



# LITTLE CREOCH FARM

NEW CUMNOCK

**Galbraith**







# LITTLE CREOCH FARM, NEW CUMNOCK

**A modern and adaptable livestock farm within East Ayrshire.**

New Cumnock 3 miles ■ Ayr 19 miles ■ Glasgow 41 miles

**About 133.27 Ha (329.31 Ac) in total.**

## FOR SALE AS A WHOLE

- Farmhouse (four bedrooms, two public rooms).
- Bungalow (three bedrooms, two public rooms).
- An extensive range of predominantly modern farm buildings.
- Farmland comprising of predominantly of Grade 4(1) silage and grazing ground.

For Sale as a Whole

**Offers over £1,750,000**



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 **OnTheMarket**

## GENERAL

Little Creoch Farm is located within an accessible part of East Ayrshire, near to the settlement of New Cumnock, which has local shops as well as the New Cumnock Community Open-Air Swimming Pool. The farm is situated in an area suited primarily to beef and sheep as well as other mixed farming enterprises and is well placed for access to Ayr (19 miles) and Glasgow (41 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, within 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. The racecourse at Ayr provides regular fixtures. At Boswell's Coach House on Auchinleck, there is a popular coffee shop and enjoyable riverside walks to Wallace's Cave and Peden's Cave with the River Ayr gorge walk at Mauchline is close by. Dumfries House Estate (about 6 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house. This rural area is well served by the agricultural supply industry and the farm is about 17 miles from Ayr Market.

Lochside House Hotel is close by and a popular wedding venue with well-regarded restaurant and spa.

## DESCRIPTION

Little Creoch Farm is a beef unit, currently running around 80 cows and 250 ewes. The farm comprises a traditional four-bedroom farmhouse, a three-bedroom bungalow, an adaptable steading featuring an extensive range of predominantly modern farm buildings, a small range of traditional buildings adjoining the farmhouse and bare land extending to approximately 126.94 Ha (313.67 Ac) of principally Grade 4 grazing and silage land. There is a section of woodland within the land ownership which comprises a mix of conifers and broadleaves.

## METHOD OF SALE

The sale of Little Creoch Farm offers purchasers an opportunity to acquire the farm as a whole.

### Little Creoch Farmhouse

Little Creoch Farmhouse is of stone and slate construction with a later brick extension. The farmhouse comprises the following accommodation over two stories: Kitchen, living room, dining room, W.C., Utility Room, on the first storey there are four further bedrooms and a family bathroom. In addition, there is a floored cheese loft providing additional storage space. The services include mains water, mains electric, private drainage and is heated with a biomass boiler (pellet). The farmhouse is set within the traditional courtyard with adjoining outbuildings and benefits from ample parking to the front and garden area to the rear.

### Little Creoch Bungalow

Little Creoch Bungalow is of brick construction under a slate roof and offers the following accommodation: three bedrooms, kitchen, living room, sitting room, shower room, family bathroom and utility room. Little Creoch bungalow benefits from a patio area to the rear with parking to the front on the tarmac drive. The services include mains water, mains electric, septic tank drainage and oil-fired central heating.





Farmhouse Dining Room



Farmhouse Kitchen



Farmhouse Hall



Farmhouse Bedroom





Bungalow



Bungalow Livingroom



Bungalow Kitchen



Bungalow Bathroom





### Farm Buildings

Adjoining the farmhouse, there is a range of traditional stone and slate outbuildings in good condition providing useful storage spaces including a cart shed and former stables. There is a large concrete yard space in excellent condition, along with a tarmac courtyard where the farmhouse is situated. In addition, the farm buildings comprise the following:

#### Slatted Shed (22m x 8.7m)

Steel portal frame construction, concrete panel walls, vent air cladding, fibre cement roof. With a central feed passage and cattle courts. Housing around 70 - 80 cattle.

#### Bull Shed (22m x 8.3m)

Steel portal frame construction, concrete panel walls, vent air cladding, fibre cement roof. Housing 7 bull pens and midden area to the rear.

#### General Purpose Shed (50.29m x 14.8m)

Steel portal frame construction, breeze block walls, vent air and box profile tin cladding, concrete floor.

#### Cattle Court Lean to (4.5m x 18.25m)

Steel portal frame construction, concrete panel walls, vent air cladding, fibre cement roof, concrete floor.

#### Calving Shed (15m x 27.2m)

Steel portal frame construction, concrete panels/ breeze block walls, box profile cladding, fibre cement roof, concrete floor. Split into cattle pens.

