

An aerial photograph of a large farm complex. In the foreground, a white two-story house with a grey roof and a small porch is visible. To its right is a large, long barn with a grey corrugated metal roof. Further right is a blue circular tank with the text 'WOWA.H.P. HARVESTORE' on it. A green tractor is parked near the tank. A long, low hedge runs along the front of the property. The background consists of rolling green fields and a line of trees under a blue sky with some clouds.

Galbraith

WEST BLACKBYRE FARM
WATERSIDE, KILMARNOCK



WEST BLACKBYRE FARM, WATERSIDE, KILMARNOCK

**A compact, attractive livestock unit within an accessible
East Ayrshire location**

Waterside 0.5 mile ■ Galston 5 miles ■ Glasgow 19 miles

About 68.22 Ha (168.58 Ac) in total.

FOR SALE AS A WHOLE OR IN TWO LOTS

- Farmhouse (five bedrooms, three public rooms).
- A range of useful modern and traditional farm buildings.
- Versatile blocks of farmland comprising of predominantly Grade 4 silage and grazing ground.

Lot 1: Farmhouse, farm buildings and 32.57 Ha (80.49 Ac) of land
Offers over £915,000

Lot 2: 35.65 Ha (88.09 Ac) of land
Offers Over £385,000

As a Whole:
Offers over £1,300,000



Galbraith

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 **OnTheMarket**



GENERAL

West Blackbyre is located close to the small rural village of Waterside, approximately 5 miles north of Galston. The village lies on the Craufurdland water which meanders through the north of the farm and historically provided employment to the area when it powered a local carding mill. An OS map of 1856 shows that whin stone and sandstone quarries were located downstream of the mill. Despite its rural location, Waterside is a popular base for commuters to Glasgow and offers access to the city centre via the M77. Nearby Galston offers a variety of local amenities including a doctor's surgery, chemist, supermarket and both primary and secondary schooling. Private schooling is available at Belmont House, Hutchesons' in Glasgow and Wellington in Ayr. A wider range of high street shops are available in Kilmarnock (6 miles) and Silverburn Shopping Centre, with over 100 shops, restaurants and cinema is just 13 miles away. The farm is situated in an area suited to dairy, beef and other mixed farming enterprises and is well served by the agricultural supply industry with Ayr Market 20 miles to the south.

DESCRIPTION

West Blackbyre presents an excellent opportunity to acquire a compact farming unit in rural East Ayrshire. The farm comprises a versatile livestock unit, equipped with a spacious attractive five bed farmhouse, a range of modern and traditional farm buildings and farmland which extends to approximately 68.22 Ha (168.58 Ac) in total including roads, yards and buildings. West Blackbyre has been in the seller's ownership for a number of years and the current farming enterprise is centred around sheep with the land in a grassland rotation providing feed and forage for the farm business.



METHOD OF SALE

The sale of West Blackbyre Farm offers purchasers an opportunity to acquire the farm either as a whole or in two lots:

Lot 1: West Blackbyre Farmhouse, farm buildings and 30.95 Ha (76.48 Ac) of land

Lot 2: 35.65 Ha (88.09 Ac) of land

LOT 1

West Blackbyre Farmhouse

West Blackbyre Farmhouse is of traditional stone construction with a harled and painted white finish set under a pitched slate roof. The substantial farmhouse comprises adaptable accommodation with the welcoming porch/sunroom giving access to the hall. The living room has a wood burning stove set in an attractive white surround and two arched wall alcoves. There is a superb open plan sitting room with wood burning stove opening to the dining kitchen with modern units, central island and AGA. From the kitchen there is a storage room, utility room and shower room. There is one ground floor bedroom with en suite shower room and completing the downstairs is a cloakroom/w.c. Stairs from the hall rise to three generously proportioned bedrooms and a stunning bathroom with claw-foot bath and separate shower cubicle. A second staircase off the kitchen gives access to one bedroom and an open seating area and office.

Farm Buildings

Situated to either side of the farmhouse, the traditional range is constructed of harled stone under pitched corrugated and slate roofs with concrete floors comprising:

- Former byre (13.62m x 4.85m)
- Workshop (5.41m x 2.52m)
- Store (5.61m x 10.58m)
- Detached former garage/log store

Modern Range

Cattle Court (23.86m x 15.06m) - a four bay steel portal frame construction under a corrugated metal roof with brick walls and a combination of slats and concrete floor. Central feed passage and part self-locking yokes on feed barriers.

Hayshed (24.63m x 6.92m) - a traditional six bay of steel portal frame construction, tin cladding set under a fibre cement roof with concrete floor.

Lean-to Cattle Court (17.31m x 5.73m) of steel portal frame construction with corrugated roof, earth floor and metal feed barrier.

Silage Clamp (27.5m x 5.89m) - brick and concrete panel walls with asphalt floor and effluent tank with capacity for 5,000 gallons.

