

DM HALL



Watermans

BURNBANK, BRODICK,
ISLE OF ARRAN,
AYRSHIRE, KA27 8DF



Property Details

Lifestyle opportunity rarely available to the market, a portfolio of four properties in a highly scenic and accessible location on the beautiful Isle of Arran.

- Four Properties
- 4 Bedroom principal residence
- Two 2-bedroom former holiday let cottages
- 1 Bedroom detached house
- High amenity
- Move-in condition
- Income potential
- Scenic and tranquil position
- Kennels
- Shed
- Generous garden grounds

Approximately 0.6Ha (1.6 acres)

Offers over £785,000.

Please note that approximately 12 acres are available by separate negotiation.



Location

Burnbank Farm is 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!

Burnbank

Burnbank 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 property in all extends to approximately 0.6 Ha (1.6 acres) and a further 4.8 Ha (12 acres) of class 4.2 is available by separate negotiation, highlighted on the sales plan. 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.

Burnbank Farmhouse

Burnbank Farmhouse is the principal residence, it is immaculately presented with bespoke cabinetry throughout. This one and a half storey property is of white washed render under a traditional slate roof. The floorplan is highlighted in pink.



West Burnbank

This charming end terraced cottage is on one level, white washed render under a slate roof. This property was previously used as a successful holiday let and may provide supplementary income, subject to obtaining the necessary consents. The property has been well maintained and enjoys a tranquil outlook over the surrounding fields. The floorplan is highlighted in blue.

East Burnbank

This charming end terraced cottage is on one level, white washed render under a slate roof. This property was previously used as a successful holiday let and may provide supplementary income, subject to obtaining the necessary consents. The property has been well maintained and enjoys a tranquil outlook over the surrounding fields. The floorplan is highlighted in blue.

Burnbank Cottage

This delightful detached single storey cottage sits to the rear of the terrace with a very pretty aspect over the fields to the North. The property is also white washed under a traditional slate roof. The floorplan is highlighted in yellow.

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

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.

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.

Local Authority

North Ayrshire Council

Irvine

Scotland

KA12 8EE

<https://www.north-ayrshire.gov.uk/home.aspx>

Tel: 01294 310000

Solicitor

Lindsays Solicitors

Contact Details available through the Selling Agents





Burnbank Farmhouse



Burnbank Farmhouse



Burnbank Farmhouse



Burnbank Farmhouse



East Burnbank



East Burnbank



East Burnbank



East Burnbank



Burnbank Cottage



Burnbank Cottage

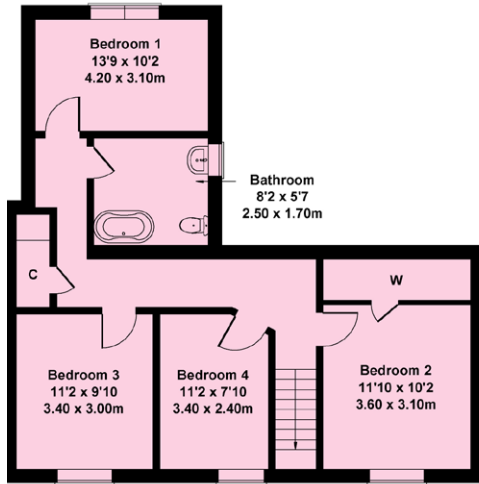


Burnbank Cottage



Burnbank Cottage

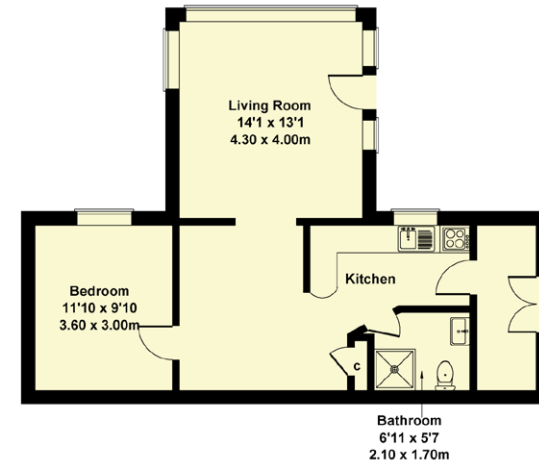
FLOORPLANS FOR BURNBANK FARMHOUSE, EAST BURNBANK, WEST BURNBANK & BURNBANK COTTAGE