#### Workshop (18.6m x 6m)

Steel portal frame construction, concrete panels, box profile cladding, fibre cement roof, concrete floor.

#### Cubicle Shed (32m x 24m)

Steel portal frame construction, tin cladding, head locking yokes, slatted floor, fibre cement roof, central feed passage. Cubicles for 84 cattle.

#### Silage Pit (22m x 7.35m)

Steel portal frame construction, concrete panels, fibre cement roof, concrete floor.

#### Adjoining Lean to (6m x 22m)

Steel portal frame construction, box profile tin cladding, hardcore floor. Tin roof.

#### Silage Pit (22m x 13m)

Steel portal frame construction, concrete panels, fibre cement cladding, fibre cement roof, concrete floor.

#### Straw Shed (8.5m x 22m)

Steel portal frame construction, concrete panels, box profile tin cladding, fibre cement roof, concrete floor. In addition, there are also three eight tonne feed bins within the concrete apron, which are included within the sale.









**The Land**

The land extends to approximately 133.27 Ha (329.31 Ac) in total including woodland and miscellaneous areas. Much of the farmland has been classified as predominately Grade 4(1) with sections of Grade 5(3) and Grade 6(2/3) by the James Hutton Institute and is contained within one main block with parcel 8 bisected by the railway line (Glasgow South Western Line) and with access over a bridge. The farmland is currently down to grass and used for grazing and fodder production with all fields having access to mains water troughs or a spring supply. A proportion of the farm is fenced with post and wire, in addition there are some stone dyke boundaries. The land rises from 182m at its lowest point to 235m at its highest point above sea level. The small strip of amenity woodland located next to fields 1 and 2 extends to 5.05 Ha (12.48 Ac).

**NITRATE VULNERABLE ZONE (NVZ)**

Little Creoch 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
Little Creoch Farmhouse	Mains	Septic Tank	Mains	Biomass Pellet Boiler (250KW)	Available in the area	Band D	Freehold	F22
Little Creoch Bungalow	Mains	Septic Tank	Mains	Oil Fired Central Heating	Available in the area	Band D	Freehold	E41





## **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, 95 London Rd, Kilmarnock KA3 7DD.

## **IMPORTANT NOTE**

It should be noted that there is an historic right of pre-emption over the property by the neighbouring Dumfries House Estate. There may be up to a 21 day delay in the conveyancing process while this clause is addressed at the time of receiving any offers.

## **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 Little Creoch 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 A70 east towards Cumnock then at the Dettingen Roundabout take the third exit on to the bypass. At the Skerrington roundabout take the third exit to Glaisnock Road. Continue on this road for around 2.6 miles then take a left turn into an unnamed private track which will lead to Little Creoch Farm.

