



BARWARD FARM
GALSTON, EAST AYRSHIRE

Galbraith



BARWARD FARM GALSTON, EAST AYRSHIRE

An immaculate dairy farm located in an accessible location.

Galston 0.5 miles ■ Ayr 15.6 miles ■ Glasgow 24 miles

About 57.39 Ha (141.81 Ac) in total.

FOR SALE AS A WHOLE OR IN 2 LOTS

- Traditional farmhouse (five bedrooms, two public rooms).
- A range of useful modern and traditional farm buildings.
- Versatile blocks of farmland comprising a mixture of Grade 3.2 and 4.2 silage and grazing ground.

Lot 1: Barward Farmhouse, farm buildings and land extending to 39.04 Ha (96.47 Ac)
Offers over £815,000

Lot 2: Land at Barward About 18.35 Ha (45.34 Ac)
Offers Over £215,000

As a Whole: Offers over £1,030,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

GENERAL

Barward Farm comprises an immaculately presented dairy farming unit located within an accessible part of East Ayrshire, near to the settlement of Galston. The farm is situated in an area suited to both dairy, beef and other mixed farming enterprises and is well placed for access to Galston (0.5 miles), Ayr (15.6 miles) and Glasgow (about 24 miles).

Galston has both primary and secondary schooling, a popular leisure centre, supermarket and a good range of local shops. Kilmarnock (6.4 miles) offers a wider range of facilities including a retail park, leisure facilities and cinema whilst Silverburn Shopping Centre is 19 miles distant and offers a variety of designer and high street stores, cinema and many restaurants. Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon, Prestwick and Turnberry. More locally is Loudoun Gowf Club, at Galston. 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 Ardrossan, Largs, Inverkip and Troon. This rural area is well served by the agricultural supply industry and the farm is about 15 miles from Ayr Market and an hour's drive from the livestock market at Stirling.

DESCRIPTION

Barward Farm is a productive dairy farming unit, currently milking 100 Holstein Friesians and supplying milk to Muller. The farm comprises a traditional five/six bedroom farmhouse, a traditional and modern steading and circa 57.39 Ha (141.81 Ac) of ploughable pasture with the land presently classified as permanent grassland. The Sir Chris Hoy walkway bisects the two blocks of land at Barward, along the former railway line. 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 Barward Farm offers purchasers an opportunity to acquire the farm either as a whole or in two lots.

Lot 1:	Barward Farmhouse, farm buildings and land extending to 39.04 Ha (96.47 Ac)
Lot 2:	Land at Barward 18.35 Ha (45.34 Ac)

Please note that Lot 2 will not be sold prior to the sale of Lot 1.

LOT 1 - Barward Farmhouse, Farm Buildings and Land Extending To 39.04 Ha (96.47 Ac)

Barward Farmhouse

Barward Farmhouse is of a traditional nature, constructed of stone and slate and offers accommodation over one and a half storeys. It is set within a traditional U-Shaped courtyard, benefiting from ample parking to the rear and spacious garden areas (lawned garden as well as a stoned landscaped area with a large vegetable patch and flower beds) to the front and the east of the house with views over the surrounding Ayrshire countryside.



Living Room



Kitchen



Bedroom



Shower Room





The accommodation at Barward includes the following: kitchen, pantry, dining room (with doors out to the garden), lounge, bedroom and under stair cupboard, sitting room, five bedrooms in the main section of the house (two single and three double), bathroom (w.c., bath & wash hand basin), utility room, shower room (shower, wash hand basin and w.c.), back porch and office. A set of back stairs (former staff quarters) leads to a single bedroom/storage area. Through the back porch there is a corridor into the byre which is currently used for calf housing. The services include mains water, mains electric, septic tank drainage (two septic tanks one serving the upstairs bathroom and the other the downstairs toilet and outside toilet), a Rayburn cooker and oil-fired central heating throughout whilst the property is double glazed throughout.

Farm Buildings

Adjoining the farmhouse, there are a range of stone and slate outbuildings positioned in a U-shaped formation. These are utilised for mostly storage purposes and comprise a mixture of byres / stables / vet med room / outside w.c and double garage. To the west of the traditional courtyard, there is a wooden pole barn lean-to, clad in tin and used for storage purposes. The farmyard features a concrete apron with the buildings summarised as follows:

1. Tin Storage Shed (Apex & lean-to)

Steel portal frame construction, with tin clad walls, hardcore floor under a fibre cement roof. The lean-to has the same construction but with a tin roof. Storage for fertiliser, straw and hay.

