures.

BUILDINGS

Open Shed (About 9.86m x 6.92m)

Corrugated iron. Electricity.

Attached Store (About 3.83m x 4.37m)

Sliding door.

Bothy (About 3.93m x 3.21m)

Brick walls, corrugated roof, concrete floor with wood overlay)

General Purpose Shed 1 (About 18.2m x 18m)

Corrugated iron. Earth floor.

General Purpose Shed 2 (About 18m x 12.3m)

Corrugated iron. Earth floor.

Workshop (About 6.39m x 5.39m)

Stone and slate.



Cottage: Kitchen



Cottage: Living Room



Cottage: Bedroom



Farmhouse: Living Room



Stables Shed (About 11.09m x 25m)

Box profile walls, corrugated roof. Concrete floor. Power, light and water.
(12 Stables)

American Barn (About 18.3m x 27m)

Corrugated iron. Corrugated roof. Concrete floor. Light.

Triple Stables (each about 2.8m x 3.6)

Metal box profile. Sheet metal roof.

International Polo Outdoor Arena (About 100m x 40m)

Viewing Box with lights. All weather surface.

LAND

There are two grazing paddocks extending to about 22.26 acres. The land is principally classified Grade 4(1) 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	Kerosene	Band D	D55	Full fibre to the premises is available	Yes

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 Oldhall Murray Farm.

DIRECTIONS

From Glasgow to take the A736 Irvine Road through Barrhead towards Irvine. Travel through Lugton after about 2.4 miles turn onto the B706, take first right onto Aiket Road, Oldhall Murray Farm is first farm road on the left hand side.

POST CODE

KA3 4BW

WHAT3WORDS

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

SOLICITORS

Wallace Hodge, 6 Burns Statue Square, Ayr, South Ayrshire, KA7 1UP

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

FIXTURES AND FITTINGS

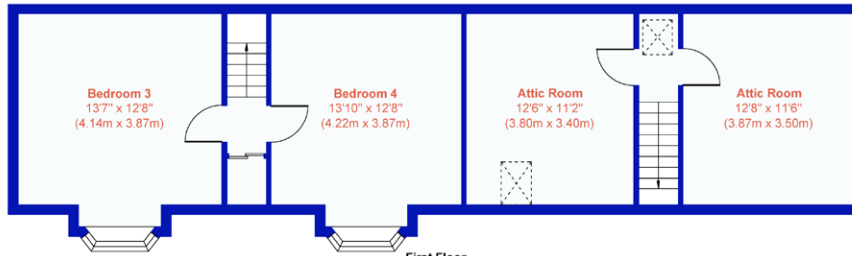
No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.



