



BURNTON FARM
OCHILTREE, EAST AYRSHIRE

Galbraith



BURNTON FARM, OCHILTREE, EAST AYRSHIRE

An adaptable dairy unit within an accessible location.

Ochiltree 3 miles ■ Ayr 12 miles ■ Glasgow 37 miles

About 110.21 Ha (272.33 Ac) in total.

FOR SALE AS A WHOLE OR IN THREE LOTS

- Farmhouse (four bedrooms, three public rooms).
- Bungalow (three bedrooms, one public room).
- A range of useful modern and traditional farm buildings.
- Versatile blocks of farmland comprising of predominantly Grade 4(1) and 4(2) silage and grazing ground.

Lot 1: Burnton Farmhouse, Glenburn Bungalow,
farm buildings and 85.91 Ha (212.28 Ac)
Offers over £1,500,000

Lot 2: 13.04 Ha (32.22 Ac)
Offers Over £130,000

Lot 3: 11.26 Ha (27.82 Ac)
Offers Over £110,000

As a Whole: Offers Over £1,740,000



Galbraith

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 OnTheMarket

GENERAL

Burnton Farm is located within an accessible part of East Ayrshire, near to the settlement of Ochiltree, which has a primary school, local shop and community hub. The farm is situated in an area suited to both dairy, beef and other mixed farming enterprises and is well placed for access to Ayr (12 miles) and Glasgow (37 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 easily 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 Estate, 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 close by. Dumfries House Estate (about 4 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 10 miles from Ayr Livestock Market.

DESCRIPTION

Burnton Farm is a compact dairy unit, currently milking 90 Friesians and supplying milk to Muller. The farm comprises a traditional four bedroom farmhouse, a three bedroom bungalow, an adaptable steading featuring a range of both modern and traditional buildings and circa 110.21 Ha (272.33 Ac) of Grade 4 grazing and silage land. The land is rented out on an informal basis during the winter months for sheep grazing whilst there is a small section of amenity woodland within the land ownership.

METHOD OF SALE

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

Lot 1:	Burnton Farmhouse, Glenburn Bungalow, farm buildings and land extending to 85.91 Ha (212.28 Ac)
Lot 2:	Land at Burnton Farm extending to 13.04 Ha (32.22 Ac)
Lot 3:	Land at Burnton Farm extending to 11.26 Ha (27.82 Ac)

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

LOT 1 - Burnton Farmhouse, Glenburn Bungalow, farm buildings and land extending to 85.91 Ha (212.28 Ac)

Burnton Farmhouse

Burnton Farmhouse is of stone and slate construction and offers spacious accommodation over one and half storeys. The farmhouse comprises: kitchen, walk-in pantry, freezer room, games room, family bathroom, master bedroom with en-suite shower room, two further bedrooms and a box room, living room, dining room and lounge. The farmhouse also benefits from a further room that is accessed via a back stair from the kitchen. The services include mains water, mains electric, septic tank drainage and oil-fired central heating with the added benefit of coal fires and a wood burner. It adjoins the traditional courtyard, benefitting from ample parking and lawned gardens.



Kitchen



Bathroom



Sitting Room



Bedroom



Bungalow



Kitchen



Bedroom



Bathroom



Glenburn Bungalow

Glenburn Bungalow was built in 1989 and is of brick and tile construction with a later extension. It benefits from views over the surrounding countryside and offers the following accommodation: three bedrooms, living room, office, spacious kitchen and family bathroom. Glenburn bungalow benefits from lawned garden areas to both the rear and to the front, with a large entrance driveway. The services include mains water, mains electric, septic tank drainage and electric heating with the added benefit of coal fires.

Farm Buildings

Adjoining the farmhouse, there is a range of traditional stone and slate outbuildings being used for a mix of calf housing and storage. In addition, the farmyard comprises the following buildings:

Cubicle House (36.58m x 13.72m)

Steel portal frame construction, concrete panels / breeze block walls, vent air cladding, slatted floor with central feed passage under a fibre cement roof. Housing 90 cubicles and 120,000 gallons of suspended slurry storage.

Parlour Lean To (36.58 x 6.70m)

Same construction as above with part concrete floor, housing a 7 aside Delaval parlour (constructed in 1997), tank room with 3000L bulk tank and electrical room. Bull pens/calving pens straw courts and collecting area.