Redundant Slurry Store - 'Howard Harvestore' - Three ring store with capacity for 130,000 gallons.





The Land

The land contained within Lot 1 extends to approximately 30.95 Ha (76.48 Ac) and is mostly of a ploughable nature but is currently down to grass and is used for sheep grazing and fodder production. The land is contained within one block, split across 9 field parcels, with an area of glen along the Craufurdland water. The land has been classified as predominantly Grade 4 with sections of Grade 5(1) and Grade 5(3) by the James Hutton Institute. The fields are well laid out and of a generous size, easily accommodating modern machinery, and benefit from access either internal tracks or directly from the farm steading. The land rises from 148m above sea level at its lowest point to 172m at its highest point.

LOT 2

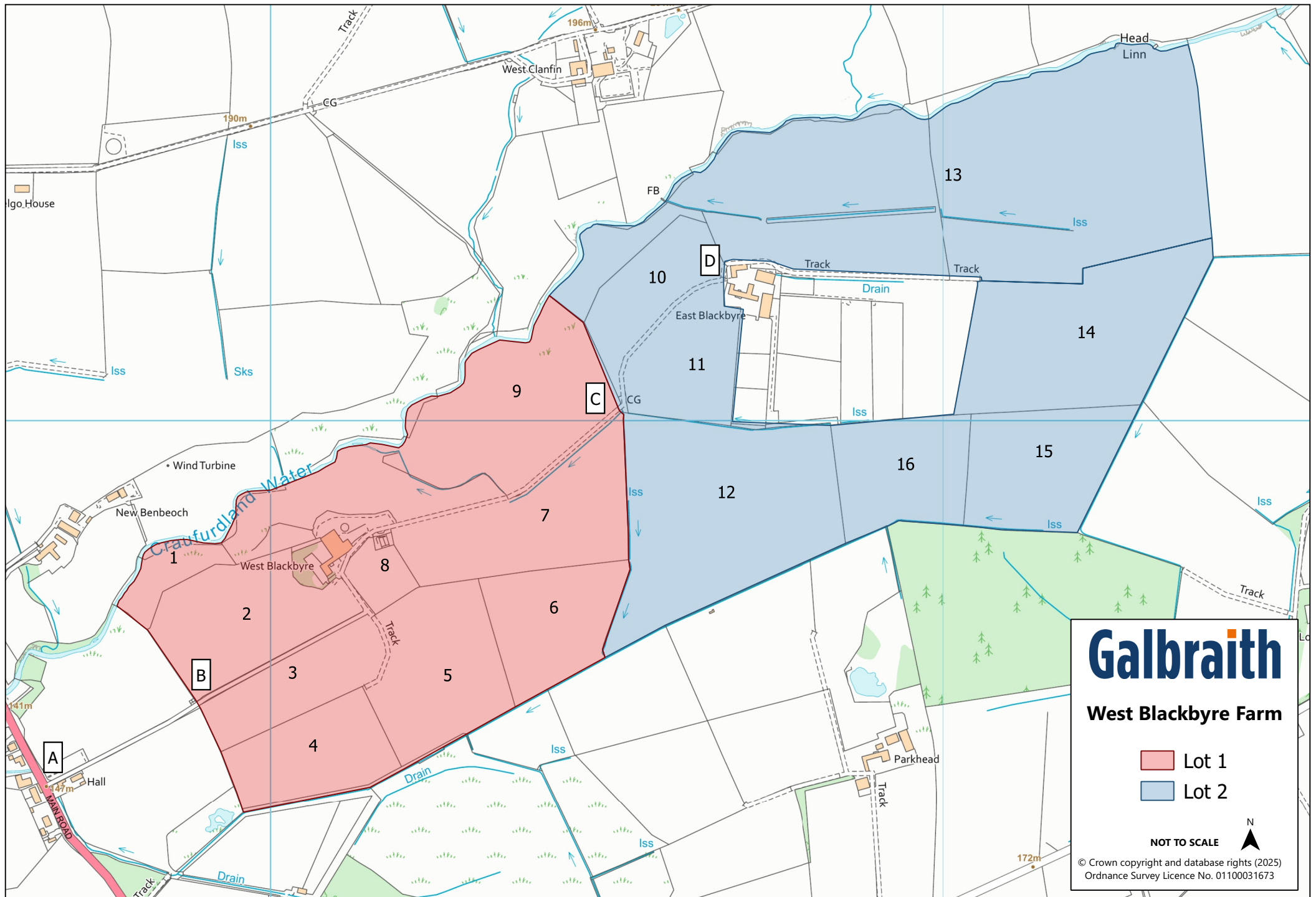
The land at Lot 2 extends to approximately 35.65 Ha (88.09 Ac). The land is contained within one block, split into 7 field parcels and is situated to the east of Lot 1. The land has been classified as predominantly Grade 4 with sections of Grade 5(1) and Grade 5(3) by the James Hutton Institute. The farmland predominantly is ploughable but is currently down to grass and used for sheep grazing and fodder production. There is an area of glen along the Craufurdland water and the land rises from 168m above sea level at its lowest point to 202m at its highest point.

