



LAND AT MUIR OF AUCHENMADE

AUCHENTIBER, NORTH AYRSHIRE

A good block of land located within an accessible location.

Auchentiber 1 mile ■ Dunlop 5 miles ■ Glasgow 20 miles

About 48.28 Ac (19.54 Ha)

Grade 4(1) silage and grazing ground

A proportion is designated as a Site of Special Scientific Interest (SSSI)

For sale as a whole

Offers Over £165,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The Land at Muir of Auchenmade is situated close to the village of Auchentiber in North Ayrshire.

DESCRIPTION

The Land at Muir of Auchenmade extends in total to approximately 48.28 Ac (19.54 Ha) and is contained within one succinct block. Most of the land is graded by the James Hutton Institute as Grade 4(2) with a small area of Grade 5(3) and is used for grazing and silage purposes. The land is serviced by a mains water supply with the fencing a mix of post and wire. The land is of good quality and it can be accessed direct from the public highway.

Within the 48.28 Ac, there is an area extending to 16.11 Ac which is designated as a Site of Special Scientific Interest. The site is known as Cockinhead Moss and was designated in 1996 for its raised bog features, being one of the largest remaining raised bogs in west-central Scotland. Due to the designation, there are restrictions with regards to stocking density and ongoing management of the ground.

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 Muir of Auchenmade is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE 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.

THIRD PARTY RIGHTS & 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.

DIRECTIONS

From Glasgow take the M77 South towards Kilmarnock. Take Junction 2 B762 exit to Barrhead. Follow Barrhead Road to the A736 and continue through Lugton and Burnhouse. Turn right onto right onto the B707 just before Auchentiber. The Land at Muir of Auchenmade is on the right, after 0.8 mile.

POST CODE

KA13 7RS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///juggled.waking.response

SOLICITORS

Lockharts, 12 Beresford Terrace, Ayr, KA7 2EG.

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

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.

HEALTH & SAFETY

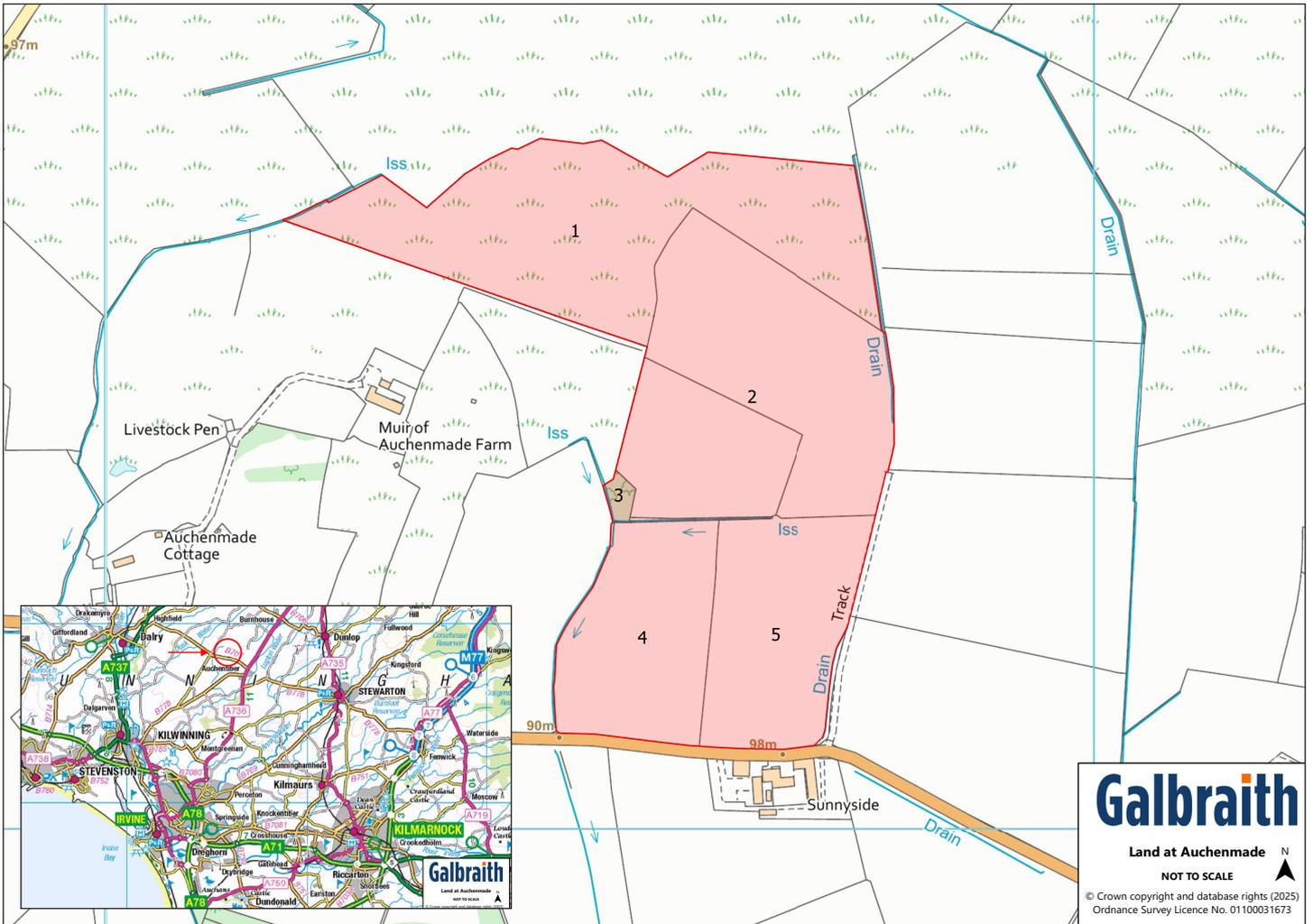
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm animals, machinery, farmland and water courses.

AMC PLC FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alice Wilson in confidence on 07920 724906 / alice.wilson@galbraithgroup.com.



Land at Auchenmade			
Field No.	Field ID	Area	
		(Ha)	(Acre)
1	NS/35511/48614	6.52	16.11
2	NS/35656/48475	6.49	16.04
3	NS/35546/48316	0.17	0.42
4	NS/35544/48222	3.05	7.54
5	NS/35680/48218	3.31	8.18
TOTAL		19.54	48.28





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 April 2025.