



BOWHOUSE FARM
DUNLOP, EAST AYRSHIRE

Galbraith



BOWHOUSE FARM, DUNLOP, EAST AYRSHIRE

An adaptable former dairy farm situated in an accessible location.

Dunlop 3.5 miles ■ Kilmarnock 8 miles ■ Glasgow 22 miles

About 149.45 Ha (369.29 Ac) in total.

FOR SALE AS A WHOLE OR IN 5 LOTS

Lot 1: Bowhouse Farm (Farmhouse, Steading and circa 131.28 Ac).
Offers over £950,000

Lot 2: Land at Bowhouse (circa 83.67 Ac).
Offers over £380,000

Lot 3: Land at Bowhouse (circa 20.39 Ac).
Offers over £90,000

Lot 4: Land at Bowhouse (circa 88.86 Ac).
Offers over £490,000

Lot 5: Land at Netherhill (circa 45.10 Ac).
Offers over £150,000.

As a whole

Offers over £2,060,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

SITUATION

Bowhouse Farm is situated in a peaceful setting close to the conservation village of Dunlop, East Ayrshire in an area suited to both dairy, beef and other mixed farming enterprises and is well placed for access to Stewarton (3 miles), Kilmarnock (7.7 miles) and Glasgow (24 miles). Dunlop has a post office, village shop, artisan shop, bakery and railway station with regular services to Glasgow. Stewarton (about 3.5 miles) is well serviced by a good variety of local butchers, delicatessen, coffee shops, beauty salons and sports centre and enjoys a thriving community. Primary and secondary schooling are available and private schooling at Belmont House, Wellington and Hutchesons are within easy travelling distance. Glasgow and Prestwick Airports are equidistant at about 16 miles distant.

Ayrshire is renowned for its world-famous golf courses including Turnberry, Prestwick and Royal Troon. There is a popular racecourse in Ayr and excellent yachting facilities at the marinas in Troon, Ardrossan and Largs. Morris Equestrian Centre (6.7 miles) is a state of the art equestrian facility with a comprehensive range of events throughout the year.

DESCRIPTION

Bowhouse Farm is a former dairy farm milking around 200 cows and comprises a well-presented four-bedroom traditional farmhouse, a range of modern and traditional buildings and circa 142.91 Ha (353.13 Ac) of excellent quality grazing and silage land of a predominantly ploughable nature. The majority of the land is of Grade 3 and Grade 4 quality. The farm is currently vacant and will be offered with vacant possession.

METHOD OF SALE

The sale of Bowhouse Farm offers purchasers an opportunity to acquire the farm either as a whole or in five lots.

Lot 1	Bowhouse Farm (Farmhouse, Steading and circa 131.28 Ac)
Lot 2	Land at Bowhouse (circa 83.67 Ac)
Lot 3	Land at Bowhouse (circa 20.39 Ac)
Lot 4	Land at Bowhouse (circa 88.86 Ac)
Lot 5	Land at Netherhill (circa 45.10 Ac)

LOT 1 - Bowhouse Farmhouse, Farm Buildings and Land

Bowhouse Farmhouse

Bowhouse Farmhouse adjoining the traditional farm steading, is of stone and slate construction and offers spacious accommodation over one and half storeys. The accommodation comprises: four bedrooms, porch, kitchen, lounge, bathroom (w.c., wash hand basin and shower over bath), sitting room, shower room and ample cupboard space.

The farmhouse benefits from a garden area to the rear and ample parking within the courtyard. The services include mains water, mains electric, septic tank drainage and oil-fired central heating with the added benefit of coal fires. The farmhouse is mostly double glazed with one window being single glazed.



Lounge



Kitchen



Bedroom



Bathroom



Farm Buildings

Adjoining the farmhouse there are adjoining traditional outbuildings including a former dairy and tank room area, providing numerous useful storage spaces. The farmyard features a concrete apron with ample space for machinery and bale storage. The buildings summarised as follows:

- 1. Former Feedstore - Storage (14.37m x 6.7m)** (Opposite farmhouse and split over three sections)
- Of stone construction under fibre cement roof, stone floor with part brick walls with loft area above. There are 16 solar panels on this roof which have been installed within the last 10 years with the power being exported and a FIT payment being received. Further information is available from the Selling Agents.
- 2. Workshop Shed (21.2m x 8.4m)** - Of steel portal frame construction, box profile tin cladding, concrete floor under a tin roof.
- 3. Former Byre (42.2m x 8.4m)** - Of stone wall construction with part slate and part fibre cement roof with concrete floor, housing cubicles and passage with calf pens.
- 4. Dutch Barn & Adjoining Pole Barn (19.1m x 12.4m)** - Of steel portal frame construction with part brick wall, tin cladding, concrete floor under a tin roof.
- 5. Adjoining Shed (6.7m x 14.6m)** - Of steel portal frame construction, tin cladding, brick and stone walls, concrete floor with a section of slats. Housing former calf/bull pens & former byre stalls.
- 6. Former Parlour Lean-To (4.7m x 21.2m) (adjoining main cubicle house)** - Housing former parlour pit and collecting area.
- 7. Lean to Cubicle House (13.5m x 6m)** - Of steel portal frame construction, slatted floor, under tin roof.
- 8. Cubicle House (11.5m x 35m)** - Of concrete frame construction (at cost), with central feed passage, fibre cement roof, slatted floor and cubicles.
- 9. Adjoining Cubicle Shed (14m x 35m)** - Of steel portal frame construction, with tin cladding, slatted floor, side feed passage with head locking yokes.
- 10. Slurry Tower** - A recently constructed steel slurry tower with the capacity of approximately 425,200 gallons. There is also a redundant slurry tower adjacent.
- 11. Silage Pits (26.36m x 28.15m)** - Two adjoining indoor silage pits with a section outdoor - of steel portal frame construction, concrete panels, fibre cement roof & cladding.
- 12. Tin Shed (18.23m x 4.96m)** - Of steel portal frame construction, tin cladding, tin roof, hardcore floor.
- 13. Tin Shed (18m x 8m)** - Of steel portal frame construction, tin cladding, tin roof, hardcore floor.
- 14. Slatted Lean-To (5.6m x 18.3m)** - Of steel portal frame construction, under a tin roof with tin clad walls and side feed passage. Connects the tin shed to the main cubicle house.
- 15. Dairy Complex (32m x 36m)** - Of steel portal frame construction, comprising a 20/20 parlour with dairying equipment removed however infrastructure remains in place as well as associated dairy equipment (tank house, pump house, W.C. etc.). Main Cubicle Apex - Of steel portal frame construction, concrete panel walls, slatted floor, tin cladding, under a fibre cement roof, housing cubicles for 180-200 cows.







The Land

The land at Lot 1 extends to approximately 131.28 Ac which includes miscellaneous areas (farm tracks and steading footprint - 7.86 Ac). The land is principally classified as Grade 3 and 4 by the James Hutton Institute. Most of the farmland is of a ploughable nature but is currently down to grass and used for grazing and fodder production with all fields having access to mains water troughs. The fields are well laid out and of a generous size, easily accommodating modern machinery.

Lot 2: Land at Bowhouse

The land at Lot 2 extends to approximately 83.67 Ac in total and is situated to the south of Bowhouse Farm the B778 road within one ring fenced block. It is graded as predominately Grade 4(2) with some 3(2) and is currently down to grass serviced by a well (borehole).

Lot 3: Land at Bowhouse

The land at Lot 3 extends to approximately 20.39 Ac in total and is situated to the south-west of Bowhouse Farm directly off the B778 in one ring fenced block, split over three field parcels. It is graded as predominately Grade 4(2) with some 3(2) and is currently down to grass serviced by a well (borehole).

Lot 4: Land at Bowhouse

The land at Lot 4 extends to approximately 88.86 Ac in total and is situated to the west of Bowhouse Farm directly to the north of the B778, split over 7 parcels. It is graded as predominately Grade 3(2) with some 4(2) and is currently down to grass serviced by a well (borehole).

Lot 5: Land at Netherhill

The land at Lot 5 extends to approximately 45.10 Ac in total and is situated approximately 2 miles to the north-east of Bowhouse Farm. The land is utilised for a mix of grazing and silage purposes and is classified as Grade 4(1) serviced by a burn. The land at Netherhill has a right of access over a third party owned road from A to B on the site plan.

BASIC PAYMENT SCHEME (BPS) 2024

All the farmland is registered for IACS purposes. Any payments relating to the 2024 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

NITRATE VULNERABLE ZONE (NVZ)

Bowhouse Farm is not located within a Nitrate Vulnerable Zone.

