

**Galbraith**

**BORLAND MAINS**  
CUMNOCK, EAST AYRSHIRE









## BORLAND MAINS, CUMNOCK, EAST AYRSHIRE

**An adaptable ring-fenced stock farm located in a private position.**

Cumnock 3.5 miles ■ Ayr 17.5 miles ■ Glasgow 42 miles

- Traditional Farmhouse (four bedrooms, two public rooms) - Requiring renovation
- A range of useful agricultural buildings
- A block of mainly Grade 4 and 5 grazing land with planting potential subject to obtaining the necessary consents
- Private position with views over surrounding countryside

**About 113.97 Ha (281.62 Ac) in total.**

**FOR SALE AS A WHOLE**

**Offers over £950,000**



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 **OnTheMarket**



Kitchen



### GENERAL

Borland Mains Farm comprises a mixed farming unit located approximately 3.5 miles southeast of Cumnock, 17.5 miles east of the market town of Ayr and 42 miles south of Glasgow City. The farm is in close proximity to the A76 which runs from Kilmarnock to Dumfries and can be accessed easily off an unnamed B-Road that stems from Loganhill Road which adjoins the A76.

Cumnock offers a wide range of facilities including 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 (17.5 miles). Prestwick Airport is about 22 miles away with regular scheduled flights and Glasgow International Airport is approximately 40 miles. 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. Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon and The Morris Equestrian Centre with fabulous equestrian facilities is about 21 miles away. The surrounding area has a network of quiet country roads, suitable for walking, hacking and cycling. There are excellent yachting facilities at the marinas at Troon, Ardrossan, Largs and Inverkip.

This rural area is well served by the agricultural supply industry and the farm is about 16 miles from Ayr Livestock Market.

### DESCRIPTION

Borland Mains was formerly a dairy farm and in more recent times was run as a beef and sheep unit by the late owner. The farm comprises a traditional four bedroom farmhouse, a traditional and modern steading and circa 113.50 Ha (280.46 Ac) of grazing land.

Dining Room



Bedroom



Hall





General Purpose Shed



General Purpose Shed



#### METHOD OF SALE

Borland Mains is offered for sale as a whole.

#### BORLAND MAINS FARMHOUSE, FARM BUILDINGS AND LAND EXTENDING TO 113.50 HA (280.46 AC)

Borland Mains Farmhouse is a traditional stone and brick built four bedroom farmhouse under a pitched slate roof with cast rainwater goods. It is PVC double glazed throughout and is serviced by a private water supply, septic tank drainage and mains electric. At present, there is no central heating system but there is a converted oil fired rayburn cooker in the kitchen. Whilst not currently habitable, the farmhouse presents opportunities for a full renovation project or conversion into the adjoining traditional buildings subject to obtaining the necessary planning consents.

The accommodation is over two storeys and comprises: kitchen, pantry, back stairs leading to a storage room, four bedrooms, sitting room (with open fire), dining room, family room and a family bathroom (bath, w.c. & wash hand basin).

Borland Mains benefits from a garden area to the rear whilst there is an attractive vegetable garden and hen huts to the front of the property with views over the surrounding Ayrshire countryside.

#### Farm Buildings

There is a range of traditional outbuildings of stone construction under slate/partial box profile roofs that adjoin the farmhouse. These are mostly redundant for use including a former byre, wood store and garage. The remaining farm buildings comprise the following:

1. Dutch Hay Barn (18.5m x 7.2m) of steel portal frame construction, tin & box profile clad walls, earth floor, under a tin roof with an open side.
2. General Purpose Shed (22.7m x 18.5m) of steel portal frame construction, with block walls, concrete floor, with tin cladding under a fibre cement roof.
3. Brick Outbuilding (4.07m x 6.06m) of brick and block construction under a tin roof.
4. Tin Lean-to (3.7m x 10.5m) of pole barn construction under a box profile roof and clad.

Other buildings adjoining the farmhouse as per the floor plan:

5. Shed (9.51m x 6.27m) of brick construction with box profile roof and concrete floor, split into sections for lambing / calf pens.
6. Shed (11.84m x 8.48m) of steel portal frame construction, box profile roof with stone and block walls with concrete floor.
7. Byre (14.36m x 6.04m) of concrete wall construction, box profile roof, tin clad with concrete floor and traditional byre stalls.
8. Store (5.41m x 3.21m) of concrete wall construction, concrete floor under a box profile roof.
9. Store (5.37m x 4.34m) of stone and slate construction.

