

DM HALL



Watermans

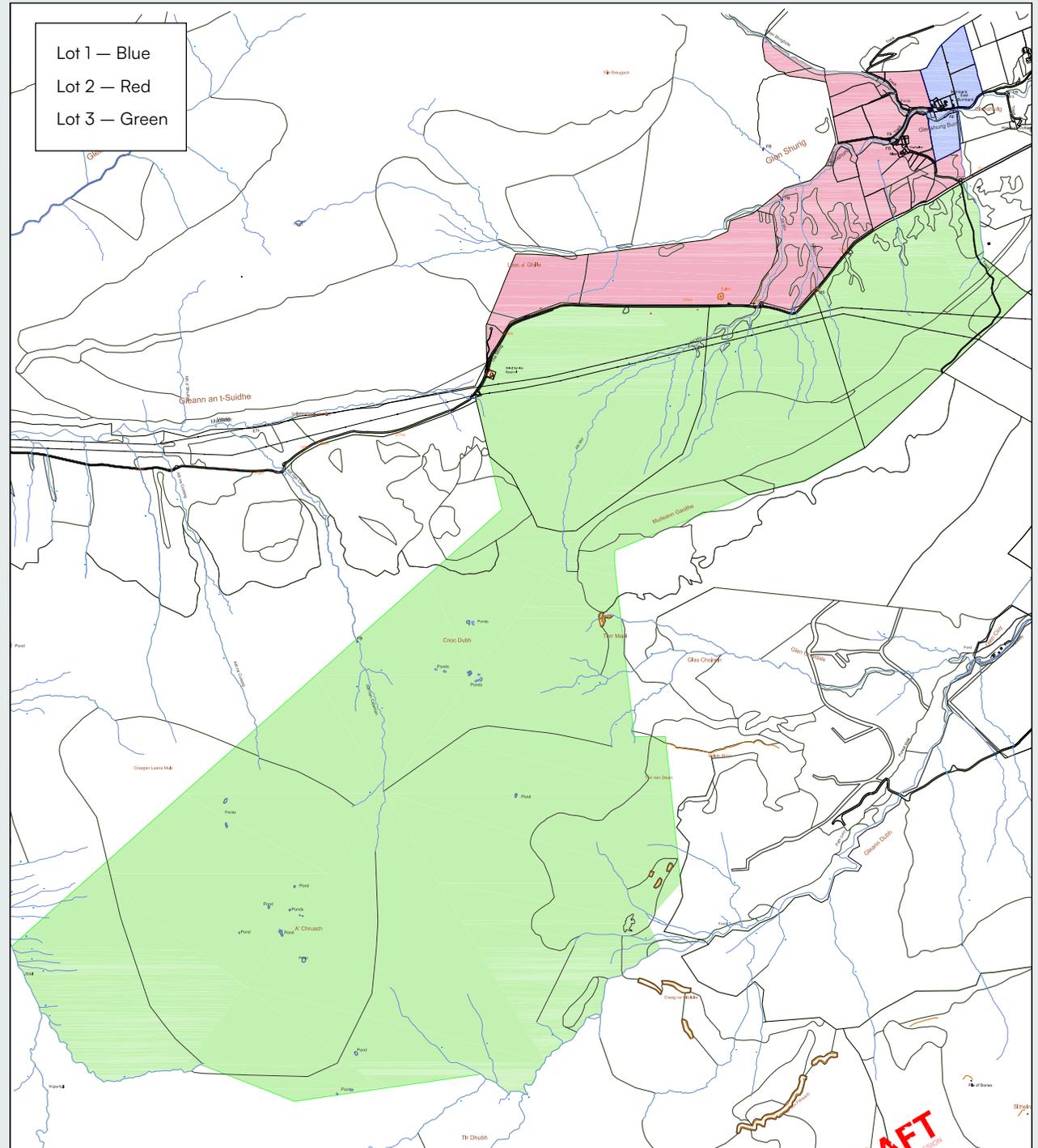
Burnbank Farm &
West Glensherraig Farm,
Brodict,
Isle of Arran,
North Ayrshire,
KA27 8DF



Property Details

Lifestyle opportunity rarely available to the market, a generous land holding with a portfolio of income generating properties, both and outbuildings in a highly scenic and accessible location on the beautiful Isle of Arran.