Cubicle House & Calf House

Stone and slate construction with part slated floor housing 23 cubicles. With adjoining stone and slate calf house with concrete floor, with baby calves in individual pens.

Youngstock Cubicle Shed (13.72m x 8.23m)

Steel portal frame construction, concrete panels, tin cladding and slatted floor, under a fibre cement roof.

Adjoining Calf Shed (25m x 9.14m)

Steel portal frame construction, concrete panels, tin cladding and concrete floor under a fibre cement roof. Open fronted with feed barrier.

Tin Hay Shed 1 (22.86m x 6m)

Steel portal frame construction, tin cladding, earth floor under a tin roof.

Tin Hay Shed 2 (18.5 m x 6m)

Steel portal frame construction, tin cladding, earth floor under a tin roof.

High Level Slats (18.5 m x 5.3m)

Brick construction under a fibre cement roof with rubber slats and feed passage.

Silage Pit (30.48m x 13.41m)

Earth bank walls, tarmac floor and effluent tank facility.

Slurry Permastore

Constructed in 2018 with 485,000 gallon capacity.

There is also a midden area with concrete panel walls within the yard as well as a grain tower and large stack yard for bale and machinery storage.

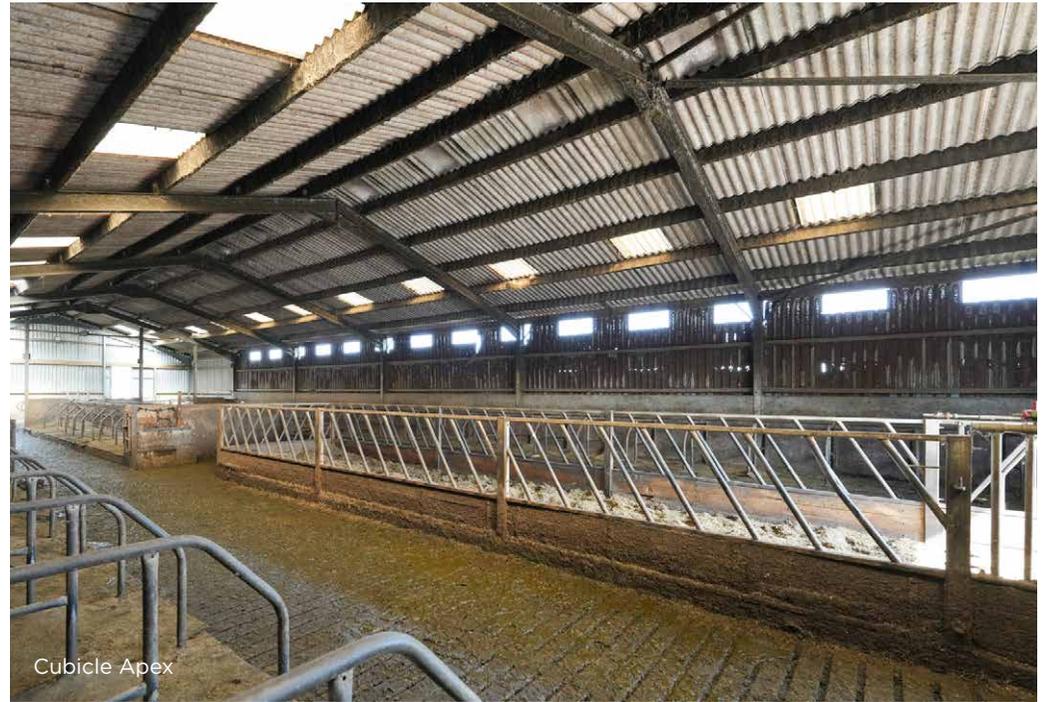
The Land

The land at Lot 1 extends to approximately 85.91 Ha (212.28 Ac) in total including miscellaneous





Parlour



Cubicle Apex



Youngstop Cubicle Shed



Dairy Complex

areas. Much of the farmland has been classified as predominately Grade 4(1) and 4(2) with a small proportion of Grade 5(3) by the James Hutton Institute and is contained within three blocks which are bisected by the public highway. A proportion of the farmland is ploughable but 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. The land rises from 140m above sea level at its lowest point to north of the holding to 180m at its highest point to the east of the farm. The fields are well laid out and of a generous size, easily accommodating modern machinery. There is a small strip of amenity woodland located next to field 2 extending to 3.63 Ha (8.97 Ac).