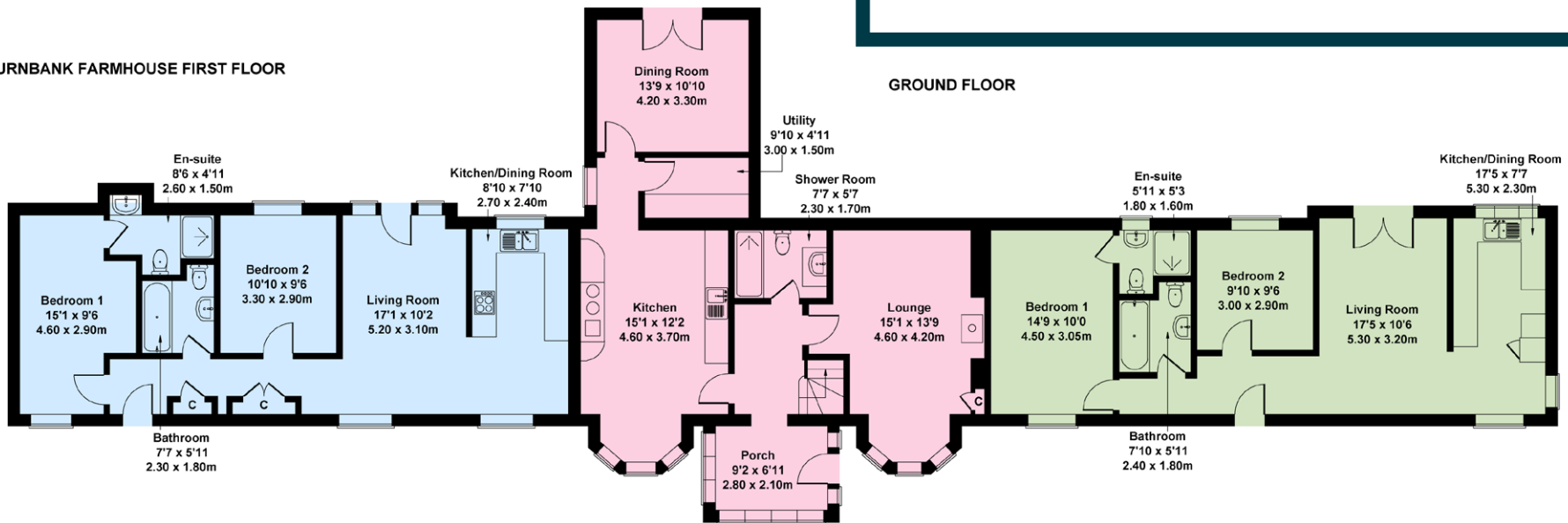
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by PdfPlans Ltd. 2025