- Lot 1: Burnbank Farm is a high amenity property comprising of good grazing land in a scenic and tranquil position with a 4 bedroom principal residence, presented in immaculate order, two 2-bedroom holiday let cottages, 1 bedroom detached house, kennels, shed and garden ground, in all approximately 6.79 Ha (16.78 acres). **Offers over £825,000.**
- Lot 2: West Glensherraig Farm, 3 bedroom Farmhouse, 2 bedroom cottage, sheds, steading and land extending in all to approximately 64 Ha (158 acres). **Offers over £750,000**
- Lot 3: Land to the south of the B880 approximately 532.95 Ha (1316.95 acres) with a bothy. **Offers over £1,200,000.**
- **As a whole Offers over £2,775,000**



Location

Burnbank Farm & West Glensherraig Farm are located in a spectacular position on the outskirts of Brodick on the beautiful Isle of Arran. The Isle of Arran (aka "Scotland in Miniature") has everything to offer — a welcoming community, forest trails and mountain peaks, sheltered beaches, and a vast range of local heritage, crafts and produce.

Brodick, Arran's capital, has two Co-op supermarkets, a great selection of individual shops, restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre.

Brodick hosts the island's main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrossan/Troon. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrossan & Troon both have a mainline rail station, with direct trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

The village of Lamlash, only a short drive from Brodick, is home to the Island's High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!

Description

Situated on the east coast of the Isle of Arran with stunning panoramic countryside views, Burnbank Farm & West Glensherraig Farm are a rare offering to the marketplace, in a national scenic area, surrounded by outstanding beauty and yet close proximity to the useful amenities and transport links in Brodick.

The farms have been in ownership for generations by the same family and have been predominantly used for cattle and sheep. They have been maintained to an extremely high standard throughout and the properties are quite exceptional. This is an opportunity to acquire a working farm with additional significant income from a portfolio of established long term and short term let properties. The vendor may consider variations of boundaries to suit the purchaser, subject to an acceptable offer. Please refer to the selling agents should you wish to discuss a variation to the proposed lotting plan.



Burnbank Farm



Burnbank Farmhouse



Burnbank Farm

LOT 1: COLOURED BLUE ON THE SALES PLAN

Burnbank Farm is a high amenity property accessed from a meandering farm track through the rolling valley countryside, in a location designated as National Scenic Area. The subjects comprise of excellent grazing land and beautiful well tended gardens, surrounding the property to all sides. The land in all extends to approximately 16.78 Ha (16.78 acres) and is class 4.2 according to the Soil Maps of Scotland. A number of hedgerows have been planted and there are obligations to continue their maintenance for a further 1.5 years. The terrace of properties to the front comprises of a 4-bedroom principal residence with former holiday let cottages either side. To the rear is a self-contained detached one bedroom property. The properties are presented in move-in order throughout. The principal residence has exceptional attention to detail with exquisite finishes and an abundance of character, a real chocolate box of a cottage with glorious views. Externally there are two useful timber frame sheds with corrugated cladding and dog kennels. **Offers over £825,000 are invited.**

PROPERTY	EPC	BEDROOM	COUNCIL TAX	WATER	DRAINAGE	ELECTRICITY	HEATING	BROADBAND
Burnbank Farmhouse	D59	4	D	Private Water Supply	Shared Septic Tank	Mains	Oil Fired Central Heating	Yes
Burnbank Cottage	C75	1	C	Private Water Supply	Shared Septic Tank	Mains	Oil Fired Central Heating	No
East Burnbank	E49	2	Rateable Value	Private Water Supply	Shared Septic Tank	Mains	Oil Fired Central Heating	No
West Burnbank	E44	2	Rateable Value	Private Water Supply	Shared Septic Tank	Mains	Oil Fired Central Heating	No





