



LAIGH BALSARROCH FARM
DALRYMPLE, AYR, SOUTH AYRSHIRE

Galbraith



Secondary steading

LAIGH BALSARROCH FARM, DALRYMPLE, AYR, SOUTH AYRSHIRE

An immaculate livestock unit within an accessible South Ayrshire location

Dalrymple 1.6 miles ■ Ayr 5.5 miles ■ Glasgow 40 miles

About 133.87 Ha (330.79 Ac) in total.

FOR SALE AS A WHOLE OR IN THREE LOTS

- Laigh Balsarroch Farmhouse (five bedrooms, two public rooms).
- A range of useful modern farm buildings.
- Versatile blocks of farmland comprising of predominantly Grade 3 and 4 arable, silage and grazing ground.

Lot 1: Laigh Balsarroch Farmhouse, farm buildings and 96.87 Ha (239.37 Ac) of land
Offers Over £1,650,000

Lot 2: 31.62 Ha (78.13 Ac) of land
Offers Over £390,000

Lot 3: 5.38 Ha (13.29 Ac) of land
Offers Over £70,000

As a Whole: **Offers Over £2,110,000**



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com



GENERAL

Laigh Balsarroch Farm is located within an accessible part of South Ayrshire, near to the village of Dalrymple, which has a primary school and a local shop. The farm is situated in an area suited to dairy, beef and other mixed farming enterprises and is well placed for access to Ayr (5.5 miles) and Glasgow (40 miles).

Ayr has an excellent range of amenities and facilities including cinema, hospital, a wide range of shops and supermarkets and a well-regarded private school. Glasgow, to the north, is within easy commuting distance via the M77 motorway. There are railway stations at Auchinleck and Ayr with regular services to Glasgow and beyond. Glasgow Prestwick Airport is served by a good range of international flights. Ayrshire is renowned for its range of outdoor pursuits. There are several world-renowned golf courses including Royal Troon, Turnberry and Prestwick Golf Club. There are excellent equestrian facilities at Ayr Equitation Centre (3.7 miles) and fine sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. Ayrshire has many delightful walks including the River Ayr Way which passes through several local towns and villages which have their own unique network of paths. The racecourse at Ayr provides regular fixtures. This rural area is well served by the agricultural supply industry and the farm is about 2.4 miles from Ayr Market.

DESCRIPTION

Laigh Balsarroch presents an excellent opportunity to acquire a mixed farming unit in rural South Ayrshire. The farm comprises a versatile and productive mixed arable and livestock unit, equipped with a spacious highly attractive five bed farmhouse, an excellent range of modern farm buildings across two steadings and farmland which extends to approximately 133.87 Ha (330.79 Ac) in total including roads, yards and buildings. Laigh Balsarroch has been in the seller's ownership for many years and the current farming enterprise is centred around beef and sheep with the land in an arable and grassland rotation providing feed and forage for the farm business.

METHOD OF SALE

The sale of Laigh Balsarroch Farm offers purchasers an opportunity to acquire the farm either as a whole or in three lots:

Lot 1:	Laigh Balsarroch Farmhouse, farm buildings and land extending to 96.87 Ha (239.37 Ac)
Lot 2:	Land extending to 31.62 Ha (78.13 Ac)
Lot 3:	Land extending to 5.38 Ha (13.29 Ac)

Please note that Lots 2 and 3 will not be sold prior to Lot 1.

LOT 1

Laigh Balsarroch Farmhouse

Laigh Balsarroch Farmhouse is situated in an elevated position and benefits from panoramic views over the surrounding countryside to include the Burnton viaduct. The farmhouse is of rendered stone construction with part timber cladding, under a pitched tiled roof and has been refurbished to a high standard providing spacious accommodation over two storeys. It is currently utilised by the owners as a holiday let through Sykes Holiday Cottages with bookings in place up until the 5th of October 2025. The accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars. The farmhouse has a paved patio with chipping to the rear which is enclosed by a wooden fence. There is a large tarmac courtyard to the front of the house providing ample car parking. In addition, there is an attractive former byre constructed from stone under a box profile roof with a small lean to, which is utilised as a games room and for storage purposes.



Laigh Balsarroch Farm



Living Room



Living Area



Kitchen



Hallway



Bathroom



Bedroom



Bedroom



Bedroom



Landing

Farm Buildings

The farm is serviced by an excellent range of farm buildings which are contained within two steadings – one immediately adjacent to the farmhouse and the second at the entrance to the farm:

Cattle Shed (24m x 18m)

Steel portal frame construction, with concrete panel walls under a pitched corrugated fiber roof with a concrete floor and vent air side cladding.

General Purpose Shed (36.5m x 18m)

Steel portal frame construction, under a pitched corrugated fiber roof with concrete block walls, concrete floor with vent air side cladding.