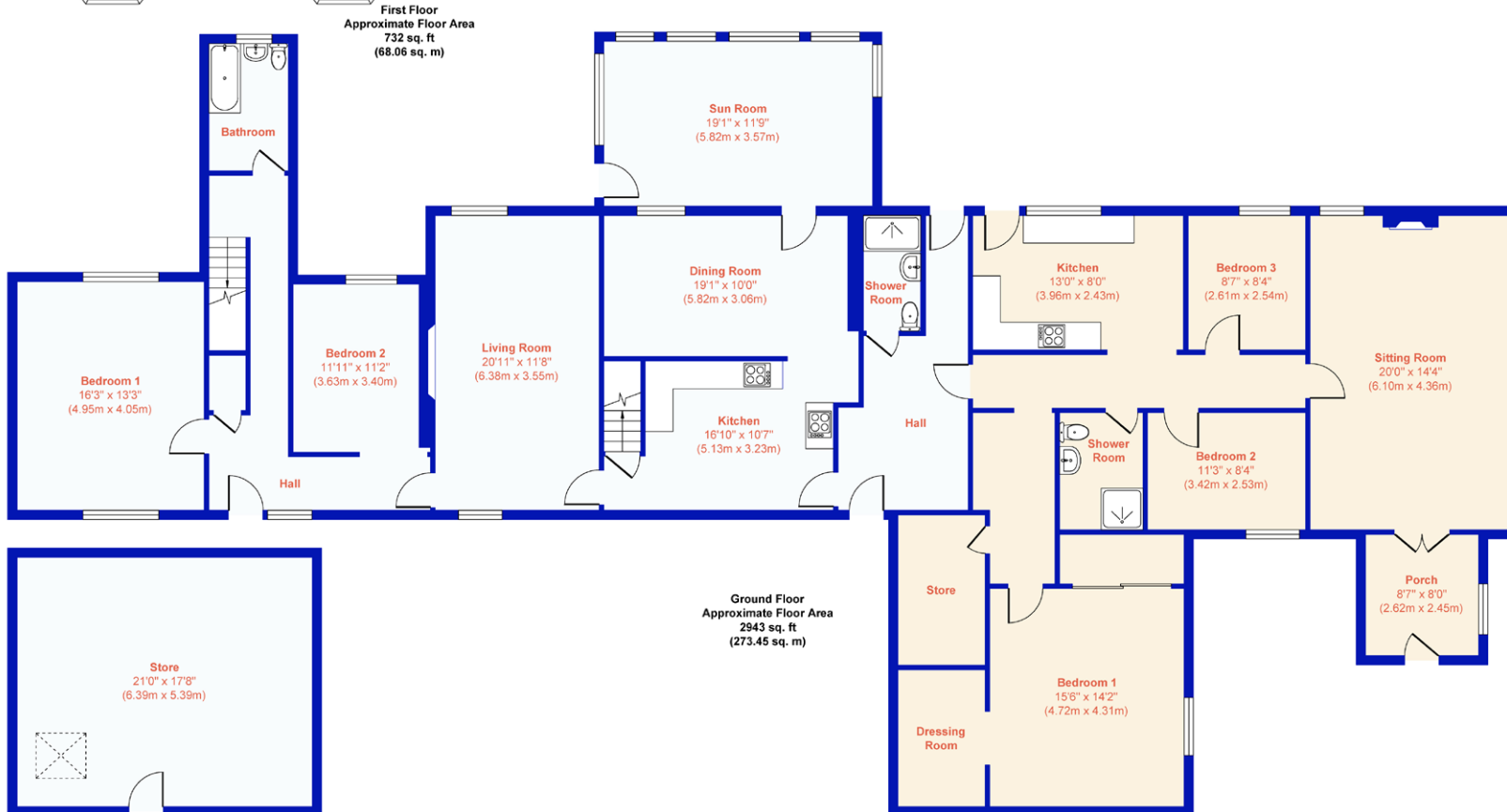
Oldhall Murray



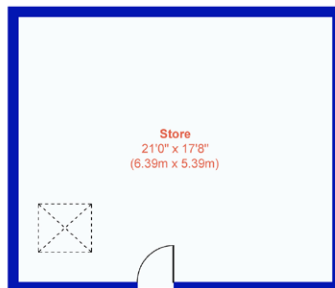
Approx. Gross Internal Floor Area 4045 sq. ft / 375.95 sq. m (Including Outbuilding & Cottage)

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

Produced by Elements Property



Ground Floor
Approximate Floor Area
2943 sq. ft
(273.45 sq. m)



Outbuilding
Approximate Floor Area
370 sq. ft
(34.44 sq. m)

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 June 2025.