LESS-FAVOURSED 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	Council Tax	Broadband	Tenure	EPC
Bowhouse Farmhouse	Mains	Private - Septic Tank	Mains (Single Phase)	Oil Fired Central Heating	Band F	Available in the area	Freehold	Band D (58)

Bowhouse Farm			
Lot 1			
Field ID	Field No	Ha	Ac
NS/38408/46861	20	6.91	17.07
NS/38183/46948	21	5.89	14.55
NS/38310/47121	22	4.25	10.50
NS/38231/47426	23	3.87	9.56
NS/38183/47641	24	3.87	9.56
NS/38183/47641	25	2.88	7.12
NS/38059/47477	26	6.59	16.28
NS/38027/47237	27	5.55	13.71
NS/37976/47007	28	5.00	12.36
NS/37839/47214	29	3.77	9.32
NS/37779/47065	30	1.37	3.39
Misc		3.18	7.86
LOT 1 TOTAL		53.13	131.28
Lot 2			
Field ID	Field No	Ha	Ac
NS/37738/46804	11	4.31	10.65
NS/37709/46588	12	3.54	8.75
NS/37834/46777	13	0.48	1.19
NS/37867/46520	14	8.87	21.92
NS/38040/46667	15	3.68	9.09
NS/38053/46788	16	1.11	2.74
NS/38325/46679	17	3.39	8.38
NS/38254/46575	18	3.51	8.67
NS/38162/46484	19	4.45	11.00
Misc (Watercourse)		0.52	1.28
LOT 2 TOTAL		33.86	83.67
Lot 3			
Field ID	Field No	Ha	Ac
NS/37409/46789	8	2.91	7.19
NS/37526/46829	9	2.65	6.55
NS/37630/46919	10	2.69	6.65
LOT 3 TOTAL		8.25	20.39
Lot 4			
Field ID	Field No	Ha	Ac
NS/37235/46922	1	3.03	7.49
NS/37167/47138	2	8.06	19.92
NS/37419/47033	3	5.54	13.69
NS/37312/47371	4	5.50	13.59
NS/37324/47584	5	3.14	7.76
NS/37576/47309	6	5.25	12.97
NS/37551/47138	7	5.44	13.44
LOT 4 TOTAL		35.96	88.86
Lot 5			
Field ID	Field No	Ha	Ac
NS/39381/47836	31	2.84	7.02
NS/39550/47838	32	2.48	6.13
NS/39707/47866	33	2.69	6.65
NS/39778/47917	34	1.79	4.42
NS/39820/48026	35	4.72	11.66
NS/40008/47727	36	3.73	9.22
LOT 5 TOTAL		18.25	45.10
TOTAL AS A WHOLE (Including Misc)		149.45	369.29

HISTORIC SCOTLAND

We are not aware of any scheduled monuments on Bowhouse Farm.

LOCAL AUTHORITY

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

MINERALS

The mineral rights are included within the sale insofar 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 Bowhouse Farm shall, in addition to the purchase price, be obliged to take over and pay for 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 Stewarton take the B778 west for approximately 2 miles then turn right off the main road past the cottage at the end of the farm road then follow the farm road end which leads you to the steading.

POST CODE

KA3 4BS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///poet.important.shapes

SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, East Ayrshire, 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

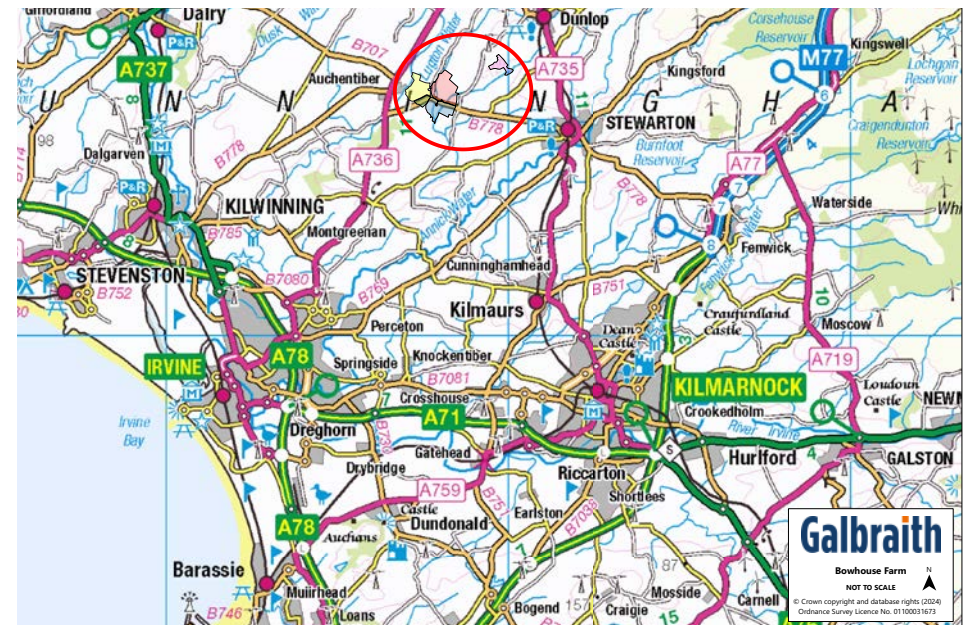
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

