

# Craiglea Farm

Sliddery | Isle Of Arran | North Ayrshire



**Galbraith**

# A coastal livestock farm with panoramic sea views



Brodick 14 miles | Ardrossan 28 miles (By boat) | Troon 32 miles (By boat) | Glasgow 68 miles (By boat)

(All distances are approximate)

**About 86.39 Ac (34.96 Ha) in total.**

**FOR SALE AS A WHOLE**

Traditional Farmhouse (five bedrooms, two public rooms).

Modest range of modern & traditional outbuildings.

Versatile block of Grade 4 silage and grazing land.

Stunning sea views.

**Offers Over £525,000**

# Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)



## Situation

Craiglea Farm enjoys an exceptional position on the southwest coast of the Isle of Arran, with sweeping views across the Mull of Kintyre and the distinctive Ailsa Craig. This peaceful stretch of coastline is known for its rugged beauty, interspersed with quiet sandy beaches and unspoiled scenery. The farm is nestled within the small hamlet of Sliderry, a welcoming rural community on the island's southwestern side.

Nearby Kilmory offers a Primary School and Village Hall, with weekly Post Office services and regular community events enhancing the area's close-knit character. Secondary schooling is available in Lamlash, approximately 12 miles away, while a broader range of shops, supermarkets and local services can be found in both Lamlash and Brodick, around 16 miles from the property.

Often described as "Scotland in miniature," the Isle of Arran is celebrated for its diverse landscapes and natural beauty. The dramatic mountains to the north provide a striking backdrop to Brodick, while the softer hills and rolling farmland of the south evoke the charm of Lowland Scotland. The island offers extensive opportunities for outdoor pursuits including hill walking, fishing, shooting and seven golf courses. Arran is also renowned for its artisan producers, whose whisky, chocolate, cheese, meat, smoked fish, beer and ice cream are known for their quality and craftsmanship.

Brodick's ferry terminal provides daily sailings to Ardrossan and Troon presently, ensuring easy access to the mainland. Prestwick Airport and Glasgow Airport are also within reach from Ardrossan, at approximately 16 miles and 24 miles respectively. From Troon, Prestwick Airport is approximately 5 miles away, while Glasgow Airport is around 30 miles. For agricultural interests, the principal livestock market for the region is located in Ayr at Whitefordhill, along with a comprehensive range of rural business suppliers.

## Description

Craiglea Farm presents a rare opportunity to acquire an island farming unit with excellent potential and magnificent panoramic sea views. The holding comprises approximately 86.39 Ac (34.96 Ha) of predominantly Grade 4(1) land, well suited to grazing and silage and currently in good heart. There is a substantial five bedroom farmhouse accompanied by a modest steading that combines both traditional and modern buildings.

The farm benefits from a 12kW wind turbine, originally installed in 2011 and fully recommissioned in 2025, offering an additional smallscale renewable energy asset. Altogether, Craiglea Farm provides an appealing mix of productive land, residential accommodation and future development potential within a striking coastal setting.

## Method of Sale

Craiglea Farm is offered for sale as a whole.



## Craiglea Farm Farmhouse

Craiglea Farm Farmhouse is a traditional property dating from the 1890s, constructed of stone beneath a slate roof with a rendered finish. The house is fully double glazed and offers spacious, well-proportioned accommodation throughout. Internally, the property comprises a utility room, kitchen, sun room, linen cupboard, four double bedrooms, a family bathroom configured as a wet room, a comfortable living room with a wood-burning stove, a single bedroom, and an additional shower room.

The farmhouse is further enhanced by attractive lawned gardens, enjoying striking views across the Mull of Kintyre, and enclosed by mature hedging and timber fencing.

