



CARCLUIE FARM

Ayr, KA6 6BP



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Location Plan



CARCLUIE FARM

Ayr, KA6 6BP

Alloway 2.5 miles Ayr 4 miles, Glasgow 41 Miles, Edinburgh 85 Miles

A HIGHLY PRODUCTIVE FORMER DAIRY FARM INCORPORATING A WELL-PRESENTED FOUR BEDROOM FARMHOUSE SITUATED IN A DESIRABLE AND PRODUCTIVE AREA OF AYRSHIRE

- WELL-PRESENTED TRADITIONAL FOUR BEDROOM FARMHOUSE
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- MILKING PARLOUR & DAIRY STILL IN SITU
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS: 85 UNITS OF REGION 1

IN ALL ABOUT 232.74 ACRES (94.19 HECTARES)



VENDORS SOLICITORS

Norman Geddes
Frazer Coogans
Dalblair House
46 Dalblair Road
Ayr, KA7 1UQ

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk





INTRODUCTION

Carcluie Farm occupies an elevated site in a fertile and highly productive area of Ayrshire. The property (a former dairy farm) is utilised as an exceptional stock rearing and arable farm benefitting from well-presented traditional farmhouse, modern and traditional farm buildings (milking parlour and all dairy equipment all in situ) and about 223 acres of agricultural land. The agricultural land is highly productive and is capable of growing a range of cereal and other forage crops. In addition to the productive land there are small areas of amenity woodland and two former reservoirs on the property.

The farmhouse at Carcluie has been vastly improved within the current ownership and now provides spacious, bright family accommodation over two floors incorporating four bedrooms, spacious family kitchen and utility room, a lounge, sitting room, conservatory, etc. and in addition a large fitted hot tub situated in an attached building overlooking the courtyard is included in the sale. The garden grounds incorporate flowering beds, dedicated patio area, lawns, vegetable patches and a small orchard.

The nearest local services are situated at Alloway, whether you like poetry and picnics, or flowers and fine food, the leafy, green spaces of Alloway hold something for everyone. The birthplace of Robert Burns, it's busy with tourists from all over the world, but holds a peaceful, otherworldly charm. The museum has everything from original works to interactive, digital games, and a great choice of tasty food in the restaurant or well-kept gardens. A short walk away, you'll find the Burns Monument and Memorial Gardens, the eerie Auld Kirk, and the iconic 15th century Brig o' Doon. At Rozelle Park you'll find the popular Rozelle House Museums and Galleries, and at neighbouring Belleisle there are two visitor-friendly golf courses and a fabulous children's play park. The farm is within South Ayrshire Council District with Alloway offering the nearest primary school which is in the catchment area for the farm.

The regional centre of Ayr is some 7 miles to the southwest, providing a full range of both retail and professional services. The area is well catered for with a variety of agricultural merchants & a well-supported livestock market on the outskirts of Ayr. Ayr is a popular seaside resort, complete with charming sea front, leafy suburbs and range of places to stay. Ayr has a fantastic esplanade with a long sandy beach which is perfect for walking. There are also plenty of parking spaces on either side of the main road that runs parallel with the beach. Ayr Racecourse, dating back to the 16th century, runs many Flat and National Hunt meetings throughout the year and is particularly famous as the venue of the Scottish Grand National, the Ayrshire Handicap and the Ayr Gold Cup.

The region is well-known for the quality and variety of both country sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, fishing, cycling and for the golfer there is an abundance of good local courses including Turnberry and Royal Troon. Equestrian activities are a feature of the county.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance. Regular sailings to Northern Ireland from the Port of Cairnryan which is 40 miles distant.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Carcluie are sought **in excess of £1,800,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas, DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE



CARCLUIE FARMHOUSE

The farmhouse at Carcluie occupies an extremely generous plot and benefits from landscaped garden grounds, including a small orchard. The accommodation throughout is bright, spacious and very well presented, very briefly comprising:

GROUND FLOOR

- **Utility Room**

With a range of floor and wall units, plumbed for white goods and a window overlooks the courtyard. An internal door accesses a former byer which is now utilised as garage space and a wood store.

- **Kitchen / Diner**

A lovely family farmhouse kitchen with a good range of floor and wall units incorporating an integrated dishwasher, microwave, Belling Range with five rings and a hotplate. Two windows set to the front of the property enhance the natural light within.



- **Lounge**

A generous living space with a large wood burning stove inset into a fireplace with an oak beam mantle. There are windows set to the front and the rear.

- **Central Hallway**

With a staircase accessing to the first-floor accommodation and a large understair cupboard. A conservatory is set to the front.

