



Galbraith

BLACKWOOD FARM

NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE



BLACKWOOD FARM, NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE

An adaptable farm within an accessible location.

New Cumnock 1.2 miles ■ Ayr 22 miles ■ Glasgow 46 miles

About 164.93 Ac (66.75 Ha)

FOR SALE AS A WHOLE

- Blackwood farmhouse (four bedrooms, three public rooms).
- A range of useful modern and traditional farm buildings.
- Versatile blocks of farmland comprising predominantly Grade 4 and 5 silage and grazing ground.
- Additional land available to let by separate arrangement.

Offers Over £1,050,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

SITUATION

Blackwood Farm is located within East Ayrshire, near to the town of New Cumnock. The farm is situated about 7 miles from Cumnock which has a wider range of facilities, and the county town of Ayr is about 22 miles to the west. The local town of New Cumnock offers primary schooling, a community hub and the refurbished outdoor swimming pool (The Tamar Manoukian Pool) which is open for the community to enjoy. Cumnock offers secondary schooling and a supported learning centre at The Barony Campus, medical practice and local shops. There are excellent transport links in the area with a regular train service to Glasgow from New Cumnock and Ayr (22 miles). Glasgow Prestwick Airport is about 26 miles away with regular scheduled flights and Glasgow International Airport is approximately 48 miles.

This rural area is well served by the agricultural supply industry, and the farm is located about 20 miles from Ayr Livestock Market.

DESCRIPTION

Blackwood presents an excellent opportunity to acquire a well-equipped and adaptable farming unit in East Ayrshire. The property has been in the current owner's stewardship for approximately 30 years and is presently operated as a working dairy enterprise, milking around 150 cows through a modern robotic system and supplying milk to Müller. The three GEA robotic milking units are available by separate negotiation. The farm comprises a spacious traditional farmhouse, a range of modern and traditional agricultural buildings, and approximately 164.93 Ac (66.75 Ha) of grazing and silage land, including around 8.57 Ac of miscellaneous ground.

METHOD OF SALE

Blackwood Farm is offered for sale as a whole.

Blackwood Farm

Farmhouse

The farmhouse is of traditional stone construction under a slated roof and is centrally positioned within the holding, adjoining the traditional steading. The property is double glazed throughout and offers spacious accommodation arranged over two floors, comprising four bedrooms, three public rooms, a kitchen, utility room and family bathroom. In addition, there is a floored loft accessed via a rear staircase from the utility room, providing useful additional storage space. Externally, there is ample parking to the rear, while a separate entrance to the front leads to a small lawned garden. The property is heated by a 140kW biomass pellet boiler, with Renewable Heat Incentive (RHI) payments currently being received. Further information is available from the selling agent.

Farm Buildings

Blackwood Farm comprises a range of traditional stone and slate outbuildings and modern agricultural buildings:

Dairy Complex (61.4m x 4.3m) – Apex of steel portal frame construction, concrete panels, Yorkshire boarding under a tin roof. Featuring tank room, office, former parlour, cubicles, collecting yard.

Cubicle Sheds (58.1m x 36.1m) – Steel portal frame construction, tin cladding, central feed passage, slatted floor under a fibre cement roof. Housing for around 190 cows.

Dutch Barn (18.3m x 7.1m) – Straw courts used for calving pens.

General Purpose Shed (30.4m x 8.9m) – Breeze block walls, vent air cladding, tin cladding under a tin roof. Featuring a former collecting yard to the rear.

Traditional Range - There are a wide range of stone and slate outbuildings in varying conditions, with the usable sheds utilised for storage purposes.

Two Silage Pits – One earth banked and one with concrete panel walls.

The Land

The land at Blackwood Farm extends to approximately 164.93 Ac (66.75 Ha). The land is principally classified as Grades 4(1), 4(2) and 5(1) by the James Hutton Institute. It is currently utilised in its entirety by the dairy enterprise for grazing and silage production, with sheep grazing taking place during the winter months. Most fields benefit from a mains water supply.

The land lies between approximately 178 metres and 207 metres above sea level at its highest point. The fields are of good practical size and are predominantly enclosed by a combination of stone dykes and post-and-wire fencing. Access is provided via internal farm tracks and the public highway. Field 1 is accessed via a ford, benefiting from a right of way across the River Nith.

There may be additional land available to let by separate arrangement, further details of which can be discussed with the Selling Agent.

NITRATE VULNERABLE ZONE (NVZ)

The land at Blackwood Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2026

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-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

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

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Electricity	Heating	Broadband	Council Tax	Tenure	EPC
Mains	Septic Tank	Mains	Biomass (140kW)	Available in the area	Band E	Freehold	Band E54

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU. T: 01563 554400

MINERALS

The minerals are included within the sale in so far as they are owned by the seller.

TIMBER

All fallen and standing timber is included in the sale in 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.

The three GEA Robots situated within the dairy complex are available via separate negotiation as is the Collinson feed bin if not sold separately prior to the closing date.

INGOING VALUATION

The purchaser(s) of Blackwood 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.

Sitting Room



Bedroom



Kitchen



Family Bathroom



Dairy Complex



Dairy Complex



General Purpose Shed



Buildings





Blackwood Farm



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 February 2026.