Burnbank Farmhouse



Burnbank Farmhouse



Burnbank Farmhouse



Burnbank Farmhouse



East Burnbank



West Burnbank



West Burnbank



East Burnbank



East Burnbank



East Burnbank



Burnbank Cottage



Burnbank Cottage

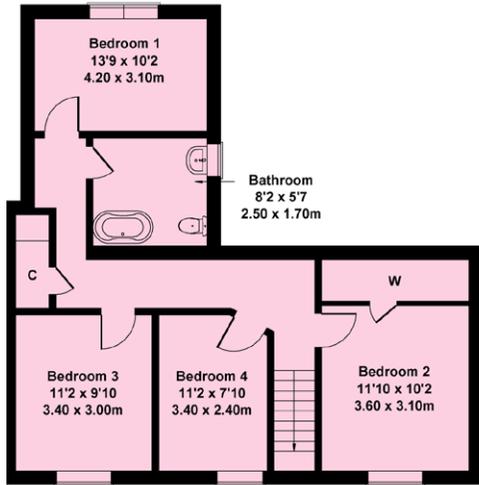


Burnbank Cottage



Burnbank Cottage

FLOORPLANS FOR BURNBANK FARMHOUSE, EAST BURNBANK, WEST BURNBANK & BURNBANK COTTAGE



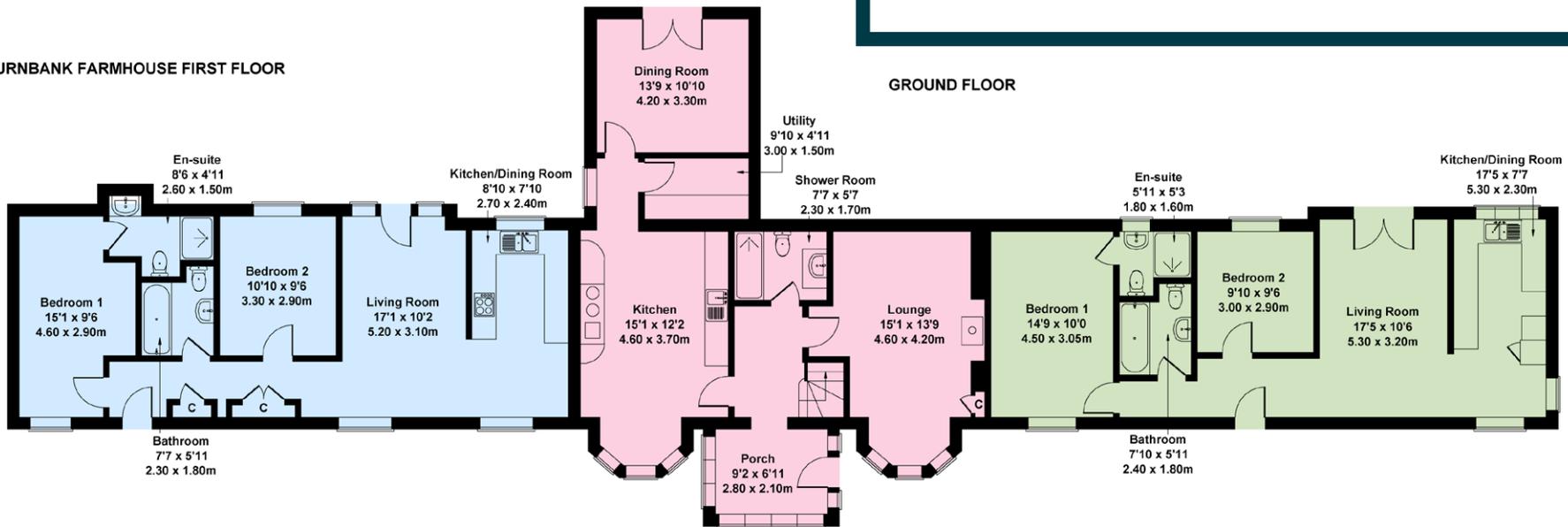
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by PdfPlans Ltd. 2025

Burnbank Cottage

Approximate Gross Internal Area
614 sq ft - 57 sq m



BURNBANK FARMHOUSE FIRST FLOOR



GROUND FLOOR

LOT 2: COLOURED RED ON THE SALES PLAN

This is a truly exceptional opportunity to acquire a compact working farm with good grazing land centred around the yard area which has two properties, of exceptional standard built in the last ten years, a useful traditional steading and two outbuildings providing shelter, hay store and a general storage shed for plant and machinery. The properties have been let in recent years and are presented in move-in order with well tended garden areas and an idyllic outlook over the surrounding countryside. The fields extending to approximately 64 Ha (158 acres) are separated by a mixture of post and wire fences, in stock proof condition, with some mature hedgerows, areas of established woodlands and natural habitat with shrubs and heathers. The land is in good condition, well drained and provides good quality grazing, used for sheep and cattle. The land is predominantly Class 4.2 for agriculture and class F2 for forestry according to the National Soil Maps of Scotland. Each field is accessed from internal tracks which appear to be in good condition and allow easy access to the public road. The land is designated LFA and in a Site of Special Scientific Interest. Part of the land is also a Special Protect Area and National Scenic Area. Fields 5 & 7 have historically been subject to a woodland grant scheme, though we understand obligations are now ended. **Offers over £750,000 are invited.**