- **Conservatory**

Glazed to three sides enjoying views over the garden grounds, a lovely place to relax and enjoy the surroundings.



- **Cloakroom**

With a WC & WHB.

- **Sitting Room**

With window to the front and rear and a fireplace.



FIRST FLOOR

- **Double Bedroom 1**

With window to the front providing open countryside views.

- **Double Bedroom 2**

With a window to the rear overlooking the courtyard and there are built-in mirrored wardrobes.

- **Family Bathroom**

With modern sanitary ware, bath, and a shower cubicle, built-in storage cupboard.

- **Double Bedroom 3**

With a window to the front.

- **Double Bedroom 4**

As bedroom two a window is set to the rear overlooking the courtyard and there are built-in mirrored wardrobes.

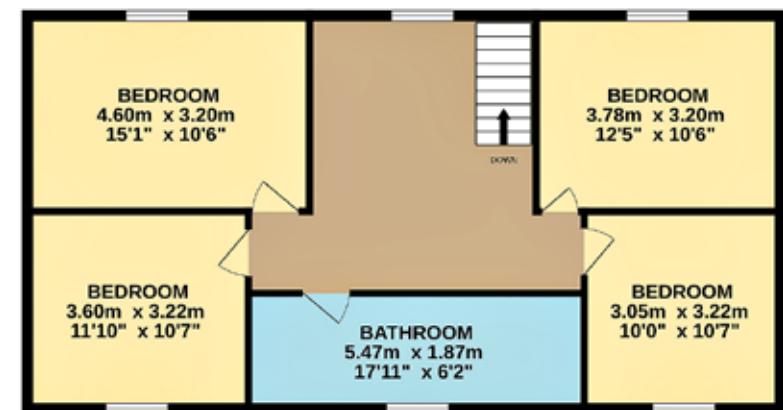
There is also an attached building which houses a large jacuzzi which is included within the sale.

Floor Plan

GROUND FLOOR
125.0 sq.m. (1345 sq.ft.) approx.



1ST FLOOR
78.9 sq.m. (849 sq.ft.) approx.



EPC

TOTAL FLOOR AREA: 203.9 sq.m. (2194 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	E	E (49)

It should be noted that there is fibre optic broadband connected. We are also informed and contained within the titles is provision that the mains water is free of charge to the owner / occupier of Carlcuie Farm.



THE FARM STEADING

The farm steading comprises of a range of both traditional & modern portal farm buildings, which have been utilised in the past for dairy production. The steading is well set up around a traditional courtyard which is utilised for calf housing, a garage / workshop, stables and general storage.

The more modern farm buildings comprising of four buildings, two of which have lean-to's, the first containing 120 cubicles with central feed passage, slatted tanks and an eight point swing over parlour. It is noted that the parlour is in good order and has only been used for about two seasons. It should be noted that there is no bulk milk tank. The second of the spanned buildings contains a covered silage pit and an adjoining lean-to cattle shed which comprises of bedded courts and a feed passage. The third modern steel portal building is at present utilised as a feed store but could be repurposed for any farming activity. The fourth portal shed comprises of a slatted cattle shed with feed barriers and central feed passage. There is also a modern outdoor silage clamp.

The steading provides adequate overwintering for the present farming system and could easily revert to milk production if the purchaser was so minded.





THE LAND

The lands of Carcluie extend in total to about 232.74 acres (94.19 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, former reservoirs, woodland, etc.

The holding lies in well-defined field enclosures, which are currently all down to grass for grazing or mowing with the exception of three fields which are in stubble following a cereal crop. The land is classified as predominantly yield class 3 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.

A feature of the property are the former reservoirs which are now utilised as periodic grazing but are a haven for flora, fauna and native wildlife. This area of the farm would lend itself to any agri' environment schemes which may become available. The land is all well-fenced and watered.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions 1 and we are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).



Carcluie benefits from region 1 entitlements with an illustrative unit values of €160.66 (Euros). The property also benefits from the standard Greening rates. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2025 Basic Payment and 2025 greening payment and LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross-compliance documentation 2025, this obligation expires on 31st December 2025.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor **Norman Geddes, Frazer Coogan** for a definitive list of burdens subject to which the property is sold. However, it is noted that the property is affected by the usual utility companies and all wayleaves or servitudes are in place. It is further noted that a gas pipeline transverses the property.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over all clamped or baled silage, straw, etc. Valuation arranged and instructed by Threave Rural Ltd, whose opinion as to quantity and value will be binding to both seller and purchaser.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge with the exception of anything already surveyed for. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.



