



Galbraith

# BURNTON FARM

NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE







## BURNTON FARM, NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE

An attractive farmhouse with extensive buildings and grazing in a fine rural location.

New Cumnock 1.5 miles ■ Ayr 22 miles ■ Glasgow 46 miles

About 7.30 acres (2.95 hectares)

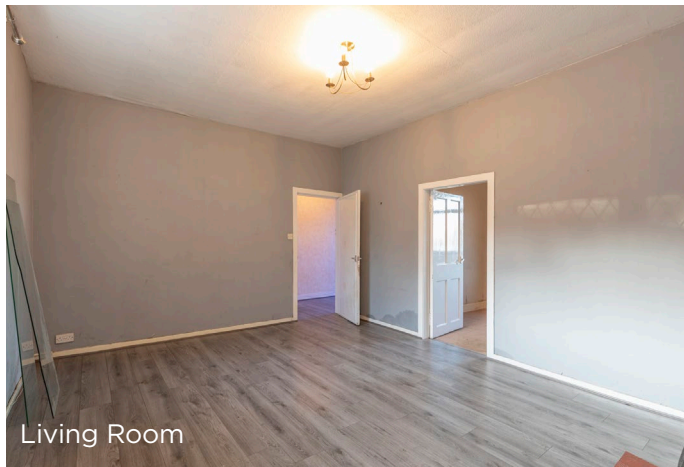
Offers Over £320,000

- Two reception rooms, four bedrooms, kitchen and family bathroom.
- Extensive range of modern & traditional outbuildings.
- Requiring modernisation and refurbishment.
- Open aspect views.
- About 4 acres of grazing land.

**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket



Living Room



Kitchen



Bedroom

### SITUATION

Burnton Farm is an attractive farmhouse comprising a range of modern and traditional buildings with land in an accessible location by 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 Barony Campus in Cumnock has primary schooling, supported learning centre and secondary schooling, medical practice and local shops. The refurbished New Cumnock outdoor swimming pool (The Tamar Manoukian Pool) is open for the community to enjoy.

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.

Ayrshire is renowned for its many golf courses, including the world famous courses at Royal Troon and Turnberry. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon. Dumfries House Estate (about 9 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house. Auchinleck Estate (12 miles) has a popular coffee shop (Boswell's Coach House) within the Estate grounds, along with enjoyable riverside walks.

The New Cumnock Access Network Paths has developed some interesting local walks in the area including the Knockshinnoch Lagoons which goes round a 130 hectare Scottish Wildlife Trust reserve, Burns Cairn and Glen Afton. Blackcraig Hill, is one of Ayrshire's highest hills at 2,296 feet above sea level, along with three neighbouring hills all over 2,000 feet which can also be climbed. The views down the glen from Blackcraig Hill are particularly stunning on a clear day.

### DESCRIPTION

Burnton farmhouse is a fine house built of stone under a slate roof with accommodation over one and a half storeys. The house offers the opportunity for the next owners to modernise to their desired specification. It comprises a sitting room with open fire, living room, four bedrooms and kitchen with wall units, integrated gas hob, electric oven and a walk-in larder store. There is also a family bathroom and separate w.c. An additional staircase leads to former maid's quarters.

There is a small garden to the front of the property enclosed by a stone wall. The farmhouse is approached via a concrete drive leading to a yard and the farm buildings.

### THE BUILDINGS

Adjoining the farmhouse are stone and slate traditional buildings which currently provide useful storage and subject to the necessary planning consents may also be suitable for conversion. Former dairy premises (about 8.53m x 2.86m) and two former dairy byres (Byre 1 about 16m x 7m and Byre 2 about 15.96m x 5.97m).

### Grain Store:

(About 9m x 22.5m)

Steel portal frame, part concrete walls, clad with vent air sheeting under a fibre cement roof with a concrete floor. Power and water.

### Hay Shed:

(About 18.5m x 8.7m)

Four bay, concrete framed hay shed, part block built clad with cement fibre under a cement fibre roof. Open fronted with earth floor.

### General Purpose Shed:

(About 7.2m x 14.2m)

Block built under a corrugated iron roof with concrete floor.

### High Level Slatted Shed:

(About 13.6m x 8.9m)

Three bay, concrete portal frame slatted shed, part block built clad with Yorkshire boarding under a cement fibre roof with central feed passage. Power and water.

### Adjoining Bull Pens:

(About 3.2m x 10.7m)

Block built with corrugated iron roof and concrete floor with adjacent collecting yard.

### Cattle Courts:

(About 27.05m x 21.97m)

Six bay, steel portal framed livestock housing with part poured concrete walls, clad with air vent sheeting under a cement fibre roof. Equipped with external feed area. Water troughs.

### Slatted Shed:

(About 27m x 21m)

Six bay steel portal framed slatted shed with calving pens and central feed passage. Part block built, part poured concrete, clad with air vent sheeting under a cement fibre roof with head locking yokes.