NITRATE VULNERABLE ZONE (NVZ)

West Blackbyre Farm is not included within a Nitrate Vulnerable Zone.



West Blackbyre Farm			
LOT ONE			
Field ID	LPID	(Ha)	(Ac)
1	NS/48843/43768	1.18	2.92
2	NS/48959/43706	3.77	9.32
3	NS/49039/43610	2.35	5.81
4	NS/49063/43505	2.81	6.94
5	NS/49250/43626	4.07	10.06
6	NS/49420/43684	3.05	7.54
7	NS/49389/43851	4.50	11.12
8	NS/49163/43775	0.74	1.83
9	NS/49270/43974	8.48	20.95
(Farmhouse, steading & roads)		1.62	4.00
Total Lot 1		32.57	80.48
LOT TWO			
Field ID	LPID	(Ha)	(Ac)
10	NS/49565/44194	2.28	5.63
11	NS/49619/44088	2.68	6.62
12	NS/49672/43857	8.33	20.58
13	NS/49781/44319	9.10	22.49
14	NS/50211/44124	6.52	16.11
15	NS/50146/43934	3.67	9.07
16	NS/49940/43925	3.07	7.59
Total Lot 2		35.65	88.09
Total AS A WHOLE (Including Misc)		68.22	168.57



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West Blackbyre Farm

- Lot 1
- Lot 2

NOT TO SCALE



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IACS / BASIC PAYMENT SCHEME (BPS) 2025

All the farmland is registered for IACS purposes. Any payments relating to the 2025 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.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

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

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All the land has been designated as being within a Less-Favoured Area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Broadband	Council Tax	Tenure	EPC
West Blackbyre Farmhouse	Mains	Septic Tank	Mains Three Phase Solar Panels	Air Source Heat Pump Oil AGA	Available in the area	Band F	Freehold	E48

SOLAR PANELS

There are solar panels on the roof of the adjoining outbuilding. Further information available from the selling agents.

HISTORIC SCOTLAND

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

LOCAL AUTHORITY

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

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 West Blackbyre 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.

DIRECTIONS

From Ayr take the A77 towards Glasgow. Take the Galston exit onto the old A77 Glasgow Road. Turn right onto the A719. On reaching Waterside turn left (sign for Hareshaw Hall) and follow the farm road to West Blackbyre.

POST CODE

KA3 6JH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///decking.banks.develops

SOLICITORS

Lockharts Law, 12 Beresford Terrace, Ayr KA7 2EG

VIEWING

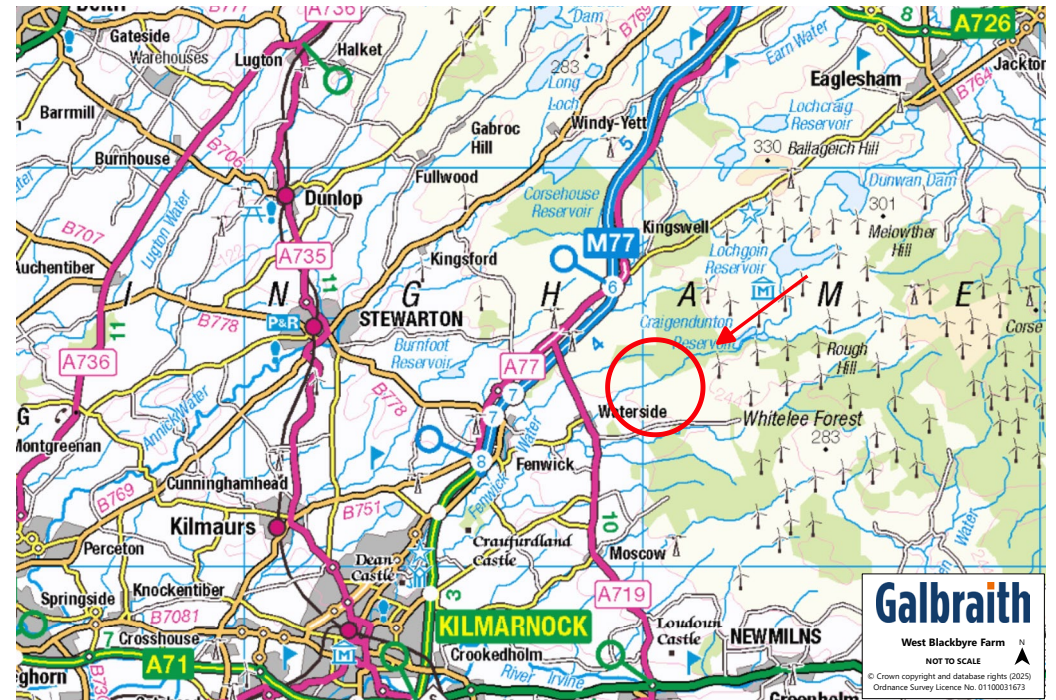
Strictly by appointment with the Selling Agents.