Field Number	Area (Ha)	Region or Description
1	1.02	R1
2	2.92	R1
3	2.43	R1
4	3.84	R1
5	2.85	R1
6	8.31	R1
7	6.69	R1
8	3.09	R1
9	8.14	R1
10	8.85	R1
11	2.90	R1
12	3.11 (Part)	R1
13	9.73	R1
14	4.85	R1
15	2.37	R1
16	14.81	R1
A	4.13	ROADS YARDS BUILDINGS AND WOODLAND
B	4.15	FORMER RESERVOIRS
Total: 94.19 Ha (232.74 Acres)		

Disclaimer

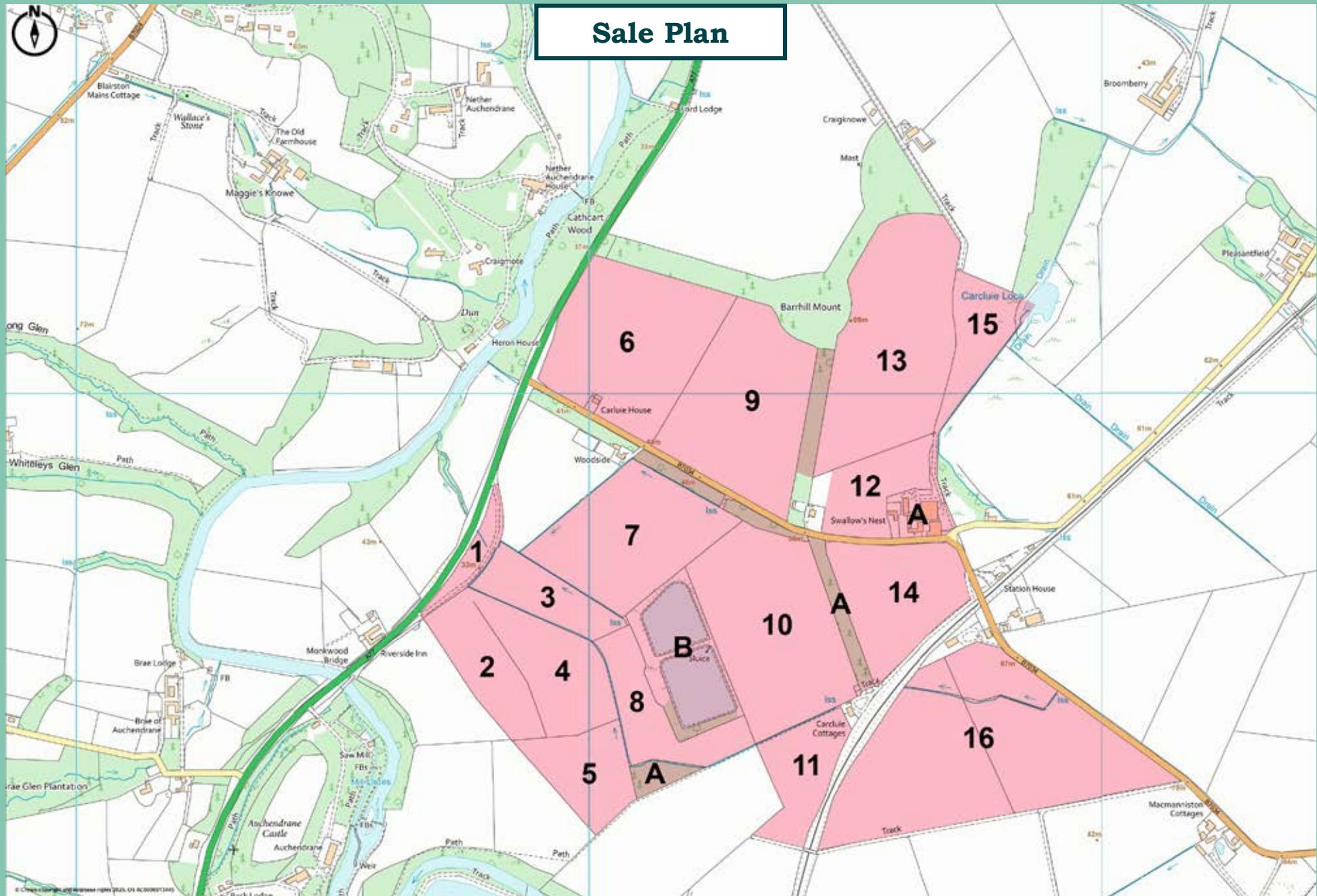
While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **94.19 Ha (232.74 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

BPS Entitlement

Region 1 –85 units (Indicative Value 2025 **€160.66** (Euros))

LOCATION CODE 176/0010

Sale Plan



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LANDMARK INFORMATION

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FOR IDENTIFICATION PURPOSE ONLY

