



Lot 1



Lot 2

## LAND AT WEST LANGTON DUNLOP, EAST AYRSHIRE

An excellent block of land located within an accessible location.

Dunlop 1.5 miles ■ Glasgow 17 miles ■ Ayr 23 miles

About 152.75 acres (61.81 hectares)

Grade 4(1)

For sale as a whole or in 2 Lots.

Lot 1: 41.67 Ha (102.98 Ac) of land. Offers over £440,000

Lot 2: 20.14 Ha (49.77 Ac) of land. Offers over £210,000

Offers Over £650,000

Ayr  
01292 268181  
ayr@galbraithgroup.com

## SITUATION

The Land at West Langton is situated close to the village of Dunlop in East Ayrshire.

## DESCRIPTION

The land at West Langton extends in total to approximately 152.75 Ac (61.81 Ha). The two blocks are bisected by an unnamed B-road which adjoins the B706 to the south and Dunlop Road to the northeast. All the land is graded by the James Hutton Institute as Grade 4(1) and is used for grazing and silage purposes with cereal crops being grown historically. All the land is serviced by a mains water supply. The majority of boundary fencing is in a stock proof condition. The land is of good quality, capable of producing numerous silage crops throughout the summer months. The land is currently rented out on a seasonal basis with vacant possession being available from November 2024.

### Lot 1

The land within Lot 1 which is situated to the west and extends in total to 41.67 Ha (102.98 Ac). There is a private access track that adjoins the unnamed B-road which provides access to the remaining fields located furthest west (marked 1,2 & 3 on the plan). There is also a cattle race area located off this track. The land rises from 91m to 141m above sea level.

### Lot 2

The land within Lot 2 extends to 20.14 Ha (49.77 Ac) in total and is situated to the east of Lot 1. This block of land rises from 129m to 142m above sea level. All four field parcels can be accessed direct from the unnamed B-road.

## METHOD OF SALE

The land is offered for sale as a whole or in 2 Lots.

## IACS

The land is registered for IACS purposes. Entitlements are available by separate negotiation.

## NITRATE VULNERABLE ZONE (NVZ)

The Land at West Langton is not included within a Nitrate Vulnerable Zone.

## LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All the land has been designated as being within a Less Favoured Area (Severely Disadvantaged).

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 0BE Tel 01292 291300

## MINERALS

The mineral rights are included in so far as they are owned.

## 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.

## 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.



## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES

We understand that there is mains gas pipe that crosses the land which is on a servitude agreement. There are also poles and stays crossing the land which are on wayleave agreements.

## DIRECTIONS

From Glasgow city centre proceed west on the M8 motorway and take Exit 22 onto the M77. Continue the M77 and take Exit 3 and head west on the A726 for Paisley on Nitshill Road. Turn left onto the B773 Parkhouse Road. Continue through the roundabout and along Barrhead Main Street. From Barrhead continue the A736 for about 6 miles traveling past Uplawmoor, remain on A736 into Lugton, take the A735 (Dunlop Road) due south out of Lugton. Follow this road for around 1.3 miles then turn right and follow the unnamed B-road for around 0.4 miles and the land will be on both sides of the road.

## POST CODE

KA3 4BL

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///foggy.lives. rudder

## SOLICITORS

Mackintosh & Wylie LLP, 23 The Foregate, Kilmarnock, East Ayrshire, KA1 1LE.

## LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU T: 01563 554400

## VIEWINGS

Strictly by appointment with the Selling Agents.