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

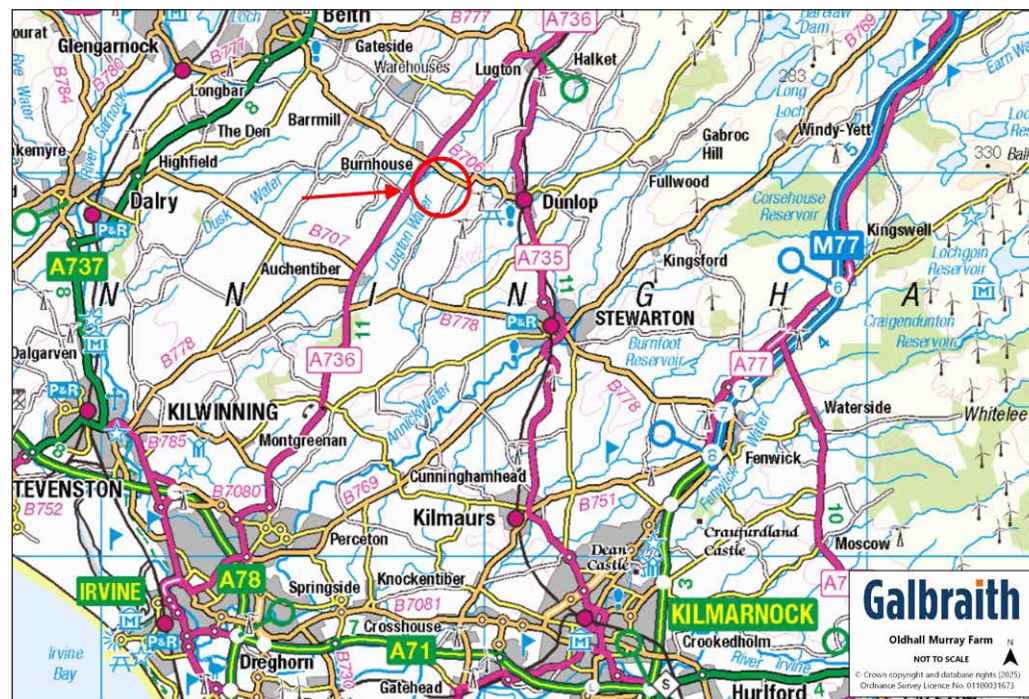
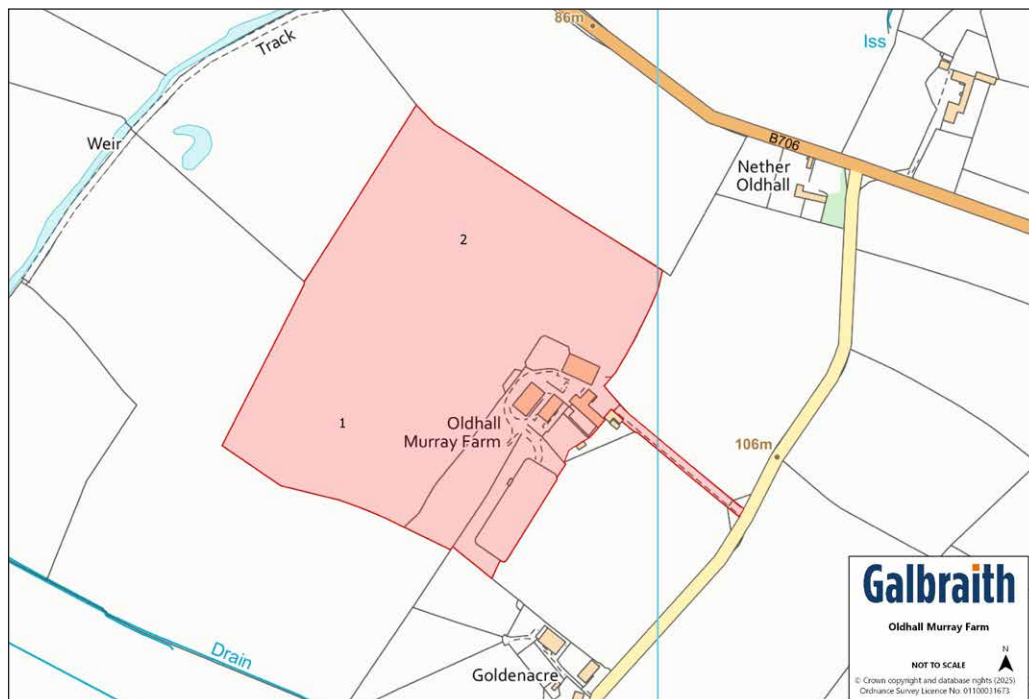
Failure to provide required identification may result in an offer not being considered.

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.

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





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