### Tenure

Heritable

### Local Authority

North Ayrshire Council

### Council Tax

Band D

### EPC

Band E52

### Services

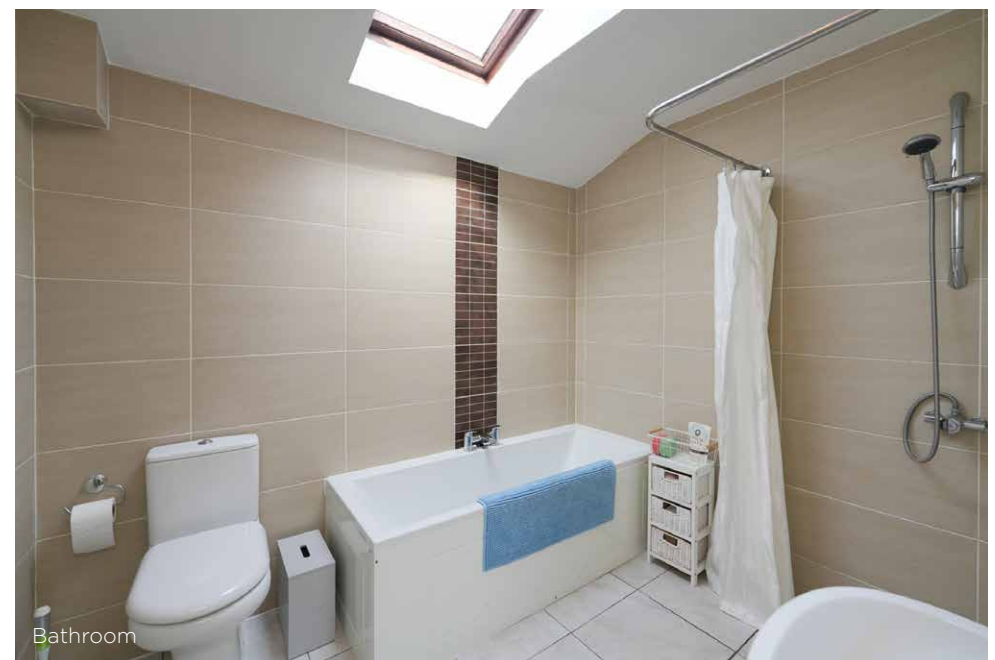
Mains water | Mains and Wind Turbine electricity | Septic Tank | Electric Central Heating



Bedroom



Bedroom



Bathroom



Hall



Kitchen



Sun Room



Living Room

## Farm Buildings

Craiglea Farm has a modest steading comprising the following:

**Stores & Garage** – Stone/brick construction under a flat asbestos roof.

**Barn (12.6m x 6.5m and 5.7m x 7.0m)** – Stone construction under a tin roof, partially lofted to include workshop.

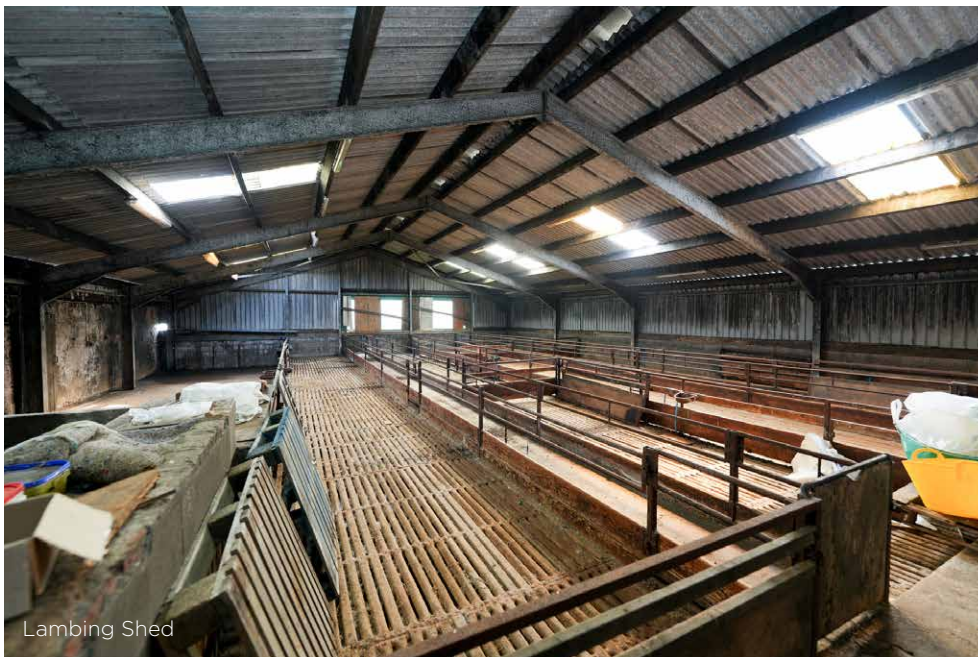
**Tractor Shed (10.6m x 13.3m)** – Steel portal frame construction, vent air clad, fibre cement roof with panel walls, box profile clad and concrete floor. Three bays.