## 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.

## AMC PLC FINANCE

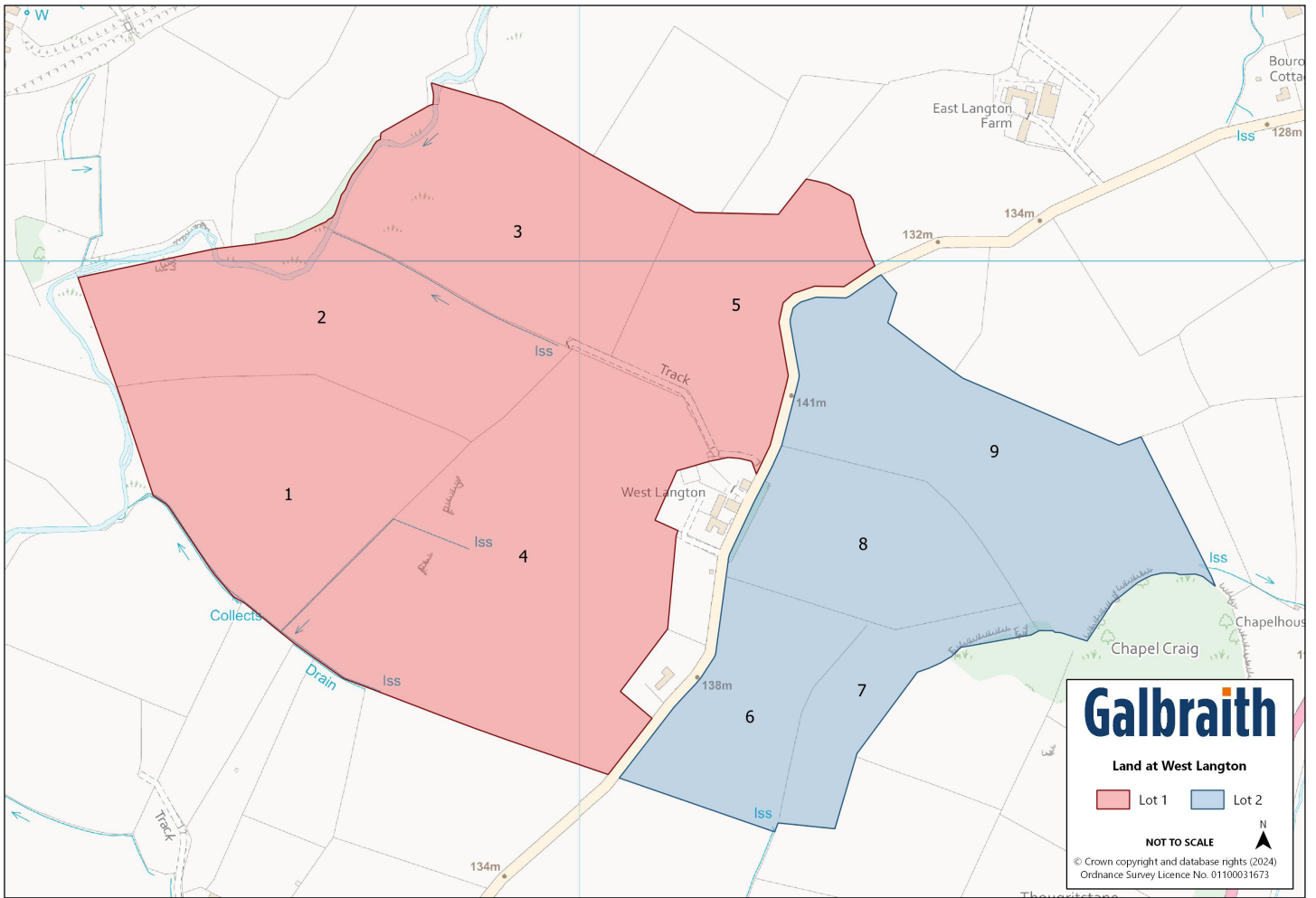
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 07500 794201 Email: alistair.christie@galbraithgroup.com

### Land at West Langton

LOT ONE			
Field No.	Field ID	Ha	Ac
1	NS/39643/50729	7.12	17.59
2	NS/39677/50938	7.93	19.60
3	NS/39919/51049	7.36	18.19
4	NS/39971/50625	13.86	34.25
5	NS/40168/50944	5.15	12.73
Misc	Private Track, Cattle Race & Burn	0.25	0.62
<b>TOTAL</b>		<b>41.67</b>	<b>102.98</b>

LOT TWO			
Field No.	Field ID	Ha	Ac
6	NS/40184/50466	4.11	10.16
7	NS/40324/50484	2.52	6.23
8	NS/40326/50662	4.69	11.59
9	NS/40480/50750	8.82	21.79
Total		<b>20.14</b>	<b>49.77</b>

<b>Total AS A WHOLE</b>		<b>61.81</b>	<b>152.75</b>
-------------------------	--	--------------	---------------



**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 June 2024.