LOT 2:

The land at Lot 2 extends to approximately 13.04 Ha (32.22 Ac). The farmland has been classified as Grade 4(1) by the James Hutton Institute and is contained within one block situated to the north of the main farm holding. The farmland is currently down to grass and used for grazing and fodder production with all fields having access to mains water troughs. The land rises from 140m above sea level at its lowest point to west of the holding to 160m at its highest point to the eastern boundary. These fields within Lot 2 can be accessed from an unnamed public highway along the western boundary.

LOT 3:

The land at Lot 3 extends to approximately 11.26 Ha (27.82 Ac) in total including miscellaneous areas. The farmland has been classified as Grade 4(1) and 4(2) by the James Hutton Institute and is contained within one block situated to the south east of the main farm holding. The farmland is mostly ploughable but is currently down to grass and used for grazing and fodder production with all fields having access to mains water troughs. The land rises from 170m above sea level at its lowest point to the south of the holding to 185m at its highest point to the northern boundary. The fields within Lot 3 can be accessed from the B7046 on the southern boundary.



Lot 2



Lot 3

Burnton Farm				
LOT ONE				
Field ID	Ha	Ac	Grading	Land Type
(1) NS/49094/17793	9.16	22.63	4(1)/(4(2)	PGRS
(2) NS/49224/18518	6.87	16.98	4(1)/(4(2)	PGRS
(3) NS/49240/18176	6.40	15.81	4(1)/(4(2)	PGRS
(4) NS/49289/18383	3.87	9.56	4(2)/5(3)	PGRS
(5) NS/49334/18018	2.50	6.18	4(2)	PGRS
(6) NS/49356/17849	6.85	16.93	4(2)/ 5(3)	PGRS
(7) NS/49406/18468	1.21	2.99	4(2)	PGRS
(9) NS/49472/18057	0.84	2.08	4(2)	PGRS
(10) NS/49515/18223	1.66	4.10	4(1)/(4(2)	PGRS
(11) NS/49528/17923	0.23	0.57	4(2)	PGRS
(12) NS/49561/17797	0.46	1.14	4(2)	PGRS
(13) NS/49560/18307	4.05	10.01	4(1)	PGRS
(14) NS/49613/18069	5.34	13.20	4(1)/4(2)	PGRS
(17) NS/49644/18430	7.50	18.53	4(1)/(4(2)	PGRS
(18) NS/49662/17870	3.45	8.52	4(1)/(4(2)	PGRS
(19) NS/49814/18104	5.62	13.89	4(1)/(4(2)	PGRS
(20) NS/49739/17691	5.55	13.71	4(1)	PGRS
(21) NS/49820/17469	6.49	16.04	4(1)/(4(2)	PGRS
Woodland	3.63	8.97	5(3)	WAF
MISC (Farm Steading & Roads)	4.23	10.45		
TOTAL LOT 1	85.91	212.28		
LOT TWO				
Field ID	Ha	Ac	Grading	Land Type
(8) NS/49443/18684	3.28	8.10	4(1)	PGRS
(15) NS/49629/18789	5.58	13.79	4(1)	PGRS
(16) NS/49643/18602	4.18	10.33	4(1)	PGRS
TOTAL LOT 2	13.04	32.22		
LOT THREE				
Field ID	Ha	Ac	Grading	Land Type
(22) NS/50013/17642	4.57	11.29	4(1)/4(2)	PGRS
(23) NS/50078/17447	6.22	15.37	4(1)/4(2)	PGRS
MISC	0.47	1.16		PGRS
TOTAL LOT 3	11.26	27.82		
Total AS A WHOLE (Including Misc)	110.21	272.33		

NITRATE VULNERABLE ZONE (NVZ)

Burnton Farm is not included within a Nitrate Vulnerable Zone.

IACS / BASIC PAYMENT SCHEME (BPS) 2025

All the farmland is registered for IACS purposes and the farm code is 69/189/0036. 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
Burnton Farmhouse	Mains	Septic Tank	Mains	Oil-fired	Available in the area	Band E	Freehold	F(33)
Glenburn Bungalow	Mains	Septic Tank	Mains	Electric	Available in the area	Band D	Freehold	D(56)

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.

MINERALS

The mineral rights are included.

