

LAND AT BROADSTONEHALL

BEITH, NORTH AYRSHIRE

An excellent block of land located within an accessible location.

Beith 1 mile ■ Glasgow 22 miles ■ Ayr 26 miles

About 65.72 Ac (26.60 Ha)

Grade 4(1) silage and grazing ground

For sale as a whole

Offers Over £295,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The Land at Broadstonehall is situated close to the town of Beith in North Ayrshire.

DESCRIPTION

The Land at Broadstonehall extends in total to approximately 65.72 Ac (26.60 Ha) and is contained within one succinct block. All the land is graded by the James Hutton Institute as Grade 4(1) and is used for grazing and silage purposes with cereal crops being grown historically. All the land is serviced by a mains water supply. Most of the boundary fencing is in a stock proof condition. The land is of good quality, capable of producing numerous silage crops throughout the summer months. The land also benefits from two cattle loading bays. The land can be accessed from the public highway or via Broadstonehall Farm where there is a right of access marked A – B on the enclosed plan.

CLAWBACK

A clawback agreement will be placed over the land for any form of renewable development. Further details are available from the selling agent.

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 Broadstonehall is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURED 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 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.



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 city centre proceed west on the M8 motorway and take Exit 28A onto the A737 and head for Beith. Once on Beith Bypass, take a left turn onto the B706 (Barrmill Road). Continue on this road for 0.5 mile and take a left turn, the land will be on your left with the access at Broadstonehall Farm in this road also.

POST CODE

KA15 1HG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///tapers.wallet.recording

SOLICITORS

Dales, 18 Wallace St, Galston KA4 8HP

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment with the Selling Agents.

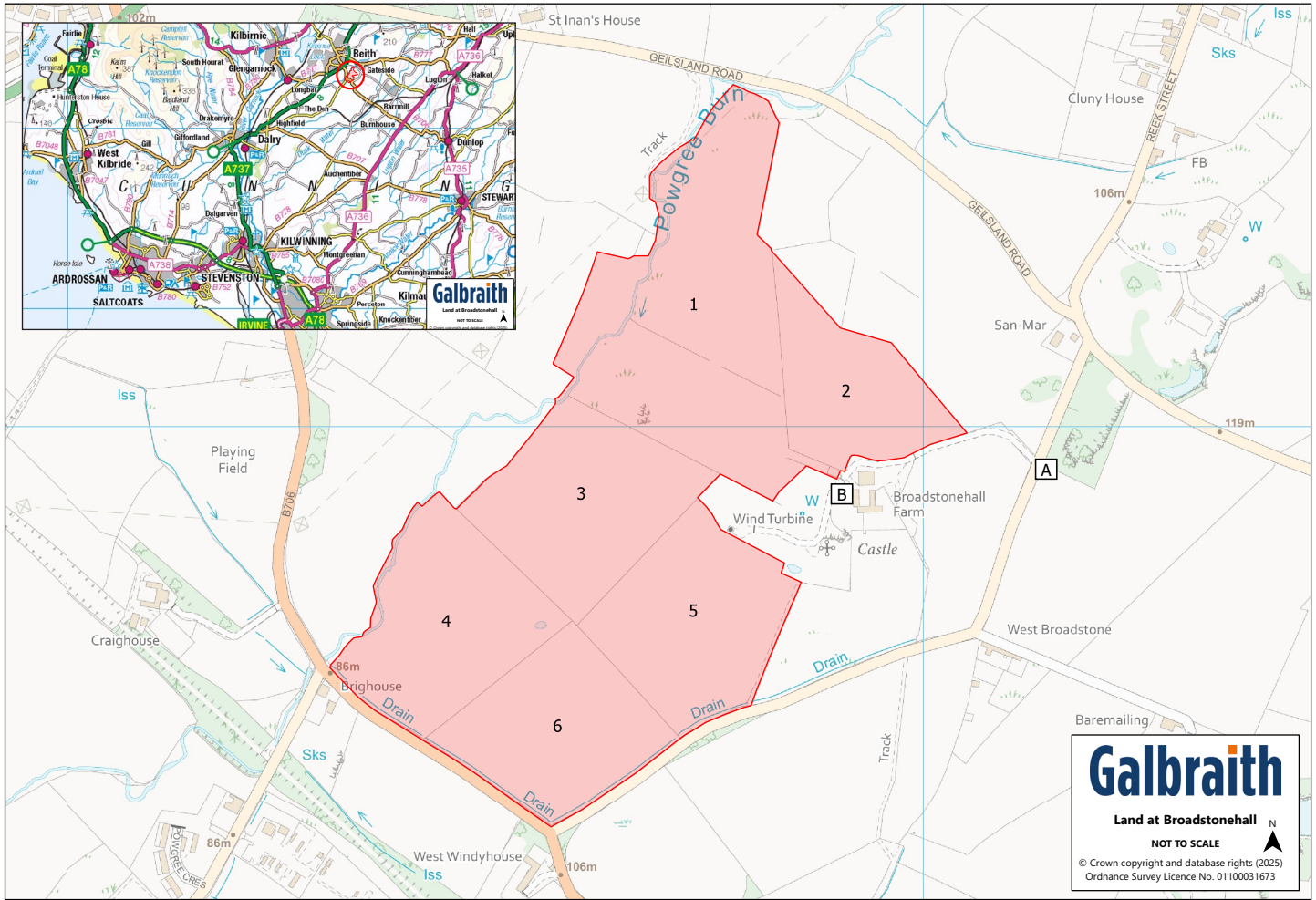
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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

Land at Broadstonehall			
		Area	
Field No.	Field ID	Ha	Ac
1	NS/35743/53129	7.78	19.22
2	NS/35926/53052	2.81	6.94
3	NS/35605/52921	4.12	10.18
4	NS/35465/52780	4.19	10.35
5	NS/35740/52791	3.98	9.83
6	NS/35572/52660	3.65	9.02
Misc		0.07	0.17
TOTAL		26.60	65.73





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 March 2025.