In addition, there is a former midden, silage pit and bale storage area.

#### The Land

Borland Mains Farm is a ring-fenced unit with land which surrounds the steading and extends to 113.50 Ha (280.46 Ac), with most of the land lying to the southeast. The land has a western exposure and is a typical upland farm ranging in elevation from 720ft to 1,050ft above sea level at its highest point. The land, which is down to permanent pasture with some rough grazing, is of Grade 4(2), 5(1) and 5(2)



nature with the soil being a medium to heavy loam. The fencing is of stock proof condition with some dry stone dykes on the hill ground. Water is drawn from natural resources. All the in by pasture can be accessed via the farm steading whilst the hill ground can be accessed by a four wheel drive vehicle.

#### **IMPORTANT NOTE**

The land and buildings are let out to two local graziers on an informal basis, however vacant possession will be made available on completion of the sale.

#### **NITRATE VULNERABLE ZONE (NVZ)**

The land at Borland Mains is not included within a Nitrate Vulnerable Zone.

#### **IACS**

Any payments relating to the 2023 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. No entitlements are available as part of the sale.

#### **LESS-FAVOURLED 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)**

<b>Property</b>	<b>Water</b>	<b>Drainage</b>	<b>Electricity</b>	<b>Heating</b>	<b>Council Tax</b>	<b>Tenure</b>	<b>EPC</b>
Borland Mains Farmhouse	Private - untested	Septic Tank	Mains - Single Phase	N/a - Oil Rayburn	Band D	Freehold	G03

#### **HISTORIC SCOTLAND**

From the data stored on Historic Scotland's website, we are not aware of any Scheduled Monuments which affect the property.

#### **LOCAL AUTHORITY**

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

#### **SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE**

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

#### **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 Borland Mains Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.





### INGOING VALUATION

The purchaser(s) of Borland Mains 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 have 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 Glasgow, take the M77 south towards Kilmarnock. Keep right at the fork to continue onto the A77. At the Bellfield interchange take the second exit onto the A76 travelling through Mauchline continuing towards Dumfries. At the roundabout signposted for Netherthird, carry on straight for Dumfries, taking the first left onto Loganhill Road. The farm road is second on the right and you will pass through a small farm steading on the right hand side before reaching Borland Mains.

### POST CODE

KA18 3BX

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hiked.dreamers.accordion or click on the following link: <https://w3w.co/hiked.dreamers.accordion>

### SOLICITORS

Lockharts, Ayr, 12 Beresford Terrace, Ayr, South Ayrshire, KA7 2EG  
Tel: 01563 820216

### VIEWING

Viewings are strictly by prior appointment and only through 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

Borland Mains Farm has a prescriptive right of access over the first proportion of the farm access road leading from Loganhill Road (marked A to B on the plan).

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.