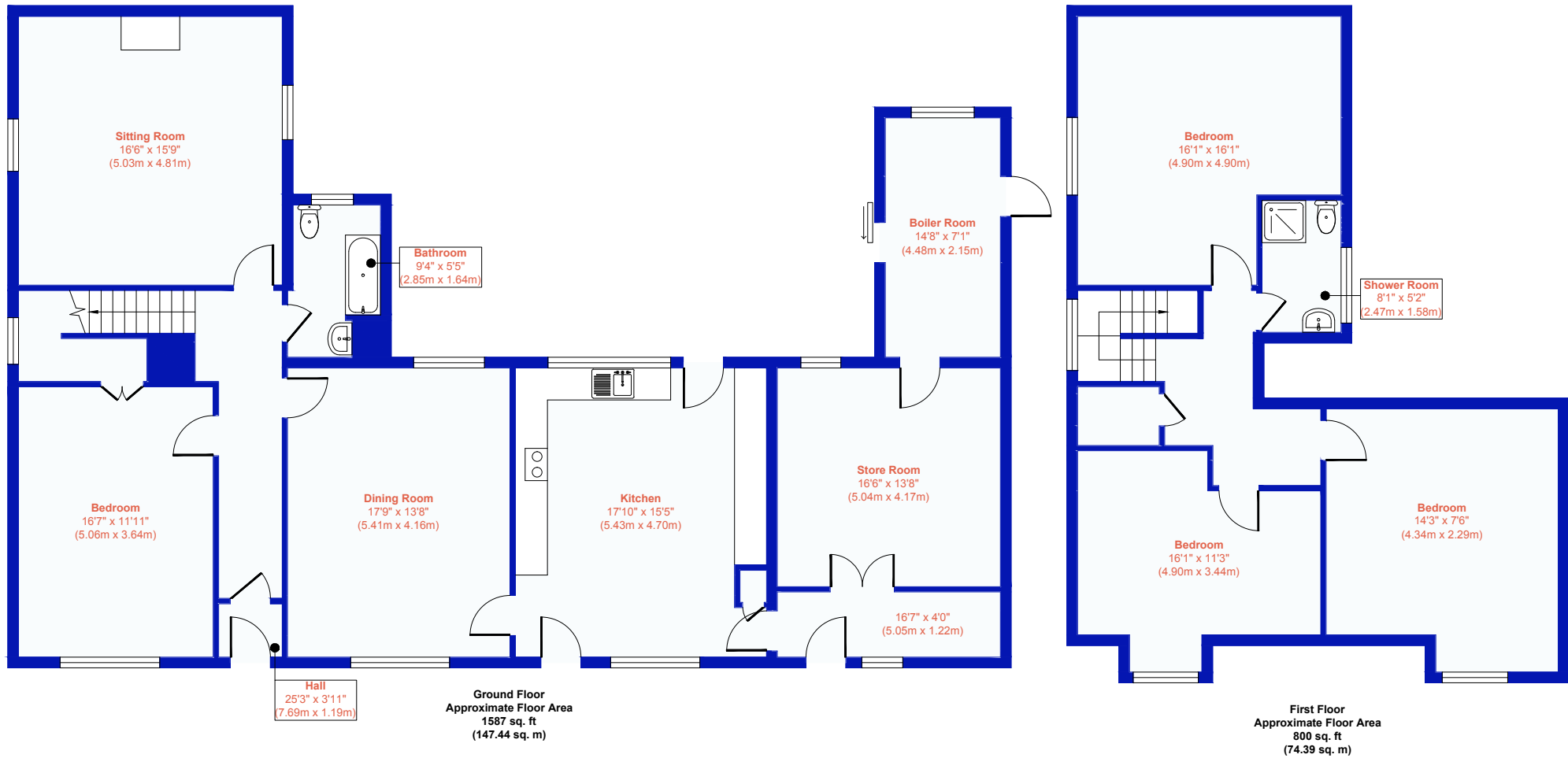
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. There are poles and stays crossing the land which we understand to be on wayleave agreements. The seller resides in Bowhouse cottage at the end of the farm road and they will continue to use the retained right of access over the road shown hatched on the site plan.