### Adjoining General Purpose Shed:

(About 30.7m x 14m)

Five bay, steel portal frame livestock housing with part concrete panel walls clad with air vent sheeting under a cement fibre roof. (Part earth part concrete floor).



### THE LAND

The land extends to about 4 acres and is Grade 4(2) as per the James Hutton Institute soil classification and is currently used for grazing purposes. The rear boundary is currently unfenced but prior to the sale completing the seller will erect an appropriate deer/agricultural fence.

### GRAZING AND BUILDINGS LICENSE

The land and buildings are currently let on licenses until the end of January 2023, but upon date of entry, Burnton Farm will be available with vacant possession.

### WOODLAND CREATION

It is the landowners intention to undertake a mixed woodland creation proposal on the neighbouring land at Burnton Farm (on the land to the South of the A76 only).

### IMPORTANT NOTE

The previous owners of the farm hold a clawback agreement on any windfarm development at Burnton Farm.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Burnton Farm	Mains	Mains	Private drainage to septic tank	Freehold	Mains gas	Band D	E44

### DIRECTIONS

From Ayr take the A70 through Coylton towards Cumnock. Continue along the A76 towards New Cumnock and proceed through the town passing the primary school on your left hand side to the roundabout. At the roundabout, turn left and continue out of the town on the A76. Burnton Farm is then on your right hand side after about 0.8 miles.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/chess.youthful.choppers>

### SOLICITORS

Turcan Connell, New Uberior House, 1 Earl Grey Street, Edinburgh, EH3 9EE

### LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### HEALTH AND SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

### VIEWINGS

Strictly by appointment with the Selling Agents.

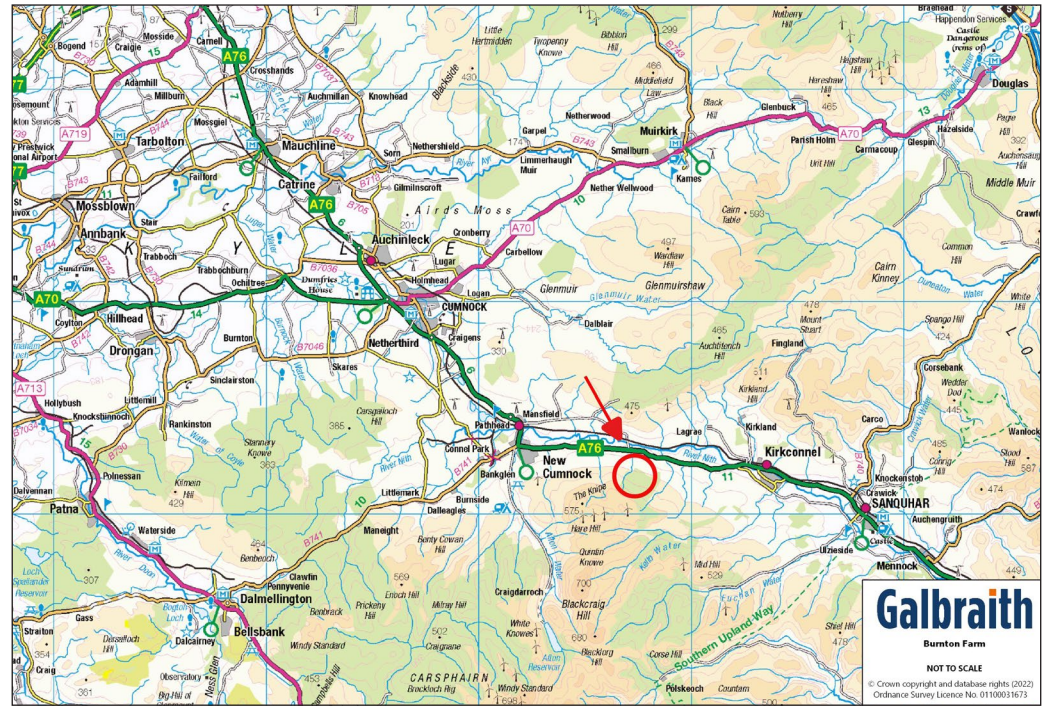
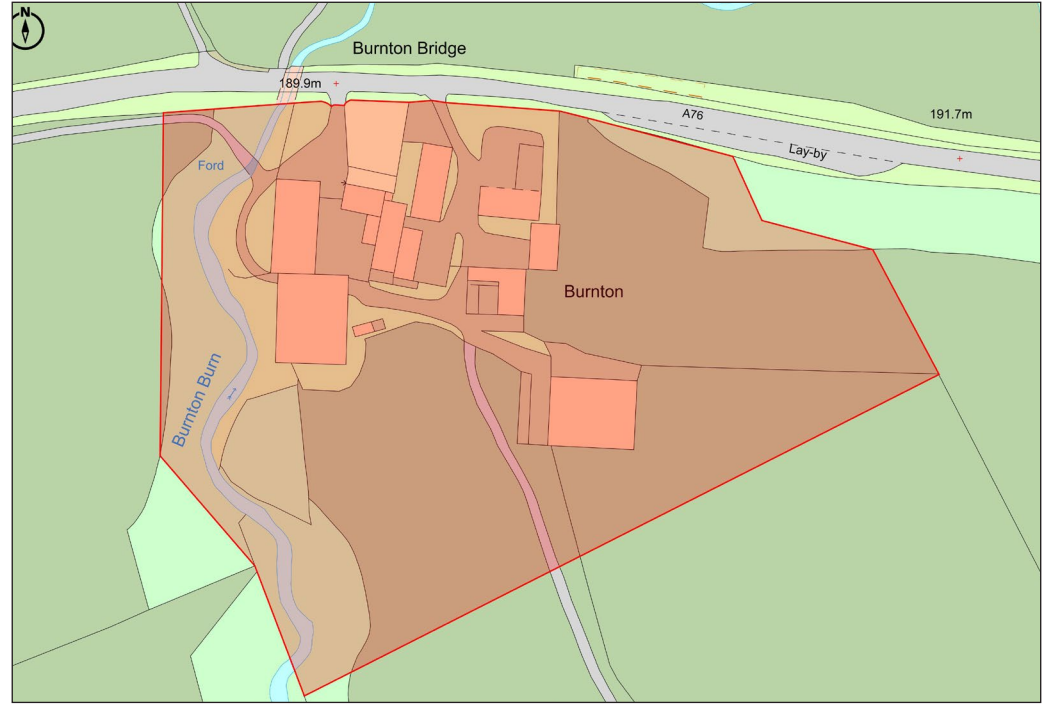
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