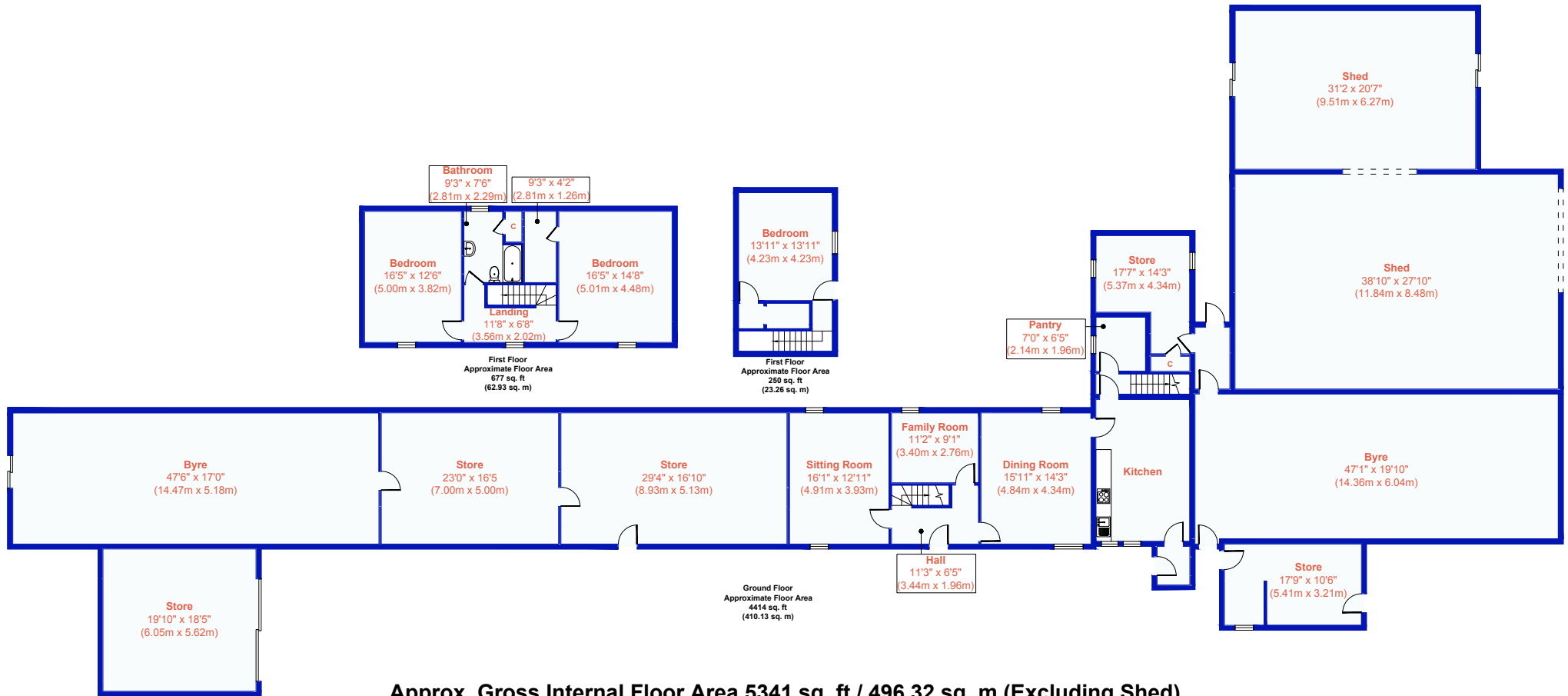
We have assumed that there is not, nor will there be, other unduly onerous restrictions on title in the form of rights of way (public or private), light, support, drainage, water and electricity supplies, existing or proposed wayleaves, servitudes or any other rights or obligations which will adversely affect the property.

### AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC), and we can assist you in securing finance loans 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. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: [alister.christie@galbraithgroup.com](mailto:alister.christie@galbraithgroup.com)