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 Burnnton 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 for about 10.1 miles then turn right at the crossroads where you will see cottages on your left. Continue on this road for approximately 1.7 miles and you will see Burnnton Farm on your right.

POST CODE

KA18 2RQ

WHAT 3 WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///prettiest.cheerful.verdict

SOLICITORS

Lockharts Law, 12 Beresford Terrace, Ayr KA7 2EG T: 01292 265045

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

Burnnton Farm benefits from a right of access over the road shown hatched in black, with no maintenance obligations, which leads to Burnnockstone Farm. 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.

Burnton Farmhouse



Ground Floor
Approximate Floor Area
1959 sq. ft
(182.01 sq. m)

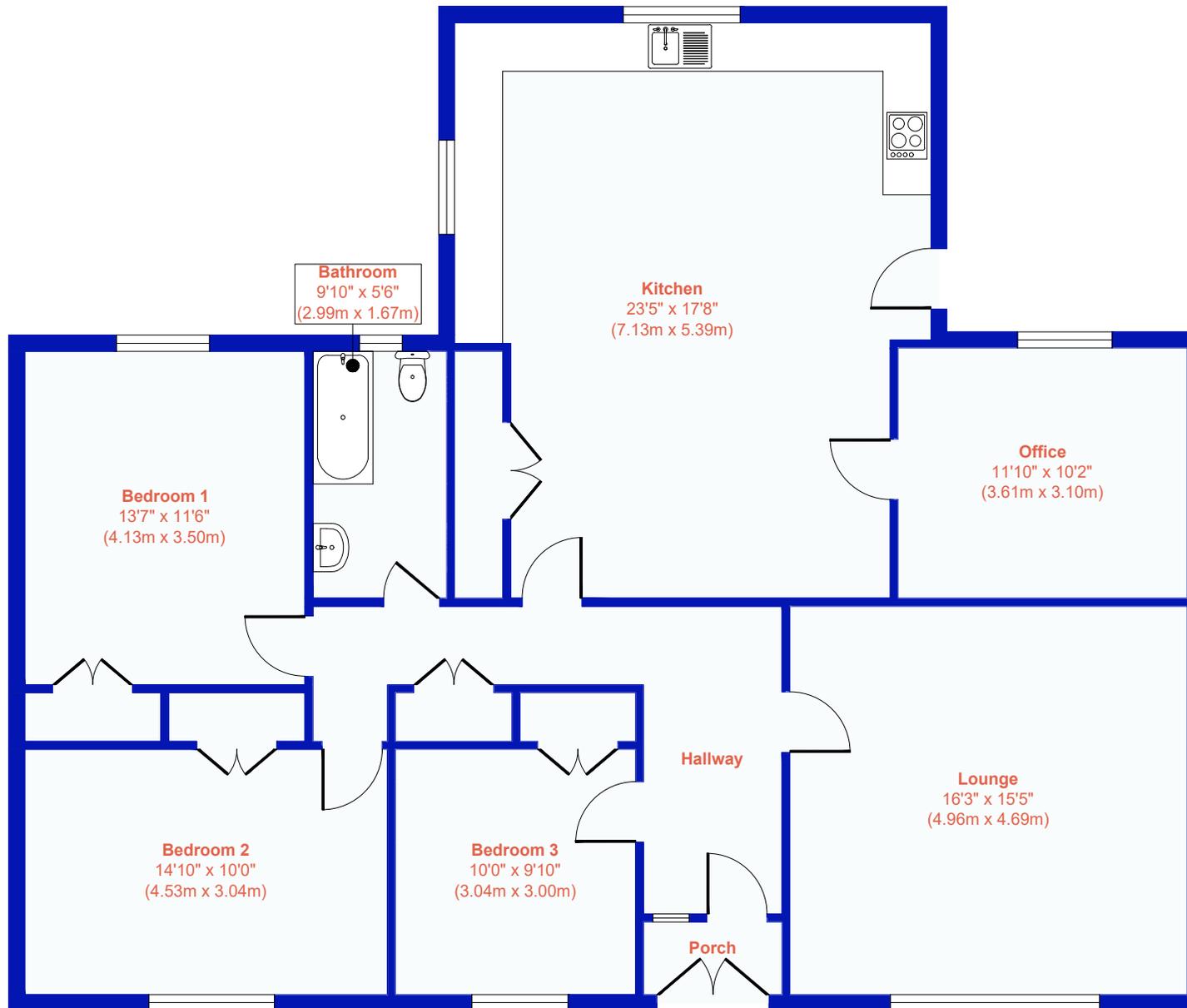
First Floor
Approximate Floor Area
644 sq. ft
(59.83 sq. m)

