



LAND AT ADAMHILL

CRAIGIE, SOUTH AYRSHIRE, KA1 5NL

A productive block of arable land located within an accessible location.

Craigie ½ mile ■ Kilmarnock 8 miles ■ Glasgow 30 miles

About 50.45 Ha (124.66 Ac)

Grade 3 and Grade 4

FOR SALE AS A WHOLE

Offers over: £875,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The Land at Adamhill is a useful block of arable land in an accessible situation to the south of Craigie village.

DESCRIPTION

Approximately 50.45 Ha (124.66 Ac) of bare ploughable pasture contained within 4 parcels, rising from 82m to 104m above sea level. The land is classified by the James Hutton Institute as Grade 3 & Grade 4 and is used for arable production. The majority of the land is in spring barley with a field in permanent grassland to include a small area of what would formally be referred to as 'Set Aside'. The land at Adamhill is of excellent quality capable of growing arable and silage crops. The boundary fencing is in a stock proof condition, whilst there is minimal internal fencing due to the nature of how the land was utilised by the seller and is serviced by a natural water supply. Access to the land is via the A719 and an adjoining unnamed B road.

METHOD OF SALE

The land is offered for sale as a whole.

IACS

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

NITRATE VULNERABLE ZONE (NVZ)

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

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR

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.

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.

DIRECTION

From Glasgow take the M77 south bound. At Bogend Toll junction turn left on to the B730. Continue along this road for about 2 miles and turn left at the end of the road which is signposted for Galston. Continue along the A719 for just over a mile and the land lies on the righthand side after the signposted road for Craigie.



POSTCODE

KA1 5NL

WHAT3WORDS

What3Words: outboard.buzzer.winning

SOLICITORS

Kilpatrick and Walker, 4 Wellington Square Ayr, KA7 1EN, Tel 01292 618585

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

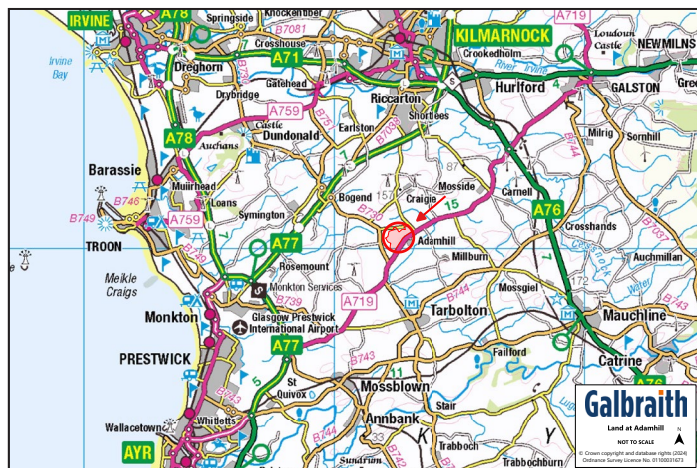
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farmland and water courses.

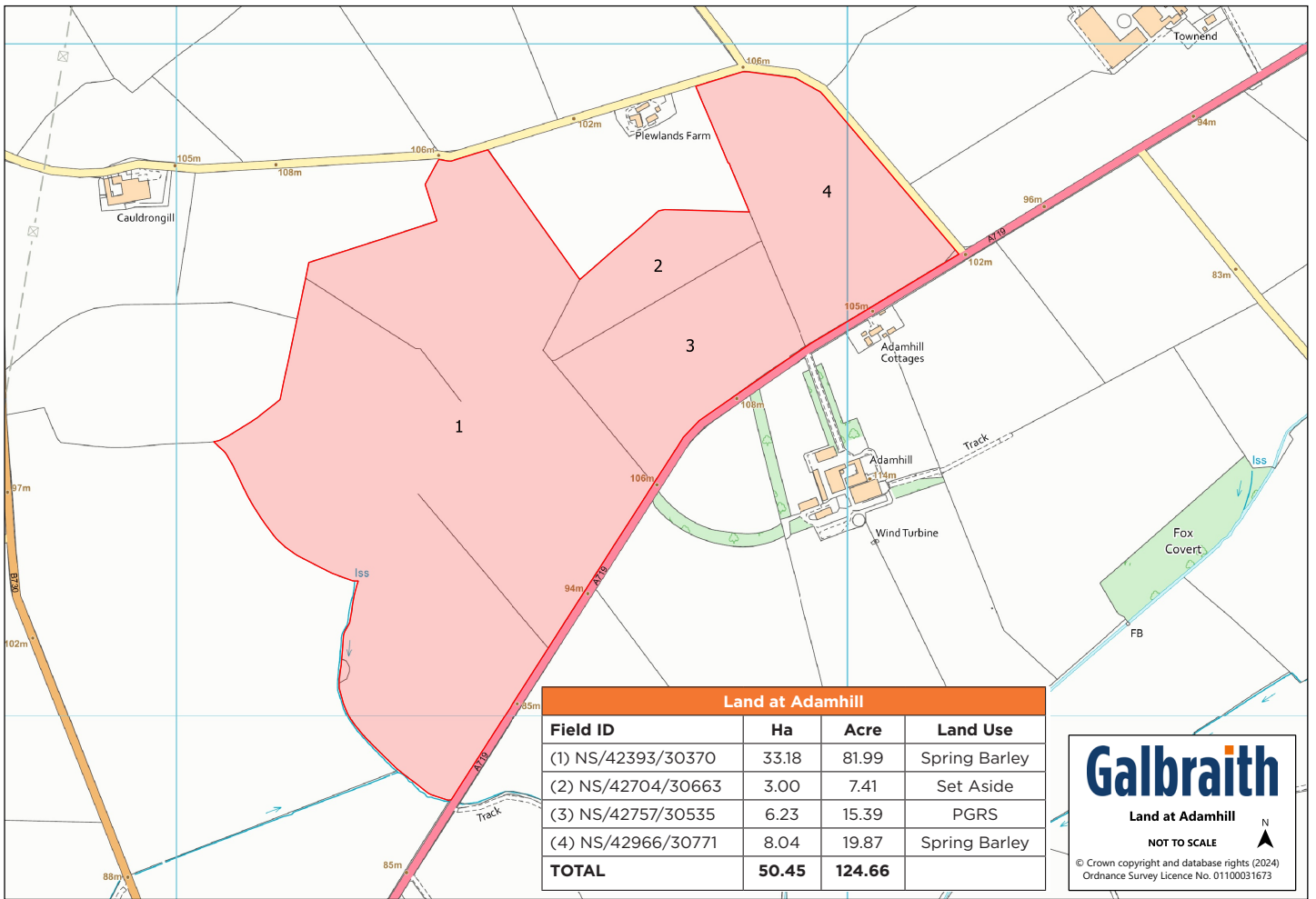
THIRD PARTY RIGHTS AND SERVITUDES

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: alastair.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 May 2024.