### **POST CODE**

KA18 4QE

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///emailed.crops.providing

### **SOLICITORS**

DW Shaw, 5 Kilmarnock Road, Mauchline, East Ayrshire, KA5 5DB

### **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**

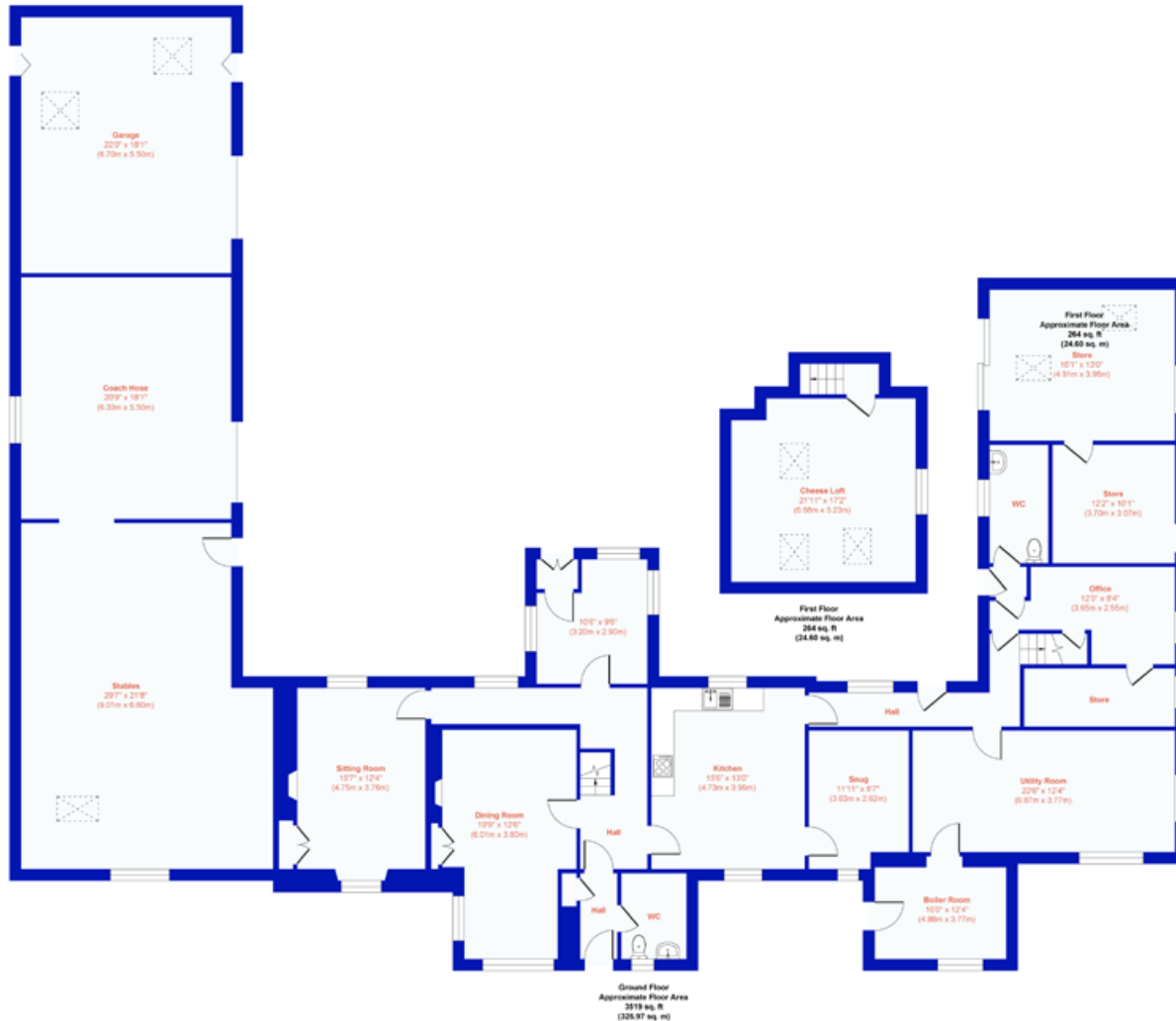
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. The owner of the mast has a servitude right of access marked A to B on the plan.

### **FINANCE**

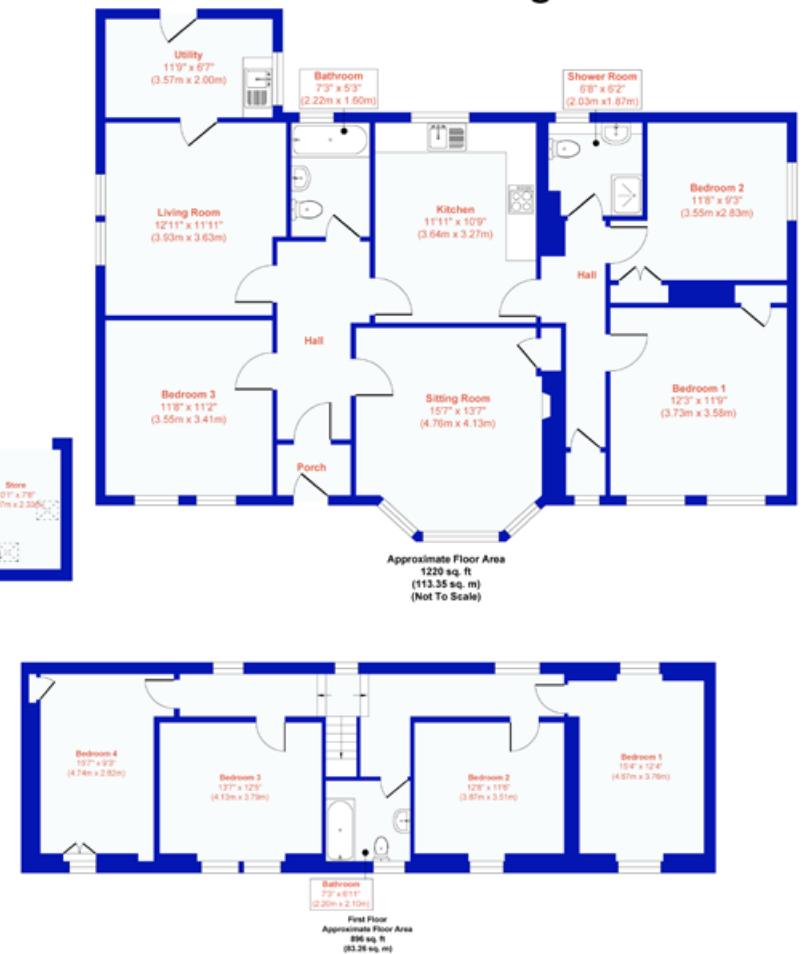
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm 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.



