

**A GENEROUS LAND HOLDING WITH BOTHY IN A HIGHLY SCENIC AND ACCESSIBLE  
LOCATION ON THE BEAUTIFUL ISLE OF ARRAN.**

LAND BY WEST GLENSHERRAIG • STRING ROAD • BRODICK • ISLE OF ARRAN • AYRSHIRE • KA27 8DF



**DM HALL**



Watermans



# Property Details

- Grazing Hill Ground
- Land of national scenic importance & SSSI
- Frequented by walkers
- Well maintained bothy that sleeps two
- Panoramic views
- Wonderful established habitat
- Opportunities for Peatland Restoration

**Approximately 532.95 Ha (1316.95 acres)**

**Offers over £1,200,000**

## LOCATION

This land parcel 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.

The High School is located in Lamlash to which pupils are conveyed daily. The property is within easy reach of local facilities at Blackwaterfoot, including Post office, newsagent, butchers and general store. The renowned Kinloch Hotel has a swimming pool, which is open to non-residents. The Shiskine Golf Club is approximately 11 miles South West of Brodick, off the A841 and at the western end of the B880 (known as "The String") which traverses the island from the main centre and ferry port of Brodick.

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.





DESCRIPTION

Situated on the east coast of the Isle of Arran with stunning panoramic countryside views, this land parcel is a rare offering to the marketplace, in a national scenic area and SSI, surrounded by outstanding beauty and yet close proximity to the useful amenities and transport links in Brodick.

The land has been in ownership for generations by the same family and have been predominantly used for cattle and sheep. This is a significant land parcel extending to approximately 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, Special Protection and SSI 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. There is clearly potential for afforestation, subject to obtaining the necessary consents. Each field is accessed from internal tracks. The land is designated LFA and in an area of Scientific Special 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. Glen Sherrairg 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.

FIELD PLAN

Field	LPID	Area (Acres)	Area (Ha)	BPS Ineligible Area (Ha)	Class	Region	Designations
1	NR/97384/33885	959.44	388.27	0.06	5.3	F3	SSI
4	NR/98744/35757	357.51	144.68	9.18	5.3	F4	SSI
TOTAL		1,316.95	532.95				

DRAINAGE/ SEPA

Interested parties should reference current and future SEPA flood maps. Areas are affected by surface or river flood risk. 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.

### **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.

### **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**

Lindsays 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.













## VIEWINGS

By appointment with the Selling Agents. To schedule a viewing please call DM Hall on 01786 833800 or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk). Details of your current address, buying position and finances will be requested before a viewing can be scheduled.

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to livestock or 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 google maps: <https://maps.app.goo.gl/Nr2i9sKCFc44IGaHA>

The farm is accessed directly south 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.



# Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email [rural@dmhall.co.uk](mailto: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.

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