Approx. Gross Internal Floor Area 2603 sq. ft / 241.84 sq. m

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

Produced by Elements Property

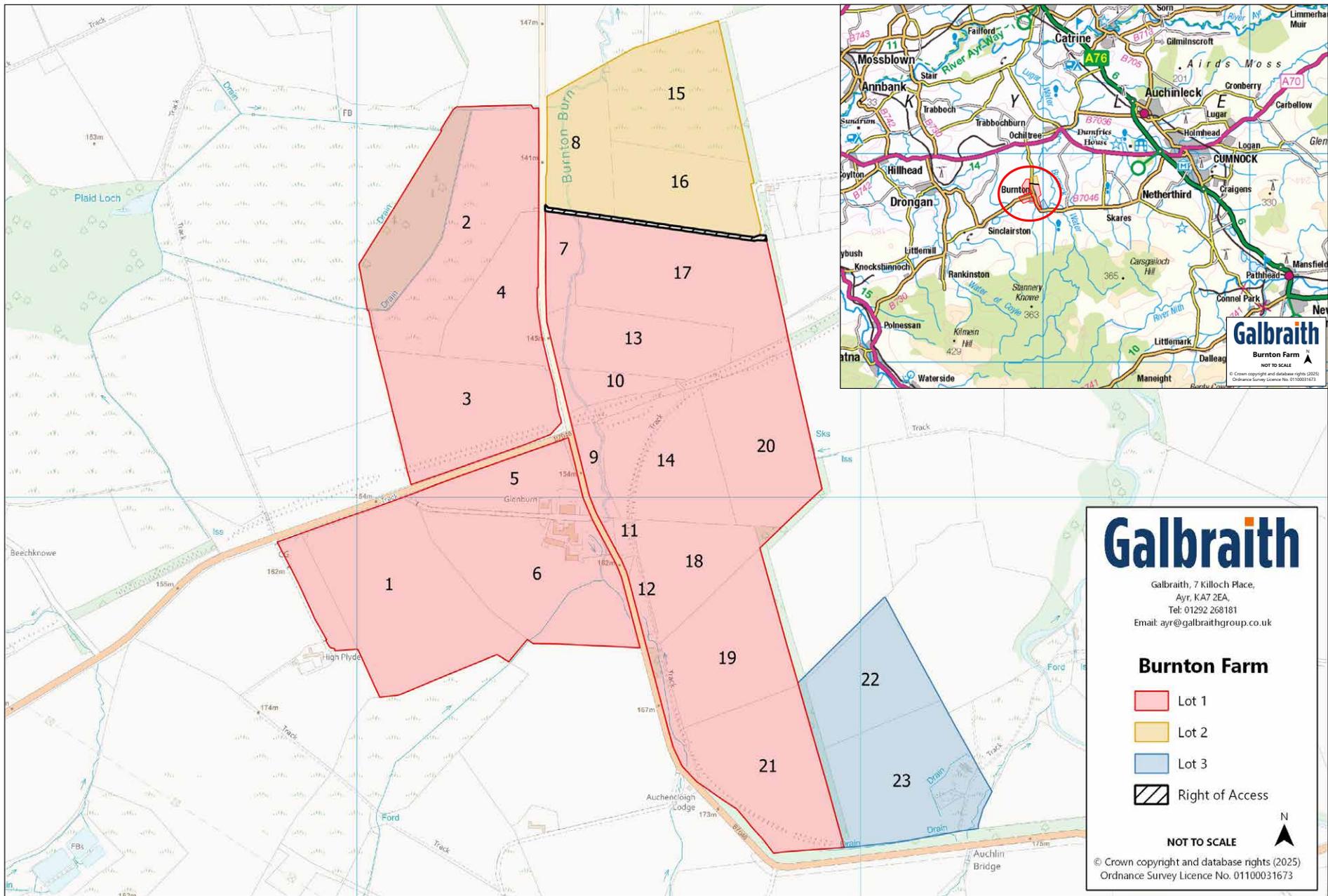
Bungalow



Floor Plan

Approx. Gross Internal Floor Area 1507 sq. ft / 140.06 sq. m

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



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



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