

LAND AT FAIRLIECREVOCH FARM,
CUNNINGHAMHEAD, KILMARNOCK, EAST AYRSHIRE

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A useful parcel of land extending to approximately 76.53 acres.

Kilmarnock 5 miles ■ Ayr 19 miles ■ Glasgow 27.5 miles

FOR SALE AS A WHOLE

Offers over: £240,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



SITUATION

A block of useful farmland about 5 miles east of Kilmarnock and 6 miles north of Irvine in East Ayrshire. The land is accessible to Glasgow and is easily reached from Stewarton (4.5 miles) which has a mainline railway station. Glasgow and Prestwick Airports offer regular scheduled flights and are 19.5 and 13.2 miles away respectively.

DESCRIPTION

About 76.53 acres (30.97 hectares) with access from the minor public road and benefiting from a mains water supply. The land is graded as Class 3(2) and 4(2) by the James Hutton Institute and is about 40 to 52 meters above sea level. The ground is currently utilised for grazing but about 38.5 acres (15.58 hectares) has been used as silage ground in the past.

METHOD OF SALE

The land is offered for sale as a whole.

IACS

The land is registered for IACS purposes.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

BASIC PAYMENT SCHEME (BPS) 2024

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in



addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

NITRATE VULNERABLE ZONE (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

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.

LOCAL AUTHORITY

East Ayrshire Council
Council Headquarters
London Road
Kilmarnock
KA3 7BU
Tel: 01563 376000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House
King Street
Ayr
KA8 OBE
Tel 01292 291300

DIRECTIONS

From the B769 at Cunninghamhead, take the minor road to the north. Cross the river and take first left. The land is on the right After about 250 meters.

POSTCODE

The nearest postcode to the land is KA3 2PD

WHAT3WORDS

What3Words: ///power.etchings.secondly

SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP
Tel: 01563 820216

VIEWINGS

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm land and water courses.

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 as satisfied themselves in respect thereof.

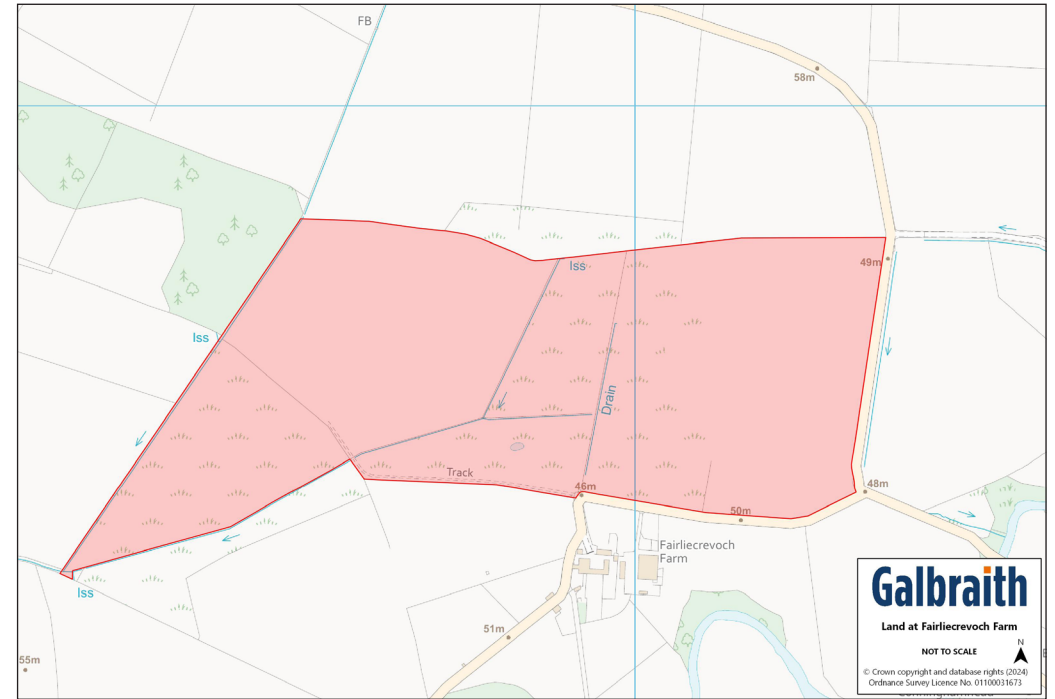
AMC PLC FINANCE

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 Alice Wilson in our Galbraith Ayr Office on 07920 724906 Email: alice.wilson@galbraithgroup.com



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, together with proof of funding and Identification. 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. Photographs taken in August 2023.





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