

Galbraith

SOUTH CRAIG FARM
HOLLYBUSH, AYR, SOUTH AYRSHIRE





SOUTH CRAIG FARM, HOLLYBUSH, AYR, SOUTH AYRSHIRE

A delightful small farm with land and buildings.

Ayr 7 miles ■ Glasgow 42 miles ■ Prestwick Airport 14 miles

About 16.29 acres (6.59 hectares)

Offers over £395,000

- Versatile accommodation (2 public rooms, 4 bedrooms).
- Adjoining annex (bedroom, sitting room, shower room).
- Range of traditional outbuildings with development potential subject to the necessary consents.
- 3 stables.
- About 11.02 acres grazing land.
- Peaceful and private location.



Galbraith

Ayr
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 **OnTheMarket**



SITUATION

South Craig Farm is in a peaceful, rural setting outside the hamlet of Hollybush (about 2 miles) and some 7 miles from Ayr, and is easily accessible by the A713 trunk road. Hollybush has a well-regarded local inn (the Hollybush Inn) whilst a range of local village amenities including primary school, post office and shops are available in Dalrymple (about 4 miles). The county town of Ayr is only a short drive away which offers a comprehensive range of excellent services including restaurants, shopping, supermarkets and a private co-educational school. Nearby Alloway was the birthplace of the poet Robert Burns. The town benefits from a wealth of public parks, good path networks and wide sandy beaches on the Firth of Clyde coast. There are some delightful river walks along the River Ayr including a deep wooded gorge ascending to a viewpoint known as Wallace's Seat. There are frequent train services to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is about 14 miles. Glasgow itself is easily accessible via the A/M77. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. A number of Scotland's most famous Links golf courses including Turnberry, Royal Troon and Prestwick are close at hand.

DESCRIPTION

South Craig Farm is a detached traditional stone and slate farmhouse built on two storeys. The welcoming front entrance porch with w.c. off leads to the entrance hall. The cosy living room with double aspect has an open fire with decorative wood surround and coving. The lovely dining room with open fire and wood surround leads to the kitchen diner with painted farmhouse style floor and wall units, oil Rayburn oven with 2 ring hob and separate electric oven. There is a back hall with utility room with plumbing for washing machine and a butler sink. The annex has shower room, sitting room with electric fire and bedroom with views over the courtyard. Upstairs, there are four spacious bedrooms and a family bathroom services the bedrooms on this floor. The property benefits from oil central heating and character features such as coving, high ceilings and fireplaces. The enclosed floor plan shows the accommodation layout.

Adjacent to the farmhouse are former stone farm buildings, which could be developed (subject to the necessary planning consents).

Adjoining Farmhouse:

1. Byre: 6.46m x 15.64m
Stone and slate.
2. Workshop: 5.10m x 9.27m
Stone and tin roof with electric roller door.
3. Byre 2: About 8.07m x 5.76m
Stone and tin roof.
4. Potting Shed:
Brick frame.

Farm Buildings

5. Barn: 4.84m x 5.87m and 3.0m x 4.62m
Stone and slate, concrete floor.
6. Barn 2: (former stables): 5.80m x 10.30m and 5.65m x 12.41m and 5.6m x 5.8m and 4.6m x 8.49m
3 stables with tack area.
7. Stables: 8.94m x 19.13m with tack area
Brick with asbestos sheeting, concrete floor, corrugated roof.

8. Car Port:
Concrete floor, corrugated roof.
9. Adjoining wood store: 5.01m x 9.70m (with floored area above).
Stone and slate.
10. Cattle Court: 22.43m x 32.15m
Steel portal frame construction with block walls, fibre cement roof, Yorkshire boarding/
fibre cement clad with part hardcore part slatted floor.
11. Hay Shed: 6.14m x 23.2m
Steel portal frame with tin clad and roof.

GARDEN (AND GROUNDS)

The gardens to the front of the farmhouse are bounded by a stone wall with a colourful mix of shrubs, plants and trees through spring and summer including hydrangea, fuchsia and roses.

There is also a shelterbelt of mature trees to the south and west of the farmhouse and there is a useful large area of hard standing.

The Land

The grazing land extends to about 11.02 acres, is Grade 4(1) as per the James Hutton Institute soil classification and is currently used for grazing. The land rises from about 175m to 200m above sea level. The paddock to the south is about 9.17 acres and the paddock west of the farm buildings is about 1.85 acres which has access to a burn.



Stables



Kitchen



Annex Sitting Room



Dining Room



Living Room



Bedroom

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Security Device	Mobile
Private water supply (from spring)	Mains	Private drainage (to septic tank)	Freehold	Oil fired central heating	Band E	F32	Fibre To The Premises	Blink camera operating system	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

THIRD PARTY RIGHTS OF ACCESS

The neighbouring property South Craig Cottage has a right of access over the road from A to B marked on the plan. There is a right of access of AB and AC marked on the plan for forestry purposes.