2. Calf Shed (22.6m x 6.4m) & lean-to (4.3m x 19.3m)

Steel portal frame construction, breeze block walls with tin cladding, part concrete/part hardcore floor under a tin roof. Houses two large feed bins.

3. Calf Pens Lean-to (13.7m x 6.1m + 8.3m x 9.1m + 3.5m x 4.3m)

Steel portal frame construction, breeze block walls, vent air cladding, concrete floor under a tin roof.

4. High Level Slats (17.8m x 8.6m)

Brick construction with central feed passage with a proportion of the barrier having head locking yokes, all under a fibre cement roof. Houses approximately 60 cattle.

5. Cubicle Shed (15.24m x 32m)

Steel portal frame construction with breeze block walls, part slatted and part concrete floor under a fibre cement roof. One apex with the self-feed silage pit and two adjoining lean-to's housing 120 cubicles in total. 60,000 gallons suspended slurry storage.

6. Dairy Complex

Tank Room (7.2m x 2.7m) Housing 2,500L Dari Kool Tank) and milking facilities (5 aside Delaval Parlour) with stone walls, concrete floor under a fibre cement roof (10.3m x 7.2m). Adjoining Engine house (3.6m x 8.3m) & Cake Storage (5m x 3.6m) of brick construction under a fibre cement roof.

7. Calf House (5.6m x 6.1m)

Traditional whitewashed stone and slate construction.



8. Former Byre (19.8m x 6.2m)

Stone and slate traditional construction that adjoins the farmhouse within the U-shaped courtyard.

9. Machinery Shed (18.29m x 9.2m)

Steel portal frame construction, tin clad walls, part concrete part hardcore floor under a tin roof.

10. Wooden Pole Barn

Timber pole construction with red tin clad and roof. Utilised for storage.

11. Slurry Permastore

Holds 440,000 gallons.

There is also a former midden and bale storage space.

LOT 1:

The land at Lot 1 extends to approximately 39.04 Ha (96.47 Ac) in total including miscellaneous areas. The majority of the farmland has been classified as predominately Grade 3.2 with areas of Grade 4 by the James Hutton Institute and is contained within one block with the majority situated to the west of the farmhouse and steading. 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. The land rises from 55.4m above sea level at its lowest point to south west of the holding to 75.8m 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 within field 23 extending to 0.13Ha (0.32 Ac).

LOT 2:

The land at Lot 2 extends to approximately 18.35 Ha (45.34 Ac) in total including miscellaneous areas. The farmland has been classified as Grade 3.2 by the James Hutton Institute and is contained within one block situated to the south of the main farm holding. 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. The land rises from 57m above sea level at its lowest point to west of the holding to 91.6m at its highest point to the southern boundary. These fields within Lot 2 can be accessed from the A719 on the southern boundary.

A clawback agreement will be put in place on the land that sits directly next Galston (hatched black on the site plan). Further details are available from the selling agent.

NITRATE VULNERABLE ZONE (NVZ)

Barward Farm is not located within a Nitrate Vulnerable Zone.

Barward Farm				
LOT ONE				
Field ID	Ha	Ac	Grading	Land Type
NS/48231/36423 (1)	4.10	10.13	3.2/4.2	PGRS
NS/48256/36241 (2)	1.71	4.23	4.2	PGRS
NS/48396/36481 (3)	3.81	9.41	3.2	PGRS
NS/48408/36349 (4)	1.37	3.39	3.2/4.2	PGRS
NS/48428/36246 (5)	2.31	5.71	3.2/4.2	PGRS
NS/48590/36319 (7)	1.98	4.89	3.2	PGRS
NS/48602/36220 (9)	1.73	4.27	3.2	PGRS
NS/48602/36432 (10)	2.52	6.23	3.2	PGRS
NS/48627/36543 (11)	2.99	7.39	3.2	PGRS
NS/48755/36286 (14)	3.00	7.41	3.2	PGRS
NS/48854/36549 (15)	3.38	8.35	3.2	PGRS
NS/48879/36300 (16)	2.08	5.14	3.2	PGRS
NS/48910/36186 (20)	0.68	1.68	3.2	PGRS
NS/48917/36447 (21)	0.29	0.72	3.2	PGRS
NS/49019/36293 (22)	4.07	10.06	3.2	PGRS
NS/48242/36567 (23)	0.13	0.32	-	WAF
MISC	2.89	7.14		Farm Steading & Roads
TOTAL LOT 1	39.04	96.47		