PROPERTY	EPC	BEDROOM	COUNCIL TAX	WATER	DRAINAGE	ELECTRICITY	HEATING	BROADBAND
Strathalder	D62	3	E	Private Water Supply	Shared Septic Tank	Mains	Oil Fired Central Heating & Wood burning stove	Yes
West Glensherraig	D64	2	D	Private Water Supply	Shared Septic Tank	Mains	Solid Fuel Central Heating and Separate Wood Burner	Yes

Outbuildings

There are three useful outbuildings to the north of the residential properties:

There is an open sided cattle shed of steel portal frame construction with timber and metal cladding approximately 9m x 24m

General Purpose shed of steel portal frame construction with timber cladding approximately 13.5m x 9m

Traditional Steading of stone construction under a corrugated roof, used for general storage, open sided on the east gable, approximately 6.1m x 18.5m

Planning Permission

We understand that planning permission was historically granted on the steading but has now lapsed. No records are available to view on the public planning portal. Purchasers enquiring on further development are advised to review the National Planning Framework 4 guidance and enquire with the local planning office:

<https://www.north-ayrshire.gov.uk/planning-and-building-standards/planning-applications/search-planning-applications> or seek professional planning advice.





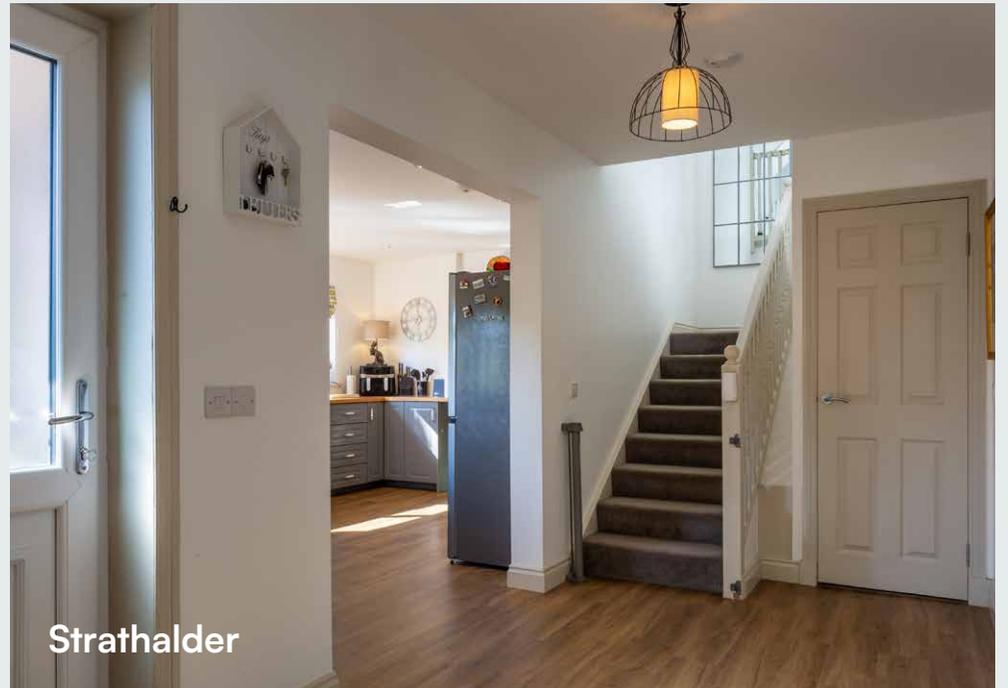
Strathalder



Strathalder



Strathalder



Strathalder



West Glensherraig Farm



West Glensherraig



West Glensherraig



West Glensherraig Farm



West Glensherraig Farm



West Glensherraig



West Glensherraig



West Glensherraig



West Glensherraig



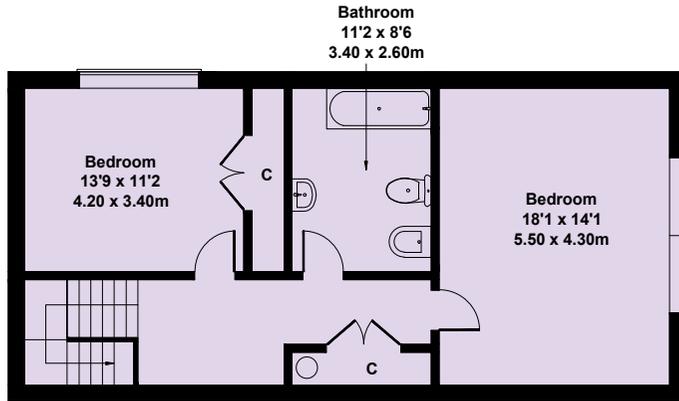
West Glensherraig



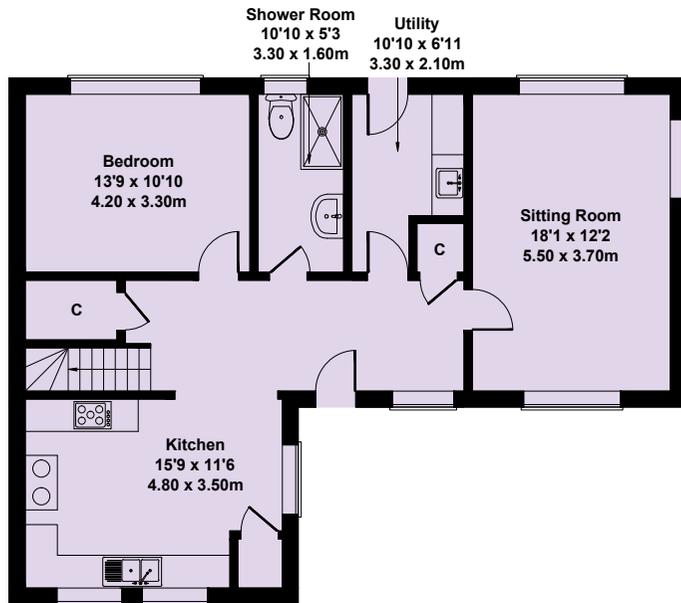
West Glensherraig

Strathalder

Approximate Gross Internal Area
1615 sq ft - 150 sq m



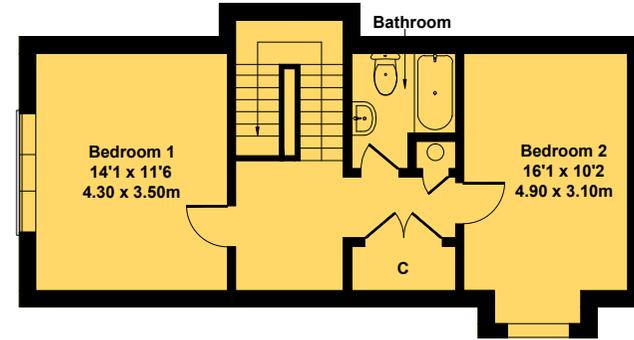
FIRST FLOOR



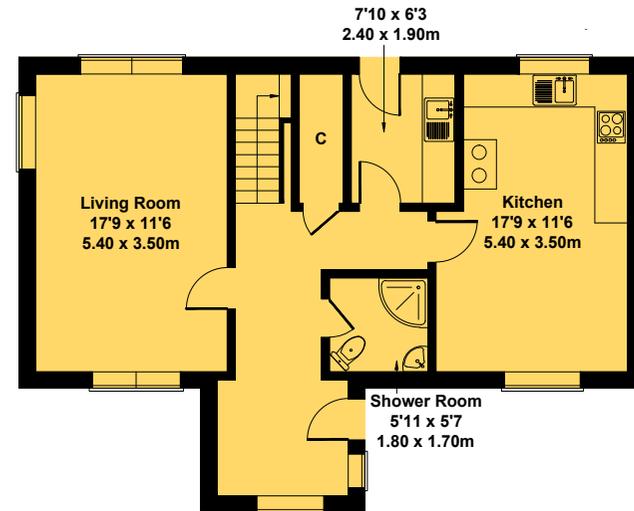
GROUND FLOOR

West Glensherraig

Approximate Gross Internal Area
1206 sq ft - 112 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

LOT 3: COLOURED GREEN ON THE SALES PLAN:

This is a significant land parcel extending to 532.95 Ha (1316.95 acres), the likes of which is rarely offered to the open market. This is exceptional land of national scenic importance in a Special Protection Area, frequented by walkers with panoramic views toward the coast. The land is easily accessed to the south of the B880, known as the String Road. The land is predominantly hill ground sloping from north to south, providing hill grazing, used for sheep and cattle. Natural rewilding has created areas of shrubland, heather and seedling trees creating a wonderful habitat. The land is predominantly Class 4.2 for agriculture and class F2 & F3 for forestry according to the National Soil Maps of Scotland. Each field is accessed from internal tracks. The land is designated LFA and in a Site of Special Scientific Interest. A number of overhead cables and water routes cross Field 4. Sporting rights are included within the sale. The area is renowned for red deer and grouse, which thrive in such environments. The land contains peat and the current owners have actively been involved with peatland restoration over the farm but not on a commercial basis, yields and potential yields have not been assessed. There are areas of flatter ground with impeded drainage and sections of deep peat. The Soil Survey of Scotland classifies the majority of the soils as peat with mineral podzols lower down and peaty gleys on the higher plateaus. Glensherraig offers a rare opportunity to play a key role in the ongoing stewardship and management of this stunning landscape containing some of Scotland's most spectacular and important habitats where public access has been encouraged.

A delightful bothy sits within this parcel, clad with corrugated metal and a grass roof, which sleeps two.

Offers over £1,200,000 are invited.

Drainage/ SEPA

Interested parties should reference current and future SEPA flood maps. Areas on all lots are affected by surface or river flood risk, excluding the residential properties. For further information please reference <https://map.sepa.org.uk/floodmaps>.

Boundaries

The land is generally enclosed by post and wire fencing. The ground for sale is as described and warrandice will be excluded for any area where the fence line lies outside the legal boundary. Replacement fencing will be the responsibility of the purchaser. The vendor may consider variations of boundaries to suit the purchaser, subject to an acceptable offer. Please refer to the selling agents should you wish to discuss a variation to the proposed lotting plan.



BPS, IACS & Designations

The Basic Payment Entitlements are available by separate negotiation. The payments due under the scheme in relation to the current farming year will be retained by the vendors. The Farm is classed as severely disadvantaged and receives a payment under LFASS. The Farm adheres to the Agri-Environment Climate Scheme. Further information on payments are available from the Selling Agents. Designations are referred to against each field on the following table.

Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

Scottish Government Rural Payments and Inspections Directorate (SGRPID)

Scottish Government
Agriculture and Rural Economy
Russell House
King Street
Ayr
KA8 OBE
Tel: 0300 244 6300
SGRPID.ayr@gov.scot

Local Authority

North Ayrshire Council
Irvine
Scotland
KA12 8EE
<https://www.north-ayrshire.gov.uk/home.aspx>
Tel: 01294 310000

Solicitor

Lindsay's Solicitors
Contact Details available through the Selling Agents

Third Party Servitudes and Burdens

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.

Field	LPID	Area (Acres)	Area (Ha)	BPS Ineligible Area (Ha)	Soil Class	Forestry Capability	Designations
LOT 1							
26	NR/99537/36916	4.20	1.7	0	4.2	F2	National Scenic Area
27	NR/99550/36783	0.32	0.13	0	4.2	F2	National Scenic Area
28	NR/99562/36693	4.30	1.74	0	4.2	F2	National Scenic Area
30	NR/99610/37038	3.90	1.58	0	4.2	F2	National Scenic Area
31	NR/99624/36710	0.42	0.17	0	4.2	F2	National Scenic Area
32	NR/99654/36893	3.63	1.47	0	4.2	F2	National Scenic Area
TOTAL		16.78	6.79				

