

# LAND AT DARVEL

DARVEL, EAST AYRSHIRE KA17 0HS



**Galbraith**



# LAND AT DARVEL, DARVEL, EAST

## AYRSHIRE KA17 OHS

A useful parcel of land in an extremely accessible location.

Galston 4.6 miles ■ Kilmarnock 9.5 miles ■ Glasgow 27 miles

About 8.18 acres (3.31 hectares)

FOR SALE AS A WHOLE

Offers Over £100,000



**Galbraith**

Ayr  
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 OnTheMarket



### SITUATION

The Land at Darvel is a most unique opportunity to acquire a good grazing field in a most accessible location to the south of Darvel. Access to the land is from a field gate on Ranoldcoup Road.

### DESCRIPTION

The land extends to about 8.18 acres (3.31 hectares) in total of which approximately 7.27 acres (2.94 hectares) is grazing ground. The land is generally flat in nature rising from approximately 94m to 97.5m above sea level. A stock-proof fence has recently been erected to the southern boundary and there is access to mains water.

### METHOD OF SALE

The land is offered for sale as a whole.

### IMPORTANT NOTES

There is a tarmacked public footpath to the southern boundary, this has been fenced off from the grazing.

The land is currently let on a seasonal grazing agreement which comes to an end on the 31st October 2024.

### FLOODING

The flood maps can be viewed at <https://www.sepa.org.uk/environment/water/flooding/>

### LOCAL AUTHORITY

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

### 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.

### POSTCODE

The nearest postcode to the land is KA17 OHS



### WHAT3WORDS

What3Words: /// bags.mows.brings

### SOLICITORS

James Guthrie & Co, KA1 2AN, 3 Portland Road, Kilmarnock, East Ayrshire, KA1 2AN

### 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:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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 Alistair Christie in our Galbraith Stirling Office on 07500 794201 Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@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 June 2024.