LOT TWO				
Field ID	Ha	Ac	Grading	Land Type
NS/48449/36142 (6)	0.11	0.27	4.2	PGRS
NS/48592/35984 (8)	6.60	16.31	3.2	PGRS
NS/48749/35839 (12)	4.94	12.21	3.2	PGRS
NS/48752/36076 (13)	1.93	4.77	3.2	PGRS
NS/48892/36089 (17)	1.78	4.40	3.2	PGRS
NS/48903/35978 (18)	1.44	3.56	3.2	PGRS
NS/48909/35874 (19)	1.53	3.78	3.2	PGRS
MISC	0.02	0.05		Roads
TOTAL LOT 2	18.35	45.34		

Total AS A WHOLE (Including Misc)	57.39	141.81		
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BASIC PAYMENT SCHEME (BPS) 2024

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.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being out with a Non-Less Favoured Area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Tenure	Broadband	Council Tax	EPC
Mains	Mains - Single Phase	Septic Tank	Oil Fired	Freehold	Available in the area	Band E	E(39)

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 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 properties are included in the sale price. No other items are included unless mentioned in the sales particulars.

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 2024. 9. All buildings measurements are an approximate.



INGOING VALUATION

The purchaser(s) of Barward 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 A77 north, at the Sandyford roundabout take the third exit onto the B742 then take the first left onto the A719 road towards Galston for approximately 12 miles, follow the road that becomes Brewland Street then take a left onto Barward Road then follow this road until you reach the farm steading. From Glasgow take the M8 then the M77 which leads onto the A77 then at Junction 6 take the exist to Galston, take the A719 which leads to Barward Road in Galston and follow the road to reach the farm steading.

POST CODE

KA4 8LD

WHAT 3 WORDS

To find this property location to within 3 metres, download and use What3Words and click on link: <https://w3w.co/paradise.direction.youthful>

SOLICITORS

Mackintosh & Wylie, 46 High Street, Stewarton. Kilmarnock, East Ayrshire, KA3 5DB
Tel: 01563 525104

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

POSSESSION AND ENTRY

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

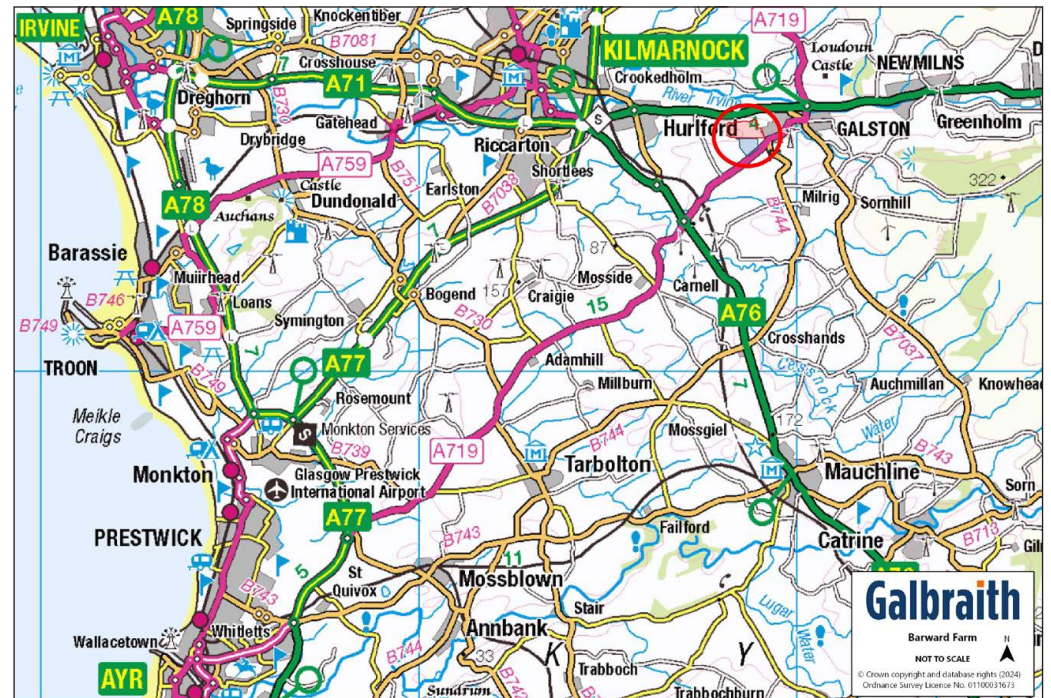
The property is a working agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the holding.