**Byre (12.1m x 7.0m and 7.7m x 5.5m)** – Stone under asbestos slate sheets.

**Byre (6.3m x 8.7m)** – Stone under fibre cement roof.

**Lambing Shed (20.2m x 15.1m)** – Steel portal frame construction, with breezeblock walls, fibre cement roof, box profile clad and partially wooden slatted.

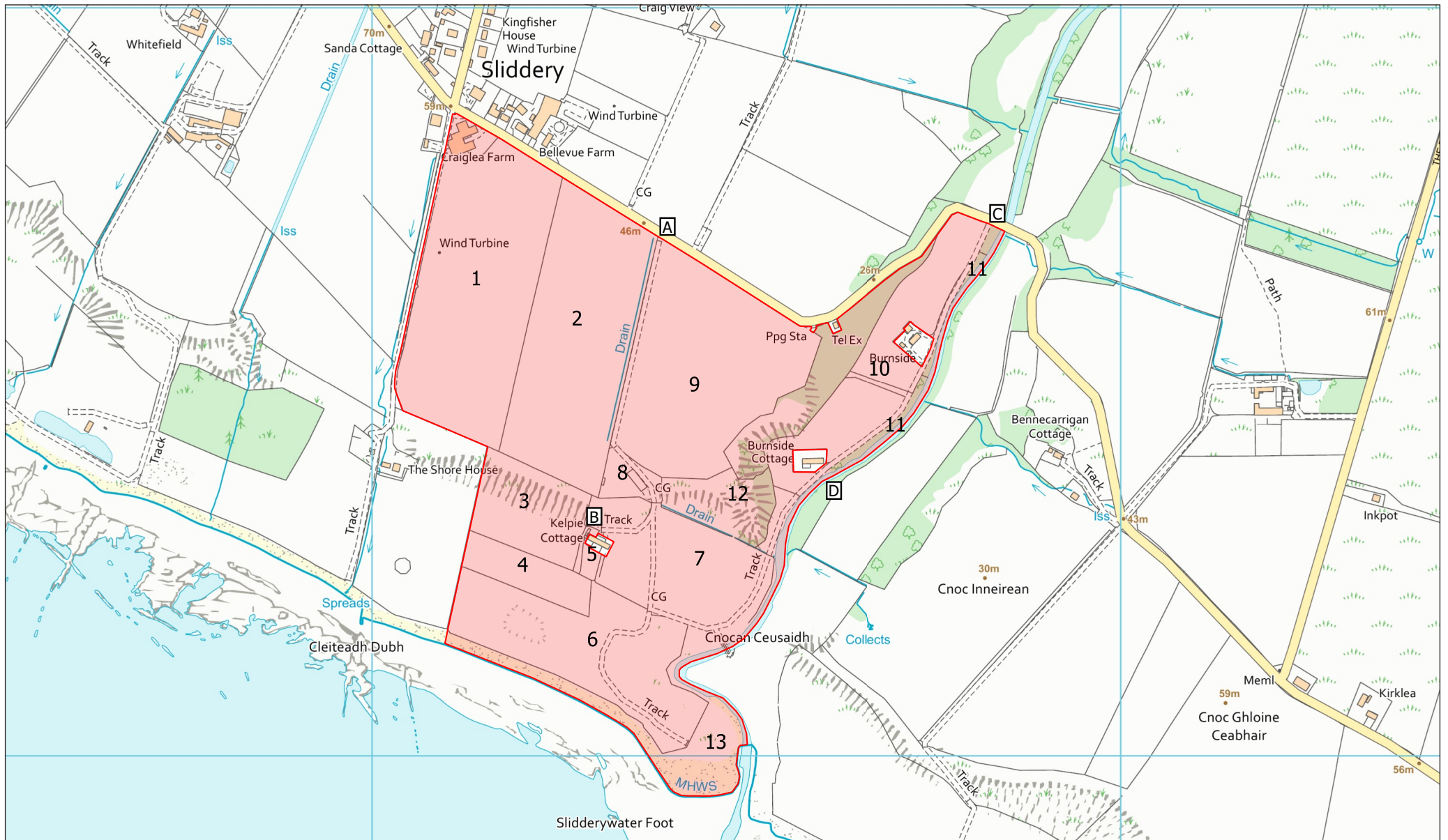
The steading has separate access and benefits from a large yard area, providing ample space for parking, machinery, hay storage and other agricultural uses.