## Little Creoch Farm House



## Little Creoch Bungalow



**Approx. Gross Internal Floor Area 5899 sq. ft / 548.18 sq. m**

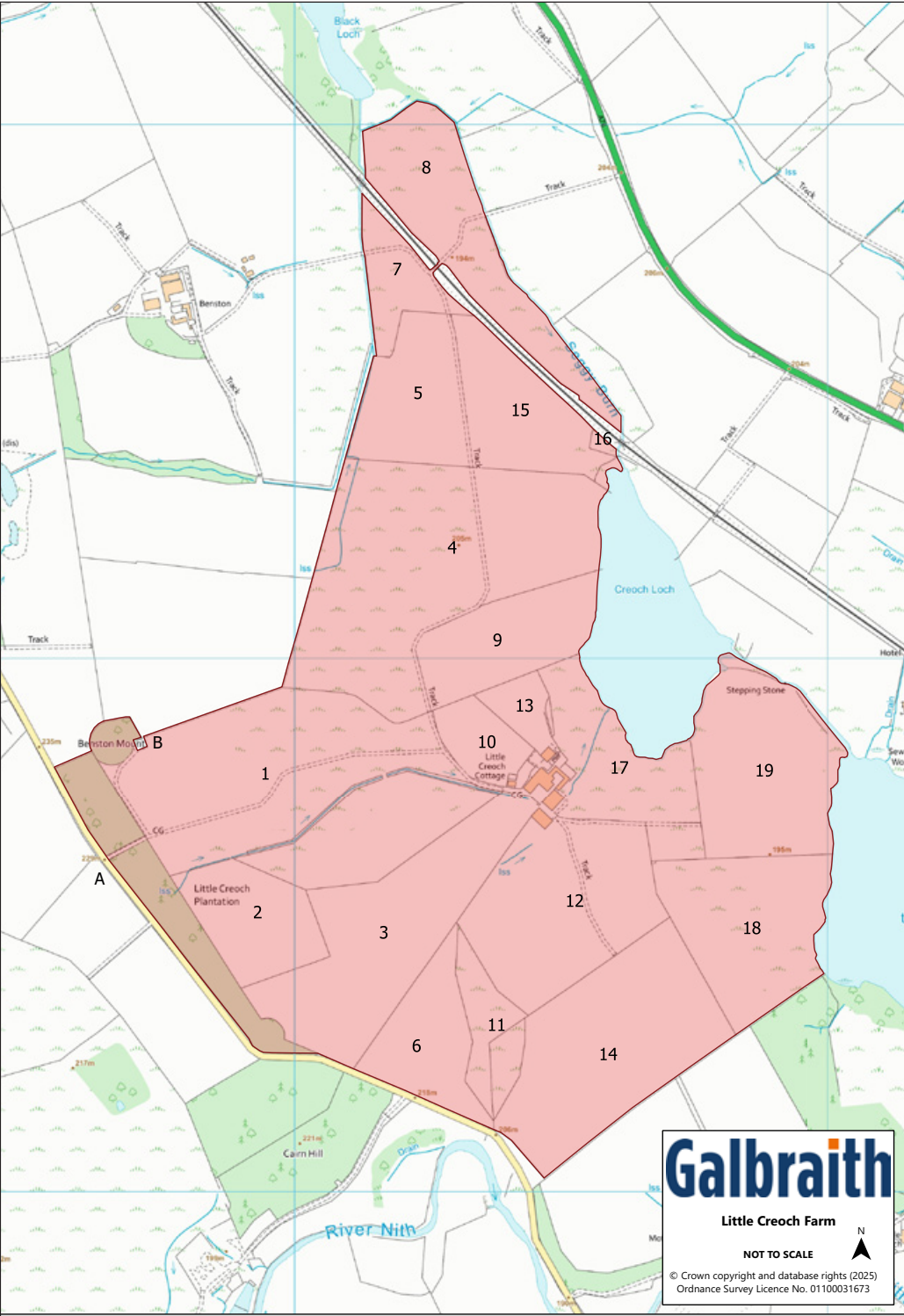
Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