SOLAR PANELS

There are 16 solar panels providing electricity and feed-in-tariff income.

NOTE

Please note there are Barn owls nesting currently in the Hay Shed.

DIRECTIONS

From Ayr, take the A713 signed for Castle Douglas. Proceed towards Hollybush for about 4.3 miles and once you have passed Hollybush at the bend in the road, turn onto Craigs Road. Continue along this road for about 1.78 mile and turn left onto the private drive for South Craig Farm.

POSTCODE KA6 6HB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/diplomats.picturing.explain>

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 buildings, farm land and water courses.

SOLICITORS

Lockhart's Solicitors, 12 Beresford Terrace, Ayr, KA7 2EG

LOCAL AUTHORITY

South Ayrshire Council, Tel 0300 123 0900

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The curtains in the master bedroom, kitchen and dining room are excluded from the sale. The grain hopper and cattle crush are not included in the sale.

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

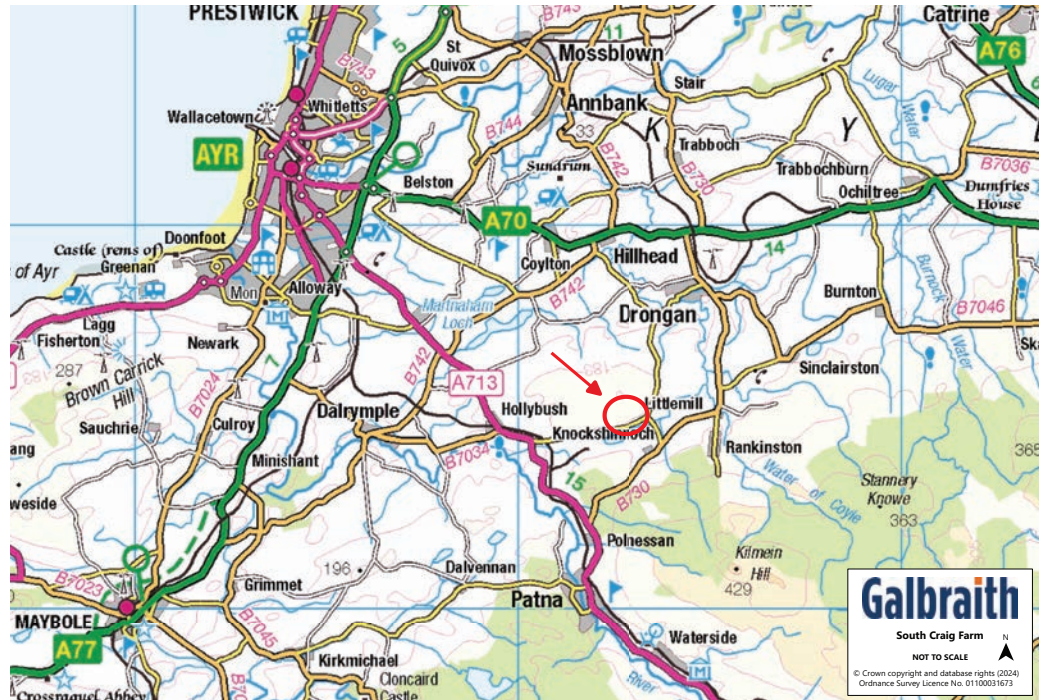
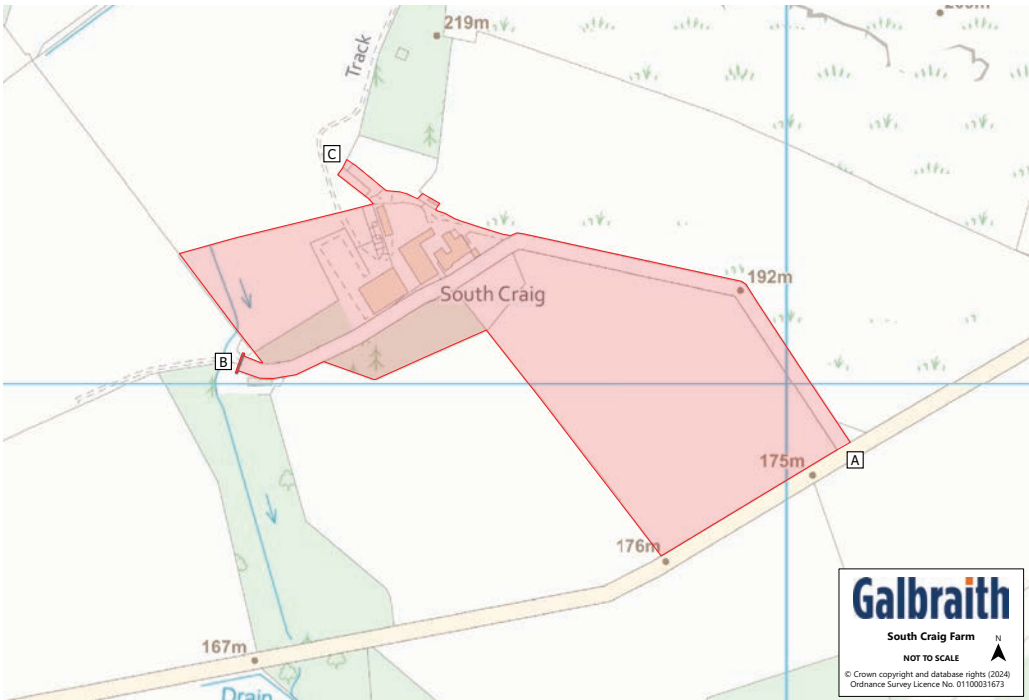
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr Office on 07920 724906 Email: alice.wilsongalbraithgroup.com