# Borland Mains, Cumnock, East Ayrshire, KA18 3BX



**Approx. Gross Internal Floor Area 5341 sq. ft / 496.32 sq. m (Excluding Shed)**

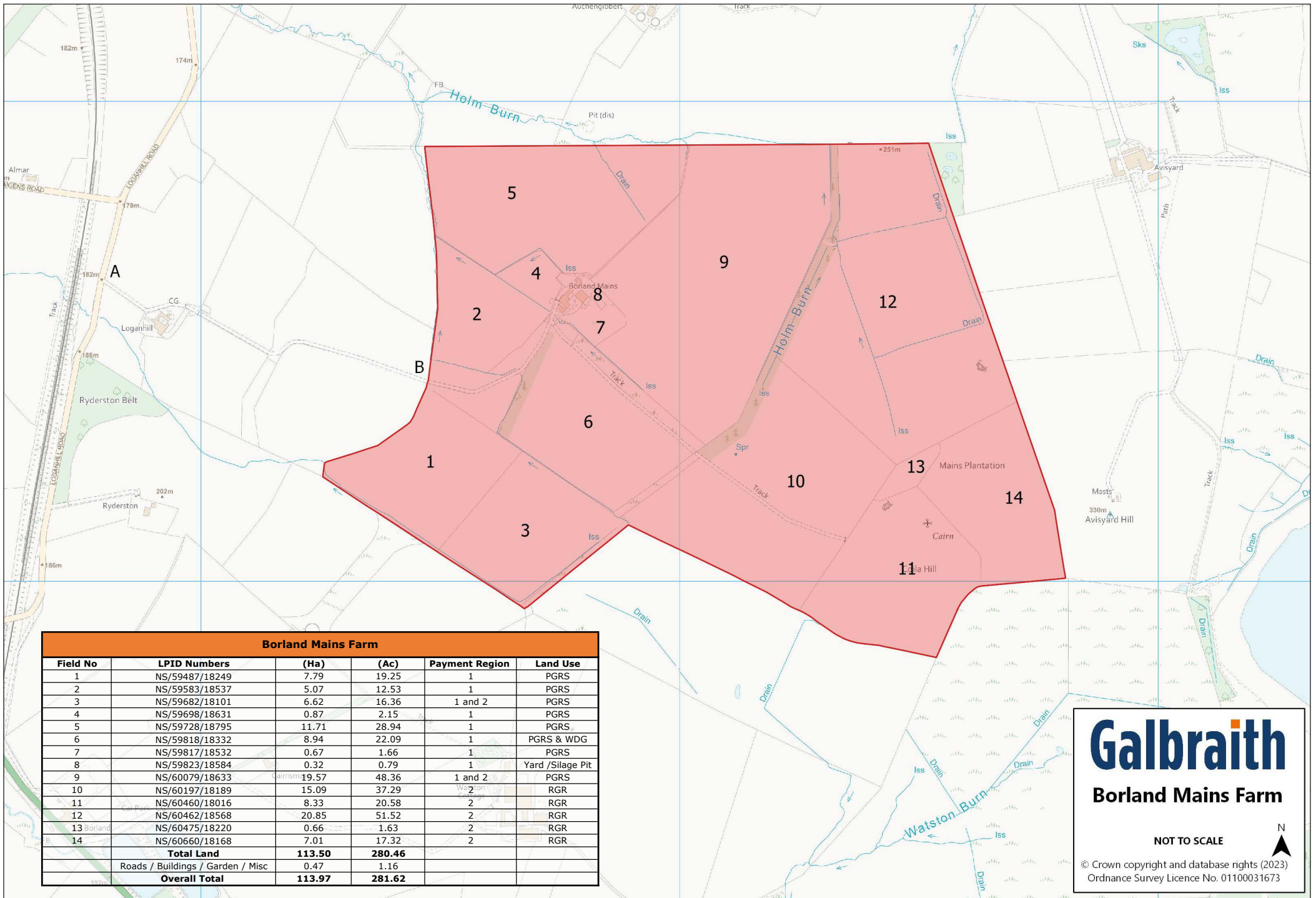
Illustration for guidance only, measurements are approximate, not to scale.

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 November 2023 9. All buildings measurements are an approximate.





Borland Mains Farm					
Field No	LPID Numbers	(Ha)	(Ac)	Payment Region	Land Use
1	NS/59487/18249	7.79	19.25	1	PGRS
2	NS/59583/18537	5.07	12.53	1	PGRS
3	NS/59682/18101	6.62	16.36	1 and 2	PGRS
4	NS/59698/18631	0.87	2.15	1	PGRS
5	NS/59728/18795	11.71	28.94	1	PGRS
6	NS/59818/18332	8.94	22.09	1	PGRS & WDG
7	NS/59817/18532	0.67	1.66	1	PGRS
8	NS/59823/18584	0.32	0.79	1	Yard / Silage Pit
9	NS/60079/18633	19.57	48.36	1 and 2	PGRS
10	NS/60197/18189	15.09	37.29	2	RGR
11	NS/60460/18016	8.33	20.58	2	RGR
12	NS/60462/18568	20.85	51.52	2	RGR
13	NS/60475/18220	0.66	1.63	2	RGR
14	NS/60660/18168	7.01	17.32	2	RGR
<b>Total Land</b>		<b>113.50</b>	<b>280.46</b>		
Roads / Buildings / Garden / Misc		0.47	1.16		
<b>Overall Total</b>		<b>113.97</b>	<b>281.62</b>		

**Galbraith**  
**Borland Mains Farm**

NOT TO SCALE

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