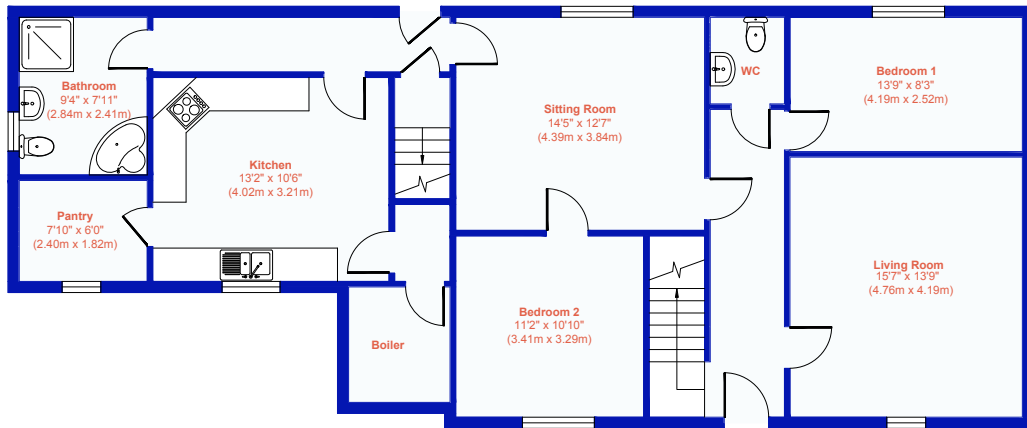




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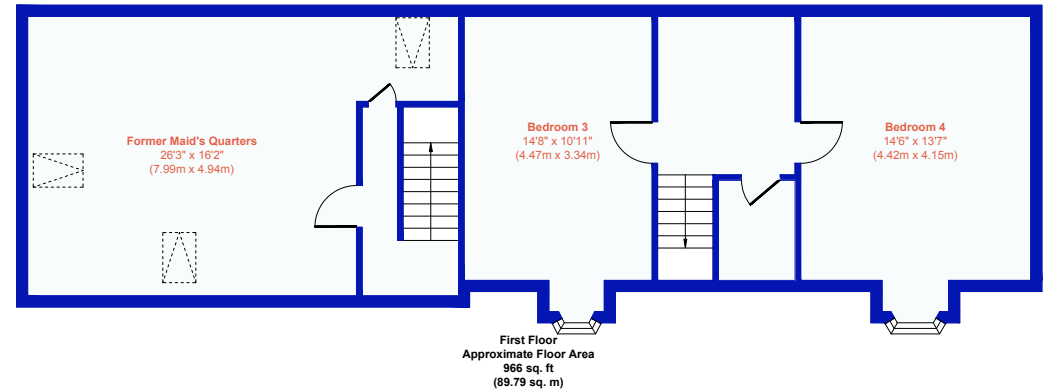
**Burton Farm, New Cumnock, Cumnock, East Ayrshire, KA18 4NW**



**Ground Floor**  
Approximate Floor Area  
1241 sq. ft  
(115.34 sq. m)

**Approx. Gross Internal Floor Area 2207 sq. ft / 205.13 sq. m**

Illustration for guidance only, measurements are approximate, not to scale.  
Produced by Elements Property



**First Floor**  
Approximate Floor Area  
966 sq. ft  
(89.79 sq. m)

**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, together with proof of funding and Identification. 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. Photographs taken in December 2022.





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