Lambing Shed



Barn



### Craiglea Farm

Field No	LPID	Area	
		(Ha)	(Acre)
1	NR/93142/22617	5.87	14.50
2	NR/93278/22553	5.26	13.00
3	NR/93210/22329	1.64	4.05
4	NR/93206/22244	0.87	2.15
5	NR/93287/22260	0.13	0.32
6	NR/93274/22128	3.86	9.54
7	NR/93413/22247	3.20	7.91
8	NR/93339/22374	0.41	1.01
9	NR/93442/22512	5.36	13.24
10	NR/93651/22524	4.36	10.77
11	NR/93742/22514	0.39	0.96
12	NR/93478/22334	1.13	2.79
13	NR/93452/22027	0.41	1.01
Misc		2.07	5.11
<b>TOTAL</b>		<b>34.96</b>	<b>86.39</b>





## The Land

Craiglea Farm extends to approximately 86.39 Ac (34.96 Ha), including around 5.11 acres of miscellaneous ground, and lies within a single compact block positioned north of the public road, running down towards the Mean High Water Springs on the coastline. The land is currently all in grass and is used for both silage production and grazing. Principally classified as Grade 4(1) by the James Hutton Institute, the land rises gently from about 1 metre above sea level to around 56 metres at its highest point. Most fields benefit from a mains water supply and are of good workable size, accessed mainly via the internal network of farm tracks. Within parcel 8 there is a small former silage pit, now repurposed as a convenient balestacking area.

Craiglea Farm was historically operated as a second-generation dairy unit and in more recent years has been utilised as a small-scale sheep enterprise.

## Wind Turbine

A 12kW wind turbine is situated within field parcel one, contributing a useful source of smallscale renewable energy to the holding. Installed in 2011 and recommissioned in 2025, it offers an established green energy element within the farm. Additional details can be obtained from the selling agent.

## Nitrate Vulnerable Zone (NVZ)

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

## Less-Favoured Area Support Scheme (LFASS)

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

## IACS / Basic Payment Scheme (BPS) 2026

All the farmland is registered for IACS purposes. 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.

## Scottish Government Rural Payments and Inspections Directorate

1 Pennyburn Road, Kilwinning, KA13 6SA. T: 0300 244 6300 E: SGRPID.kilwinning@gov.scot

## Historic Scotland

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

## 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 Craiglea 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 Brodick, follow the A841 south toward Lamlash. Turn right onto The Ross Road and continue for approximately 8.3 miles. At the end of the road, turn right to rejoin the A841. Continue on this road for approx. 1 mile until you reach Sliderry and you will see Craiglea Farm on your left.



## Solicitors

Dales, 18 Wallace Street, Galston, KA4 8HP

## Access/Third Party Rights and Servitudes

Within the boundaries of the property, three neighbouring residences hold a right of access for residential purposes over the internal farm roads marked AB and CD on

the site plan. The owners of Kelpie Cottage at point B benefit from a right of access over the sheep pens for the purposes of accessing their barn during the course of renovations, together with a continuing right of access thereafter for regular pedestrian use and occasional vehicular access. They also benefit from a right of access over the land to the north of the property for the purposes of oil and wood deliveries.