THIRD PARTY RIGHTS AND SERVITUDES

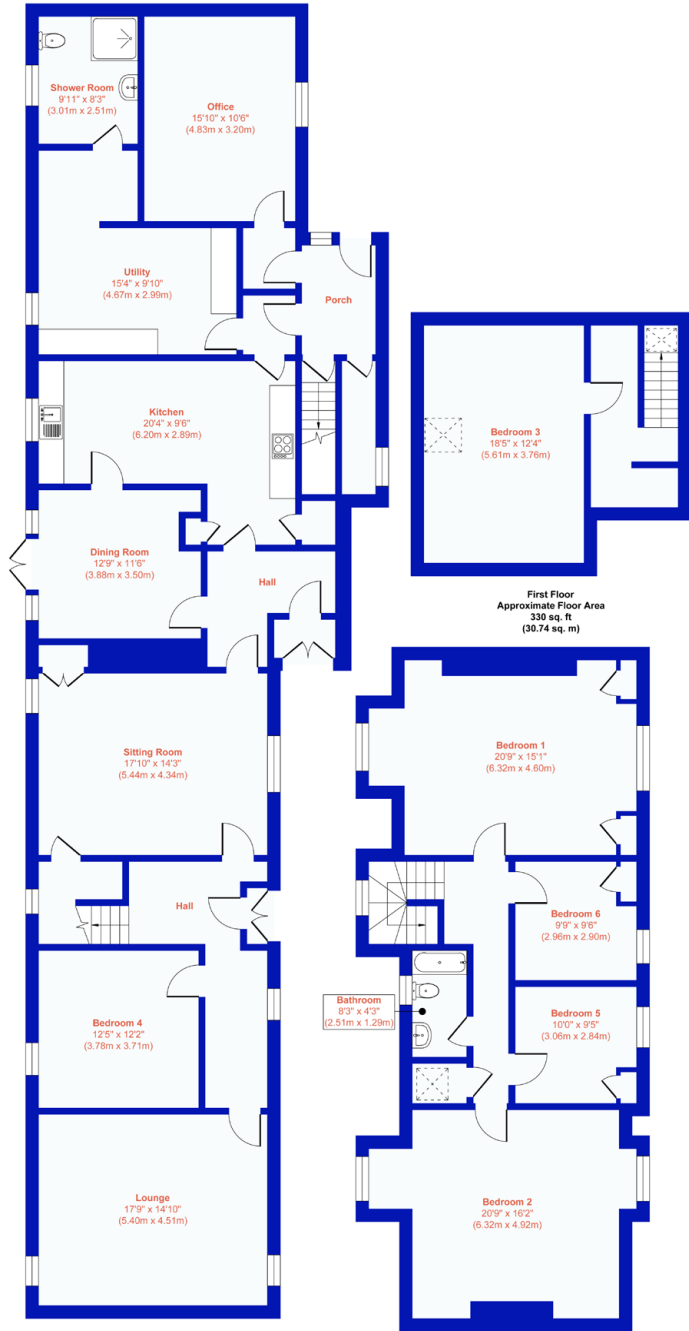
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. The Sir Chris Hoy Walk Way bisects the holding and there is a right of access for path users over the area of land between Lots 1 and 2.