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: alistair.christie@galbraithgroup.com.



Bowhouse Farm



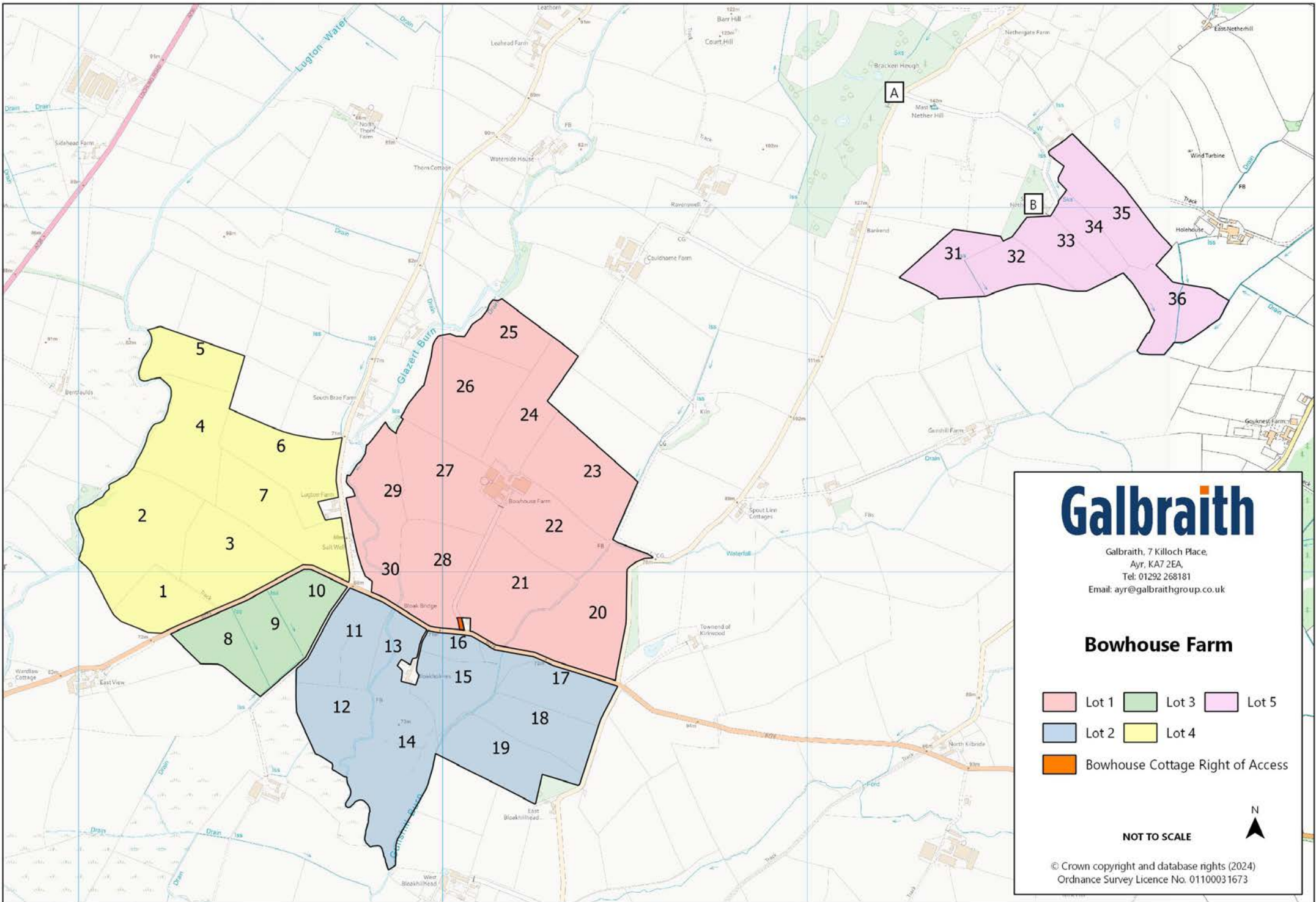
Approx. Gross Internal Floor Area 2387 sq. ft / 221.83 sq. m

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 2024.





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