Burnbank Cottage

Approximate Gross Internal Area
614 sq ft - 57 sq m



BURNBANK FARMHOUSE FIRST FLOOR



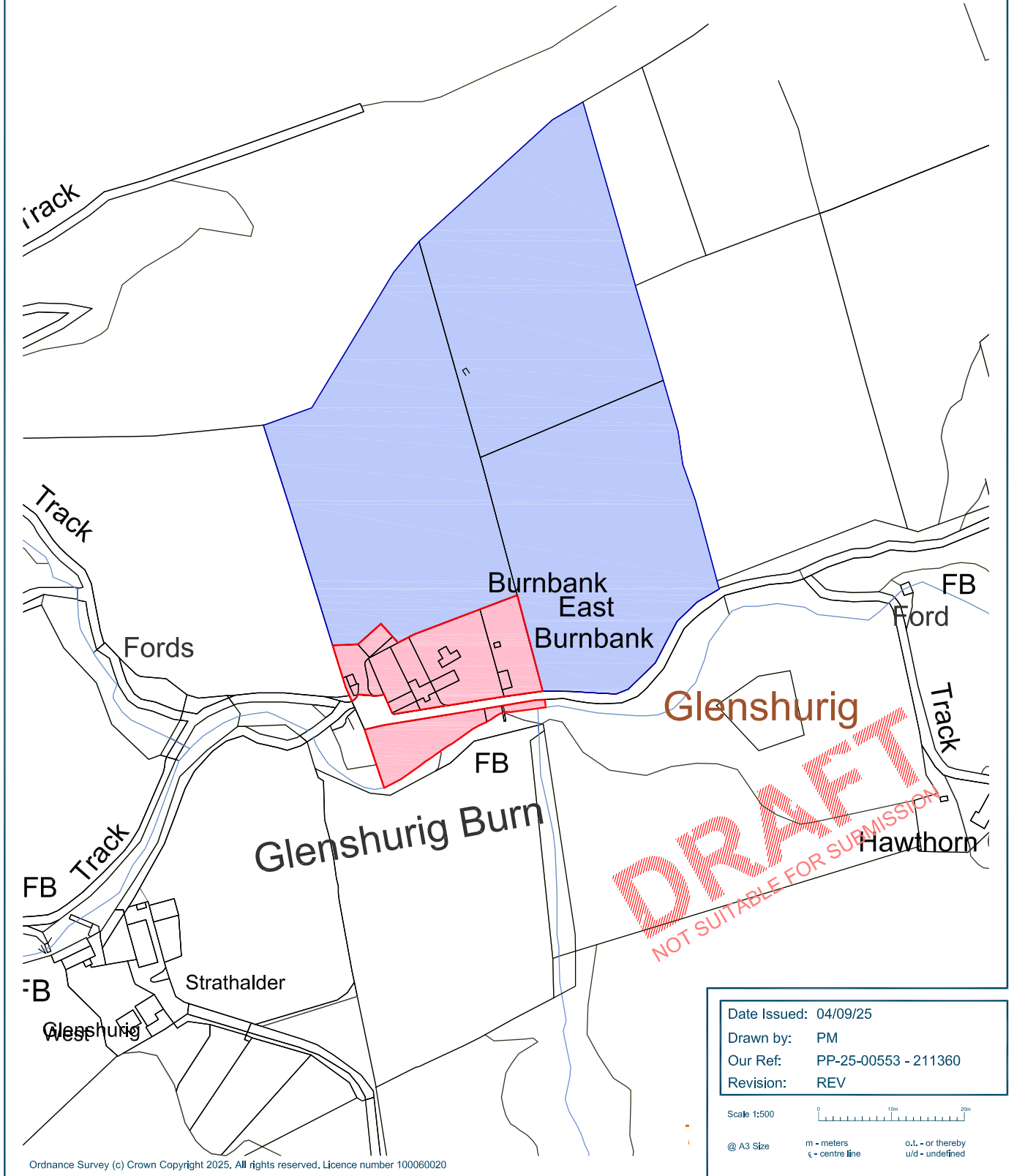
GROUND FLOOR

THIS IS THE PLAN REFERRED TO
IN THE FOREGOING DISPOSITION

ADDRESS: East Burnbank Glensherraig Brodick Isle of Arran KA27 8DF

Coordinates at centre of plan - E: 197396,N: 638648

Area outlined red = ---



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Date Issued: 04/09/25
Drawn by: PM
Our Ref: PP-25-00553 - 211360
Revision: REV

Scale 1:500



@ A3 Size

m - meters
c - centre line

o.t. - or thereby
u/d - undefined

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.

Viewings

By appointment with the Selling Agents. To schedule a viewing please call Watermans on 0141 673 5760 or email westcoast@watermans.co.uk. Details of your current address, buying position and finances will be requested before a viewing can be scheduled.

Directions

For satnav purposes the property postcode is KA27 8DF. The property can also be located via the what3words: Burnbank <https://w3w.co/cute.fishery.windmills>

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.



Make an enquiry

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

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.

PARTICULARS AND MISREPRESENTATION: The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may 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. Photographs taken May 2025. Particulars prepared September 2025.

DM HALL



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RICS

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