At the farm entrance:

Bull Pens (18.6m x 8.9m)

Steel portal frame construction, with concrete block walls under a corrugated fibre roof with concrete floor.

Woodshed / Kennels (10.9m x 5.2m) (5.2m x 5.2m)

Steel portal frame construction, with concrete walls, corrugated fibre roof with a concrete floor.

Slatted Cattle Shed (31.7m x 20.7m)

Steel portal frame construction, with concrete walls under a pitched corrugated fibre roof with concrete slats benefitting from rubber mats. There is 200,000 gallons of suspended storage with cubicle housing for 60 cows. Adjoining this shed, there is a cattle handling race facility which is partially covered by a small lean to.

Lambing Shed (30m x 30m)

Steel portal frame construction across two apexes, with concrete panel walls under a mixed pitched tin and corrugated fibre roof with concrete floor and tin side cladding, with an area of sheep slats and capacity for around 250 ewes.

There is a midden area with concrete panel walls, an earth bank silage pit and stack yard for bale and machinery storage.

Please note that there will be a restriction placed on this steading against any future residential development.

The Land

The land in Lot 1 extends to approximately 96.87 Ha (239.37 Ac) in total including miscellaneous areas and comprises a mix of arable and grazing ground contained within one block. The land has predominantly been classified as Grade 3(2) by the James Hutton Institute with a small area of Grade 4(2) on the south western boundary. There is an area of Grade 5(3) which runs through the centre of the holding where Lindston Loch once was, which is now an area of rough grazing habitat, home to a variety of species. The land has benefitted from regular applications of farmyard manure and slurry generated on farm. The fields are well laid out and of a generous size, easily accommodating modern machinery, and benefit from access either from the adjacent public roads or directly from the farm steading. The land is down to grass with the exception of Field 6 which is in spring barley. The land rises from 70m above sea level at its lowest point to south of the holding at Burnton Viaduct to 117m at its highest point to the north east of the farm. There is a small area of amenity woodland behind the steading.





Sheep Slats



Lambing Shed



Slatted Cattle Shed



Lambing Shed

LOT 2:

The land at Lot 2 extends to approximately 31.62 Ha (78.13 Ac). The farmland has been classified as predominately Grade 3(2) by the James Hutton Institute with a small area of Grade 4(2) on the northern and eastern boundaries. The land is contained within one block, split into 5 field parcels and situated to the east of the main farm holding. The farmland is ploughable but is currently down to grass and used for grazing and fodder production. The land rises from 75m above sea level at its lowest point to south of the holding to 100m at its highest point at the northern boundary. The fields within Lot 2 can be accessed from the B742.

LOT 3:

A single field parcel extending to 5.38 Ha (13.29 Ac) in total including miscellaneous areas. It has been classified as Grade 3(2) with a small strip of Grade 4(2) by the James Hutton Institute and is situated to the east of the main farm holding. The farmland is ploughable but is currently down to grass and used for grazing and fodder production. There are two small blocks of amenity woodland contained within the field parcel and access can be taken from the B742.

Laigh Balsarroch Farm			
		Area	
Field No.	Field ID	(Ha)	(Ac)
Lot 1			
1	NS/36597/16011	1.89	4.67
2	NS/36711/15802	8.55	21.13
3	NS/36715/16126	7.39	18.26
4	NS/36922/16282	10.48	25.90
5	NS/36975/15949	7.41	18.31
6	NS/37075/15692	6.46	15.96
7	NS/37148/16431	3.32	8.20
8	NS/37242/16338	4.98	12.31
9	NS/37248/15542	5.57	13.76
10	NS/37252/16059	10.35	25.57
11	NS/37383/15894	3.91	9.66
12	NS/37418/16481	5.19	12.82
13	NS/37451/15684	0.90	2.22
14	NS/37476/16225	4.84	11.96
15	NS/37495/16401	0.26	0.64
16	NS/37593/16616	4.27	10.55
17	NS/37707/16490	5.34	13.20
18	NS/37764/16738	3.83	9.46
Misc		1.93	4.77
TOTAL		96.87	239.37
Lot 2			
20	NS/37755/15945	8.39	20.73
21	NS/37821/16185	7.25	17.91
22	NS/37861/16469	5.03	12.43
23	NS/38057/16598	3.49	8.62
24	NS/38065/16420	6.00	14.83
25	NS/38218/16472	1.30	3.21
Misc		0.16	0.40
TOTAL		31.62	78.13
Lot 3			
19	NS/37755/15945	5.38	13.29
TOTAL		5.38	13.29
GRAND TOTAL		133.87	330.79



Lot 2



Lot 3

NITRATE VULNERABLE ZONE (NVZ)

Laigh Balsarroch Farm is not included within a Nitrate Vulnerable Zone.