AMC PLC FINANCE

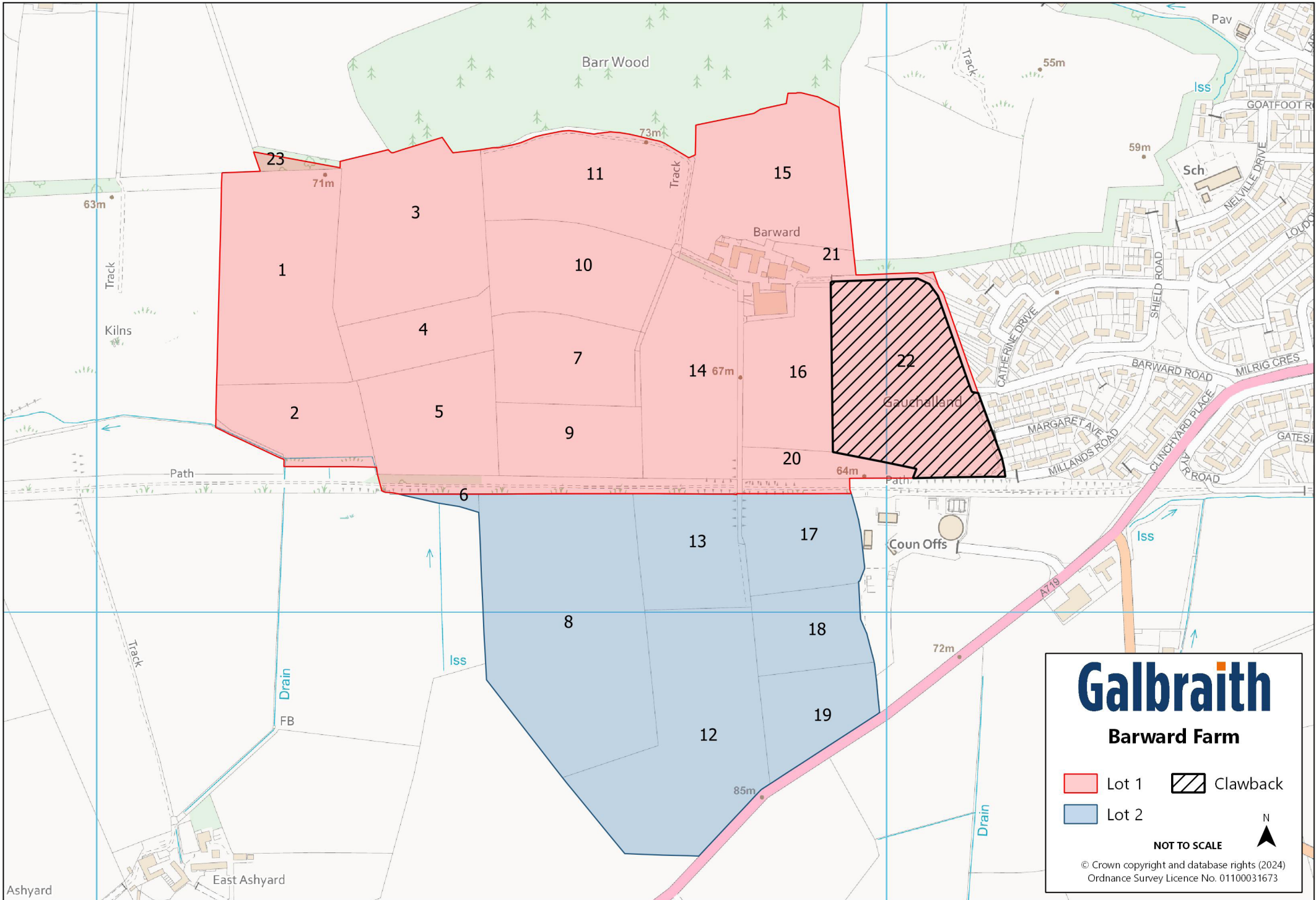
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm 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



Barward Farm



Approx. Gross Internal Floor Area 3292 sq. ft / 305.99 sq. m
 Illustration for guidance only, measurements are approximate, not to scale.
 Produced by Elements Property



Ashyard

East Ashyard

Barr Wood

Kilns

Barward

Gauzhalland

Coun Offs

Sch

GOATFOOT R

NEVILLE DRIVE

CATHERINE DRIVE

BARWARD ROAD

MILRIG CRES

MARGARET AVE

MILLANDS ROAD

CLINCHYARD PLACE

GATES

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