LOT 2							
2	NR/97938/36099	18.46	7.47	0.35	5.3	F4	SSI • Special Protection Area
3	NR/98100/36661	81.72	33.07	0.98	4.2	F2	SSI • Special Protection Area
5	NR/98947/36986	4.99	2.02	0	6.1	F2	National Scenic Area • SSI • Special Protection Area
6	NR/99164/36578	2.47	1	0	4.2	F2	National Scenic Area • Special Protection Area
7	NR/99190/36908	3.16	1.28	0.12	4.2	F2	National Scenic Area • Special Protection Area
8	NR/99202/36848	3.98	1.61	0	4.2	F2	National Scenic Area • Special Protection Area
9	NR/99204/36727	4.45	1.8	0.03	4.2	F2	National Scenic Area • Special Protection Area
10	NR/99217/36630	1.66	0.67	0	4.2	F2	National Scenic Area • Special Protection Area
11	NR/99285/36577	5.46	2.21	0	4.2	F2	National Scenic Area • Special Protection Area
12	NR/99298/36408	2.72	1.1	0	4.2	F2	National Scenic Area • Special Protection Area
13	NR/99299/36934	0.40	0.16	0	4.2	F2	National Scenic Area • Special Protection Area
14	NR/99322/36768	4.99	2.02	0.04	4.2	F2	National Scenic Area • Special Protection Area
15	NR/99372/36554	2.13	0.86	0.69	4.2	F2	National Scenic Area • Special Protection Area
16	NR/99381/36454	2.92	1.18	0	4.2	F2	National Scenic Area • Special Protection Area
17	NR/99385/36815	0.59	0.24	0.02	4.2	F2	National Scenic Area • Special Protection Area
18	NR/99415/36883	5.07	2.05	0	4.2	F2	National Scenic Area • Special Protection Area
19	NR/99431/36601	0.40	0.16	0	4.2	F2	National Scenic Area • Special Protection Area
20	NR/99437/36791	1.33	0.54	0.07	4.2	F2	National Scenic Area • Special Protection Area
21	NR/99453/36709	3.29	1.33	0.05	4.2	F2	National Scenic Area • Special Protection Area
22	NR/99462/36488	2.27	0.92	0	4.2	F2	National Scenic Area • Special Protection Area
23	NR/99470/36584	0.84	0.34	0	4.2	F2	National Scenic Area • Special Protection Area
24	NR/99496/36554	0.69	0.28	0	4.2	F2	National Scenic Area • Special Protection Area
25	NR/99498/36624	0.25	0.1	0.02	4.2	F2	National Scenic Area • Special Protection Area
29	NR/99566/36538	3.78	1.53	0.76	4.2	F2	National Scenic Area • Special Protection Area
TOTAL		158.00	63.94				

LOT 3							
1	NR/97384/33885	959.44	388.27	0.06	5.3	F3	SSI • Special Protection Area
4	NR/98744/35757	357.51	144.68	9.18	5.3	F4	SSI • Special Protection Area
TOTAL		1,316.95	532.95				

TOTAL FOR ALL 3 LOTS 1,410.01 570.61

Viewings

By appointment with the Selling Agents. Details of your current address, buying position and finances will be requested before a viewing can be scheduled.

For all enquiries relating to Lot 1 please call Watermans on 0141-673 5760 or email westcoast@watermans.co.uk

For all enquiries relating to Lot 2 & Lot 3 please call the rural team at DM Hall on 01786 833800 or email rural@dmhall.co.uk

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the farm buildings, livestock and any uneven land surfaces. Viewers should also reference the Outdoor Access Code at all times: <https://www.outdooraccess-scotland.scot/>

Directions

For satnav purposes the property postcode is KA27 8DF. The property can also be located via the what3words:

Burnbank: [cute.fishery.windmills](https://www.what3words.com/cute.fishery.windmills)

West Glensherraig: [choppy.butternut.track](https://www.what3words.com/choppy.butternut.track)

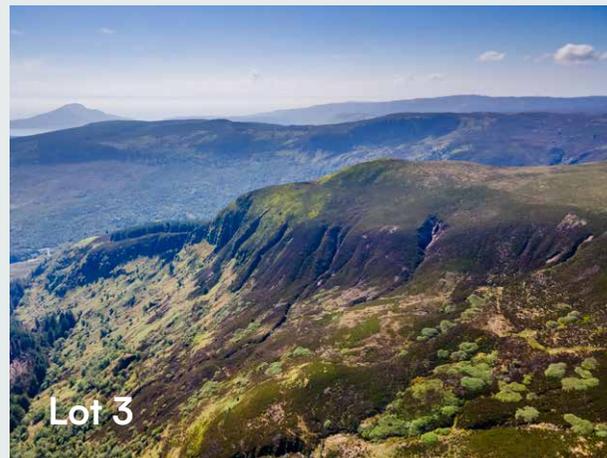
The farm is accessed directly from the B880 String road.

Entry

By mutual agreement.

Offers

Each party will be responsible for paying their own legal costs. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred. Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer. Please note that Lot 3 will not be sold in advance of Lot 2.



Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering Regulations, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer (proof of address dated within 3 months and photographic identification). We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



Burnbank Farm

Make an enquiry

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For all enquiries relating to Lot 2 & Lot 3 please call the rural team at DM Hall on 01786 833800 or email rural@dmhall.co.uk

DM HALL



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