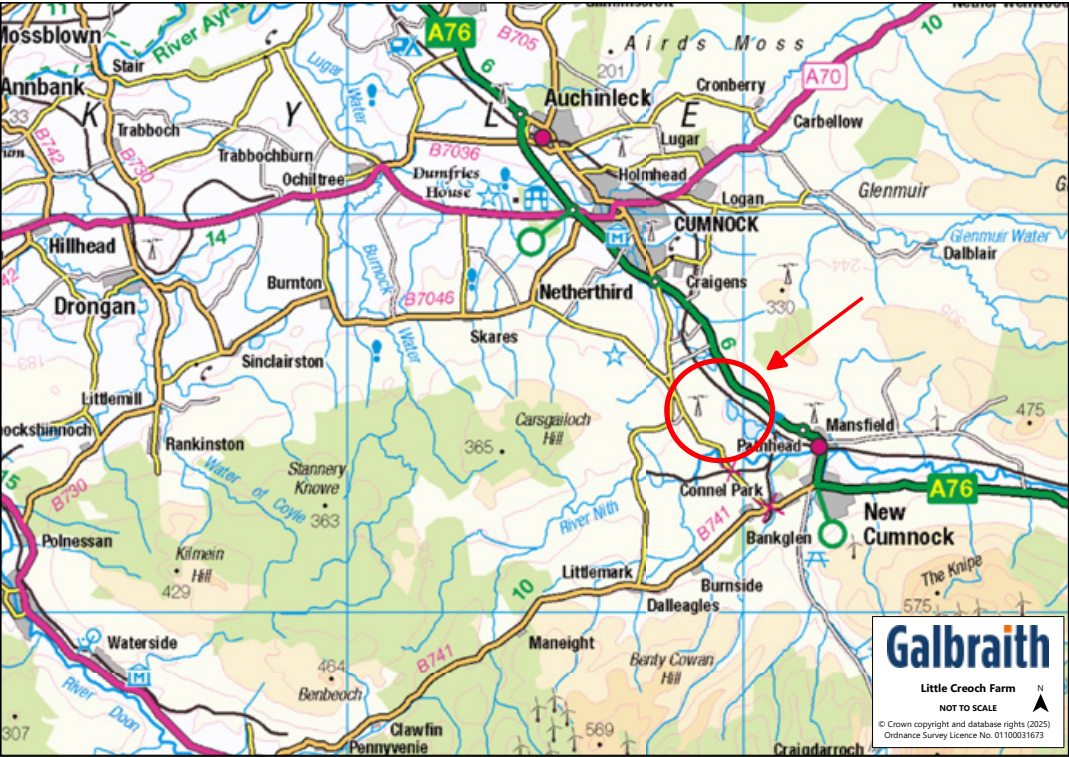
### IMPORTANT NOTES

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





Little Creoch Farm			
Field No.	(Ha)	(Ac)	Grading
(1) NS/58993/14763	18.63	46.03	4(1) / 6(2)
(2) NS/58925/14510	4.25	10.50	4(1)
(3) NS/59177/14484	10.24	25.30	4(1)
(4) NS/59233/15188	17.34	42.85	4(1) / 6(2)
(5) NS/59230/15499	4.85	11.98	4(2)
(6) NS/59252/14282	4.16	10.28	4(2)
(7) NS/59194/15720	2.47	6.10	4(1) / 5(3)
(8) NS/59324/15753	7.26	17.94	4(1)
(9) NS/59383/15031	4.97	12.28	4(1)
(10) NS/59342/14842	1.91	4.72	4(1)
(11) NS/59362/14305	2.52	6.23	4(1) / 6(3)
(12) NS/59491/14543	9.36	23.13	4(1)
(13) NS/59420/14903	1.14	2.82	4(1)
(14) NS/59577/14270	10.94	27.03	4(1)
(15) NS/59418/15463	4.88	12.06	4(1)
(16) NS/59575/15400	0.13	0.32	5(3)
(17) NS/59611/14779	5.86	14.48	4(1) / 6(3)
(18) NS/59839/14461	7.61	18.80	4(1) / 6(3)
(19) NS/59876/14801	8.42	20.81	4(1) / 6(3)
Woodland	5.05	12.48	-
Misc	1.28	3.16	-
<b>TOTAL</b>	<b>133.27</b>	<b>329.31</b>	







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