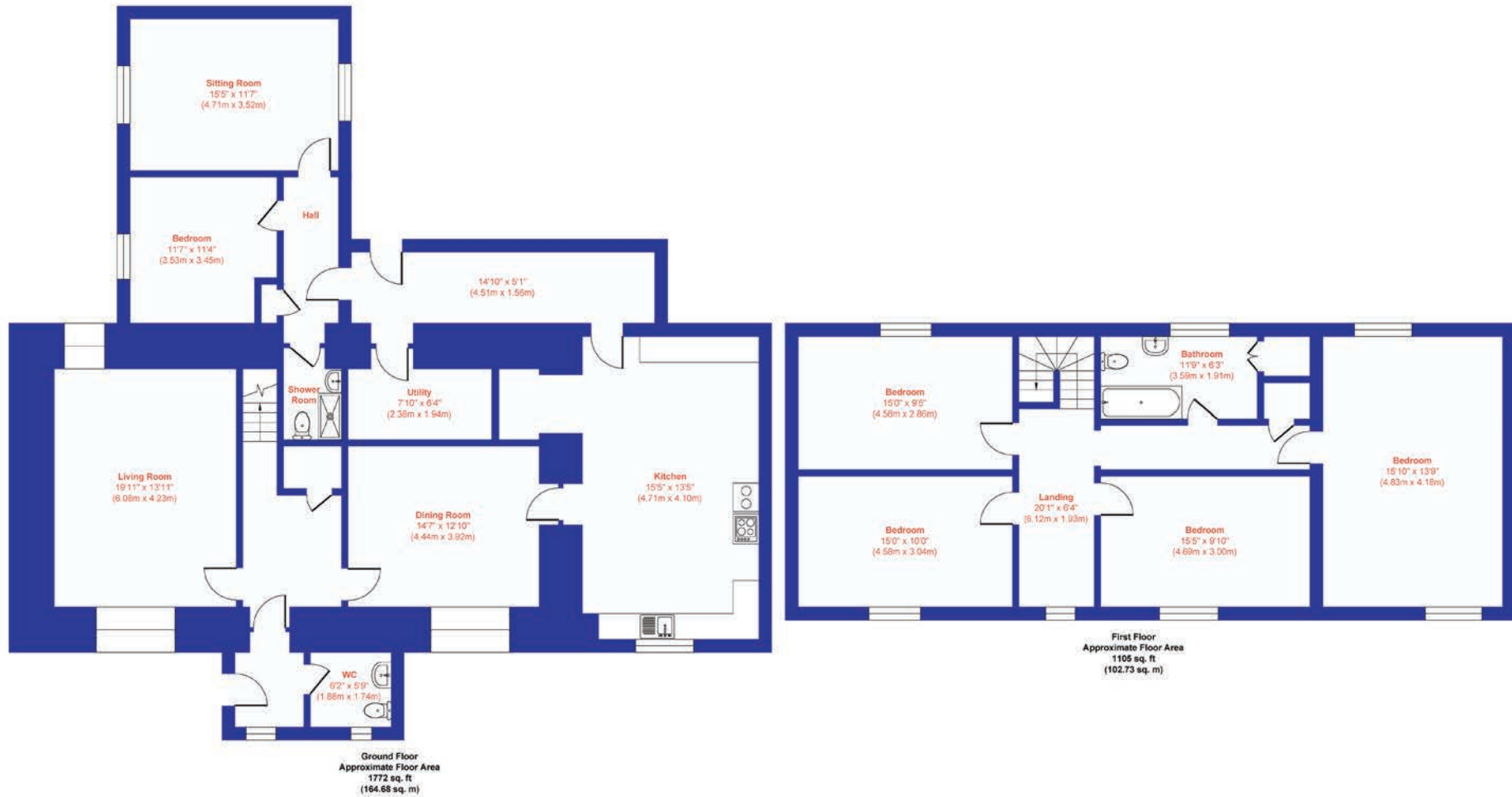
Cattle Court



Cattle Court interior



South Craig Farm, Hollybush, Ayr, South Ayrshire, KA6 6HB



Approx. Gross Internal Floor Area 2877 sq. ft / 267.41 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

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 August 2024. 9. All buildings measurements are an approximate.



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