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 Glasgow, take the M77 southwards until the Bellfield interchange and take the A76 and continue through Mauchline and onto New Cumnock. Approximately 1 mile after exiting New Cumnock, Blackwood Farm (signposted) is situated to the left.

POST CODE

KA18 4NW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///riverboat.mainly.influencing

SOLICITORS

Dales Solicitors, 18 Wallace Street, Galston, KA4 8HP. Tel: 01563 820216

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, farmland and water courses.

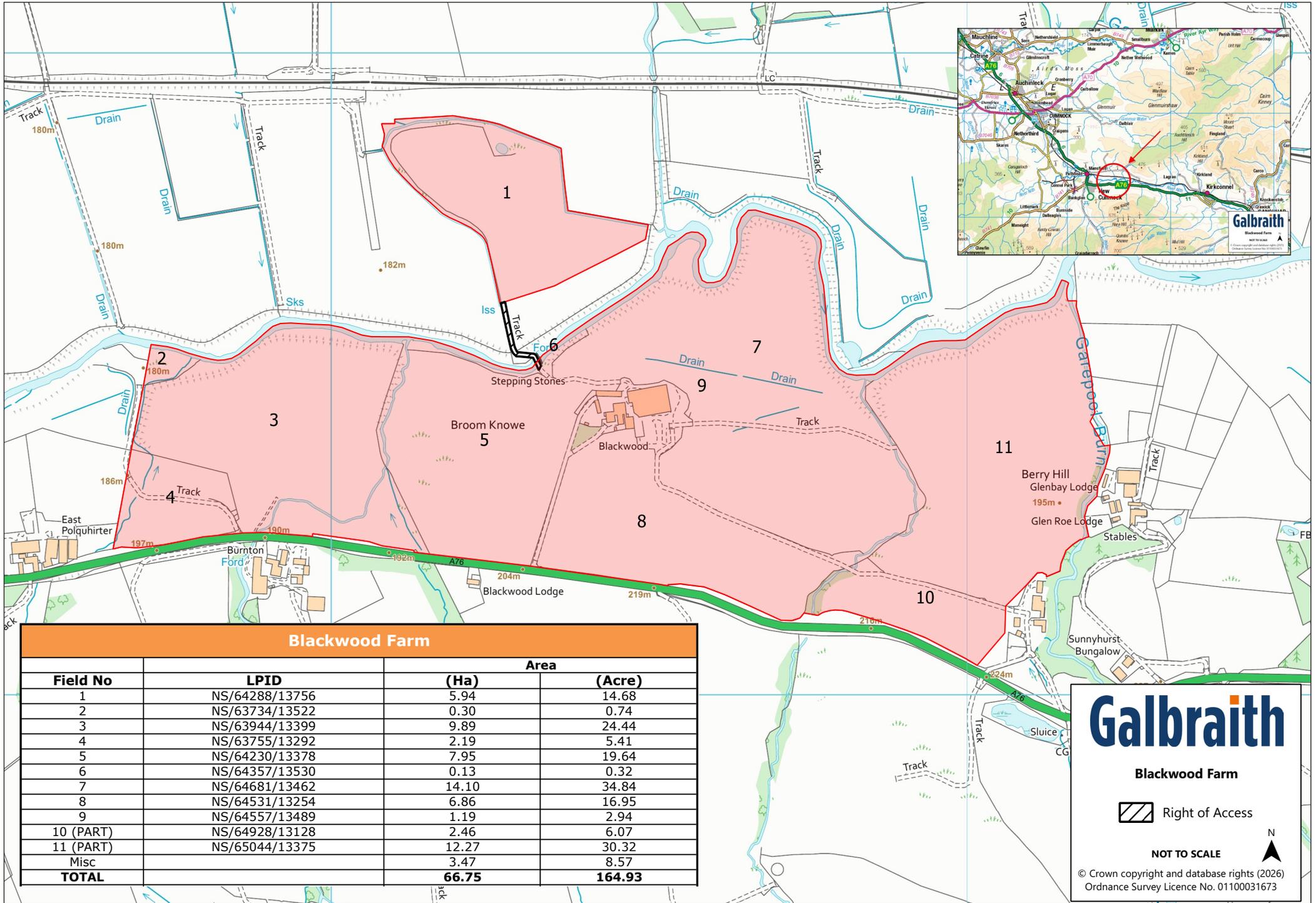
THIRD PARTY RIGHTS AND SERVITUDES

There is a mains gas line crossing the farm. Fields 2, 3 & 4 are currently held under option for a wind turbine. Further details can be requested from the Sellers solicitor. 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.





Blackwood Farm

Field No	LPID	Area	
		(Ha)	(Acre)
1	NS/64288/13756	5.94	14.68
2	NS/63734/13522	0.30	0.74
3	NS/63944/13399	9.89	24.44
4	NS/63755/13292	2.19	5.41
5	NS/64230/13378	7.95	19.64
6	NS/64357/13530	0.13	0.32
7	NS/64681/13462	14.10	34.84
8	NS/64531/13254	6.86	16.95
9	NS/64557/13489	1.19	2.94
10 (PART)	NS/64928/13128	2.46	6.07
11 (PART)	NS/65044/13375	12.27	30.32
Misc		3.47	8.57
TOTAL		66.75	164.93

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Blackwood Farm

Right of Access

NOT TO SCALE

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