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
Laigh Balsarroch Farmhouse	Mains	Septic Tank	Mains	Oil-fired	Available in the area	Band E	Freehold	D65

HISTORIC SCOTLAND

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

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR. Please note Lots 2 and 3 fall within 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.

DUSTYHALL

The Seller is retaining Dustyhall Farm and as such a boundary wall will be erected as per the boundaries indicated in the inset map. Furthermore, the Seller is retaining a proportion of Field 11 and will erect a boundary fence prior to completion.



INGOING VALUATION

The purchaser(s) of Laigh Balsarroch 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 A713 sign posted for Castle Douglas. After 4.7 miles, take a right turn onto the B742 signposted for Dalrymple. After 0.4 miles, the farm road up to Laigh Balsarroch will be on your right.

POST CODE

KA6 6AN

WHAT 3 WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///relaxed.mastering.shaped

SOLICITORS

Gunnercooke, 80 George Street, Edinburgh, EH2 3BU

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.

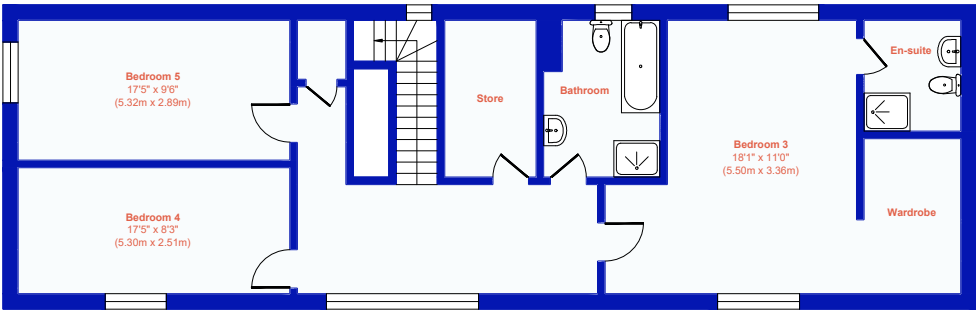
THIRD PARTY RIGHTS AND SERVITUDES

Laigh Balsarroch benefits from a right of access over the road marked black on the site plan. Please contact the Selling Agent to find out more information on the maintenance obligations. 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.

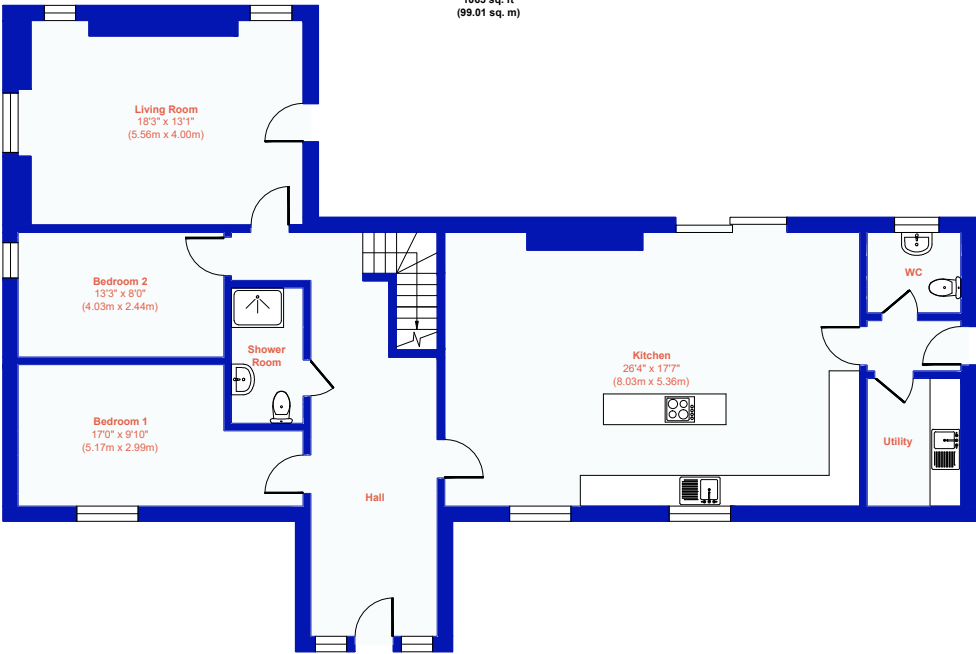
FINANCE

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.

Laigh Balsarroch, Dalrymple, Ayr, South Ayrshire, KA6 6AN



First Floor
Approximate Floor Area
1065 sq. ft
(99.01 sq. m)



Ground Floor
Approximate Floor Area
1383 sq. ft
(128.52 sq. m)

Approx. Gross Internal Floor Area 2448 sq. ft / 227.53 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 June 2025. 9. All buildings measurements are an approximate.



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