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, land and water courses.

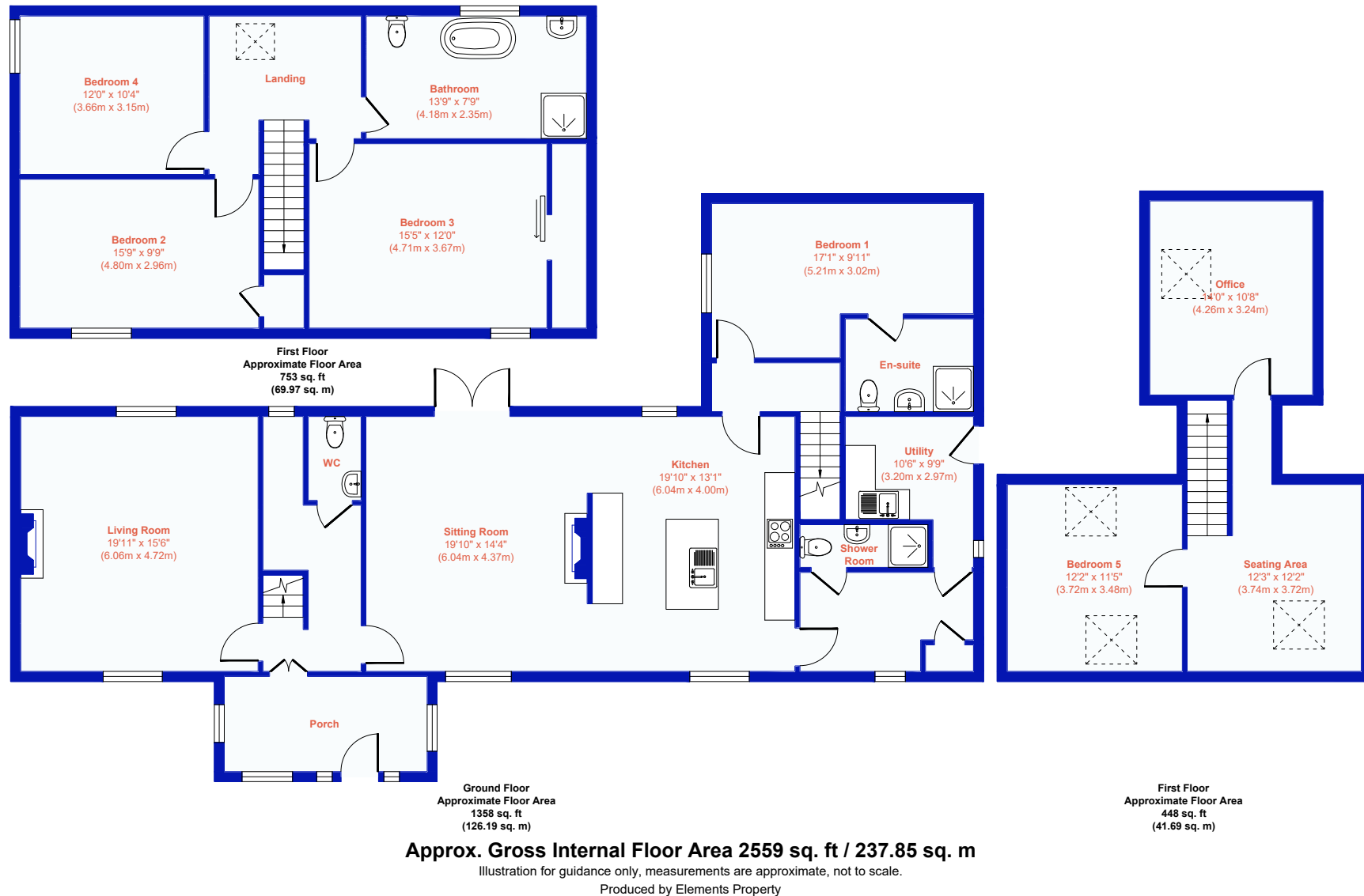
THIRD PARTY RIGHTS AND SERVITUDES

West Blackbyre Farm benefits from a right of access over the road marked A to B on the plan. The buyer of Lot 2 will be granted a right of access from A to C on the plan for agricultural use only. The owner of East Blackbyre has a right of access from B - D. 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.

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.

West Blackbyre Farmhouse, Waterside



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 July 2025. 9. All buildings measurements are an approximate.



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