## 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

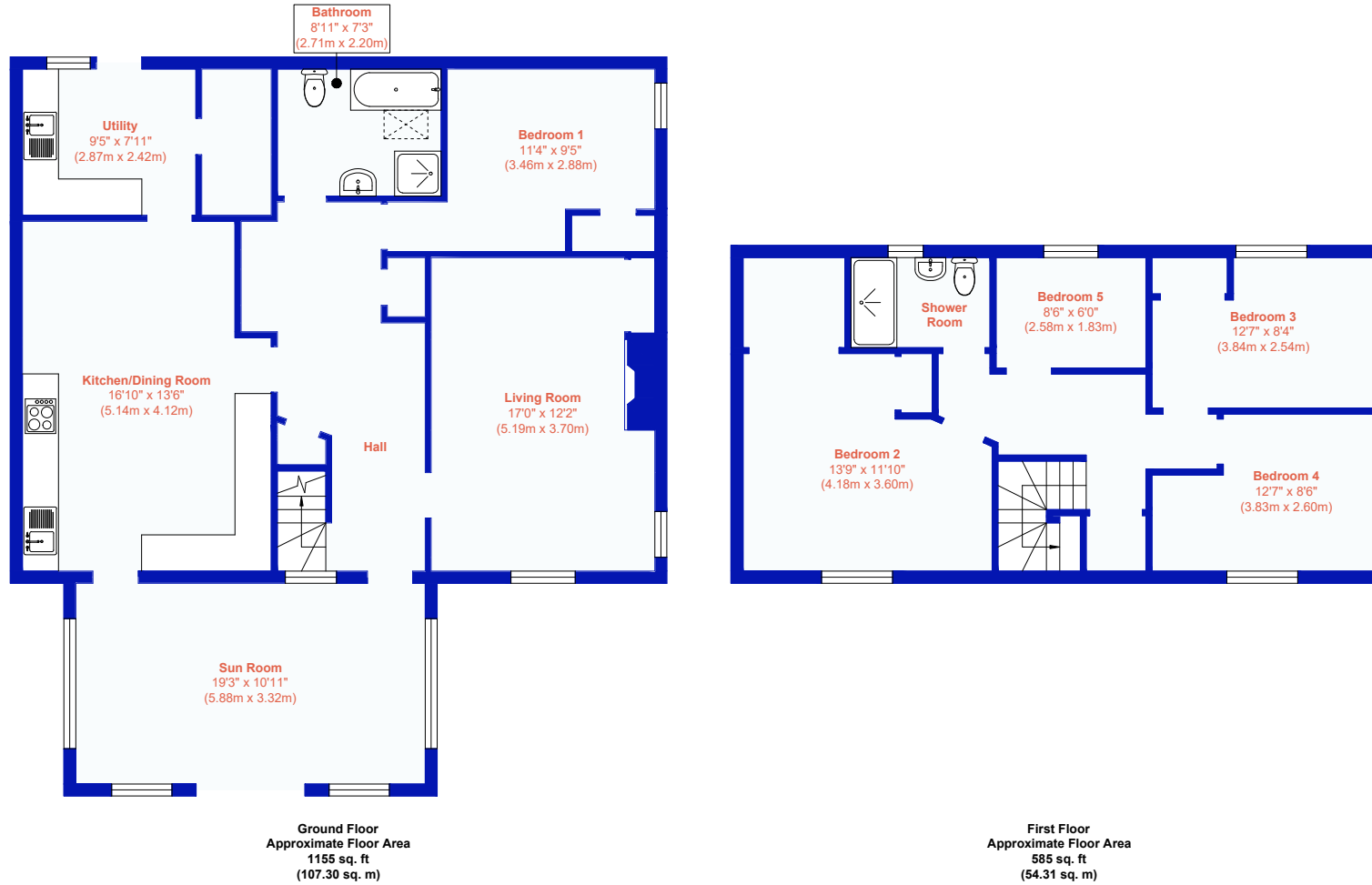
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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, farm land and water courses.



## Craiglea Farm, Slidery, Isle of Arran, North Ayrshire



**Approx. Gross Internal Floor Area 1740 sq. ft / 161.61 sq. m**

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

Produced by Elements Property

**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 discuss any funding requirements in confidence with the Selling Agent or contact Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: [alister.christie@galbraithgroup.com](mailto:alister.christie@galbraithgroup.com)

**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 March 2026. 9. All building measurements are an approximate.





Galbraith