

Galbraith

TOWNHEAD OF HAIRSHAW
STEWARTON, KILMARNOCK, EAST AYRSHIRE



TOWNHEAD OF HAIRSHAW, STEWARTON, KILMARNOCK, EAST AYRSHIRE

An attractive equestrian property in a peaceful yet accessible rural situation.

Stewarton 3 miles ■ Glasgow 20 miles ■ Glasgow Airport 24 miles

About 39.95 acres (16.16 ha)

Offers Over £500,000

3 Reception Rooms. Kitchen. 4 Bedrooms (master en suite), Family Bathroom. w.c.

- Requiring some modernisation.
- Equestrian facilities including arena.
- Useful range of outbuildings with 11 stables.
- About 37.46 acres grazing land.
- Excellent location close to Stewarton.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



Hall



Living Room

SITUATION

Townhead of Hairshaw is a delightful equestrian property occupying a peaceful rural situation about 3 miles east of the popular market town of Stewarton, East Ayrshire. There is a four bedroom farmhouse, adjoining farm buildings, stables and arena in about 39.95 acres in total.

Townhead of Hairshaw is easily accessible from Glasgow, some 17 miles distant. Newton Mearns is 8 miles away, via the Old Glasgow Road. The local town of Stewarton provides a wide range of services and facilities including primary and secondary schools, two supermarkets, sports centre and a community library, along with thriving cafes, bars and restaurants. Glasgow, is easily reached from Stewarton which has a mainline railway station to Glasgow with a half hourly train service. There are private schools at St Columba's in Kilmacolm and Wellington in Ayr. Glasgow and Prestwick Airports offer regular scheduled flights and are 18 and 15 miles away respectively.

DESCRIPTION

Townhead of Hairshaw comprises an attractive farmhouse built on two storeys. The farmhouse does require some modernisation. On the ground floor there is a large kitchen/dining room with floor and wall units, integrated double oven (not presently working), separate hob and one and a half bowl sink. There is a generous sitting room with tiled fireplace, dual windows and coving, dining room and living room with wood burning stove.

On the first floor there are four bedrooms (master en suite bathroom) and a family bathroom. Townhead of Hairshaw has oil fired central heating and plenty of storage throughout. There is great potential to extend into or develop the traditional barns subject to obtaining the necessary planning consents.

ACCOMMODATION

Ground Floor: Kitchen. Living Room. Sitting Room. Dining Room. w.c.
 First Floor: 4 Bedrooms (master en suite), Family Bathroom.

BUILDINGS

Adjoining House:

Barn: About 6.83m x 4.84m

Stone and slate, with shower and staircase to upper level.

Byre: About 11.2m x 6.4m and 3.8m x 2.14m

Stone and slate concrete floor, bays. Tack Room. Workshop area.

Hay Shed: About 6.64m x 18.4m

Corrugated frame, earth floor.

Indoor Turnout Area: About 6.8m x 14.7m

Corrugated frame, sand floor surface.

Stables: About 16.0m x 13.36m

8 stables (breeze block with corrugated roof, concrete floor, water).

Arena: About 30m by 60m

Sand and rubber surface.

Feed Shed: About 5.93m x 7.14m

Corrugated roof with concrete floor.

Stone Barn: About 5.52m x 6.87m and 5.6m x 2.7m

Stone and slate.

Garaging:

4 brick garages.

LAND

The land comprises about 37.46 acres of grazing land split into useful enclosures with access to water. The land is classified as predominantly grade 4(1) with some 4(2) according to the James Hutton Institute.

GARDEN (AND GROUNDS)

There is a lawned area to the front of the farmhouse and the rear courtyard has ample parking for several cars and vehicles and there is direct access to the farm buildings.

Townhead of Hairshaw is delightfully situated with excellent views over the Ayrshire rolling countryside.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Broadband	Council Tax	EPC
Mains	Mains	Septic tank (shared with neighbouring property)	Freehold	Oil fired central heating and wood burning stove	Yes	Band F	E50

IMPORTANT NOTE

We have been informed that a mains gas pipe crosses the land.

We have been informed that the stone barn in front of the property previously had planning for conversion into a dwelling house.

DIRECTIONS

From Glasgow take the M77 south to Fenwick. At Fenwick take the old A77 heading north. Fork left on the minor public road called "Clunch Road". Continue along this road for about 2.5 miles and Townhead of Hairshaw is then on the left hand side.

From Newton Mearns take the Old Glasgow Road (B769) for Stewarton. Turn left onto the minor road at Kingsford and the property will be on the right hand side.

From Stewarton, proceed on the the Old Glasgow Road. After leaving the town, continue along for about 2 miles and after passing the sign for Kingsford, turn right. Continue after the bridge and pass Mid Hareshaw Farm, after about ½mile Townhead of Hairshaw is then on the right.

Townhead of Hairshaw, Stewarton, Kilmarnock, East Ayrshire, KA3 5JT

WHAT3WORDS

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

PLANNING

Please note there is planning permission for the erection of a barn and stables in the adjacent land at Townhead of Hairshaw. Since the photographs have been taken a new access in respect of this planning application has been made.

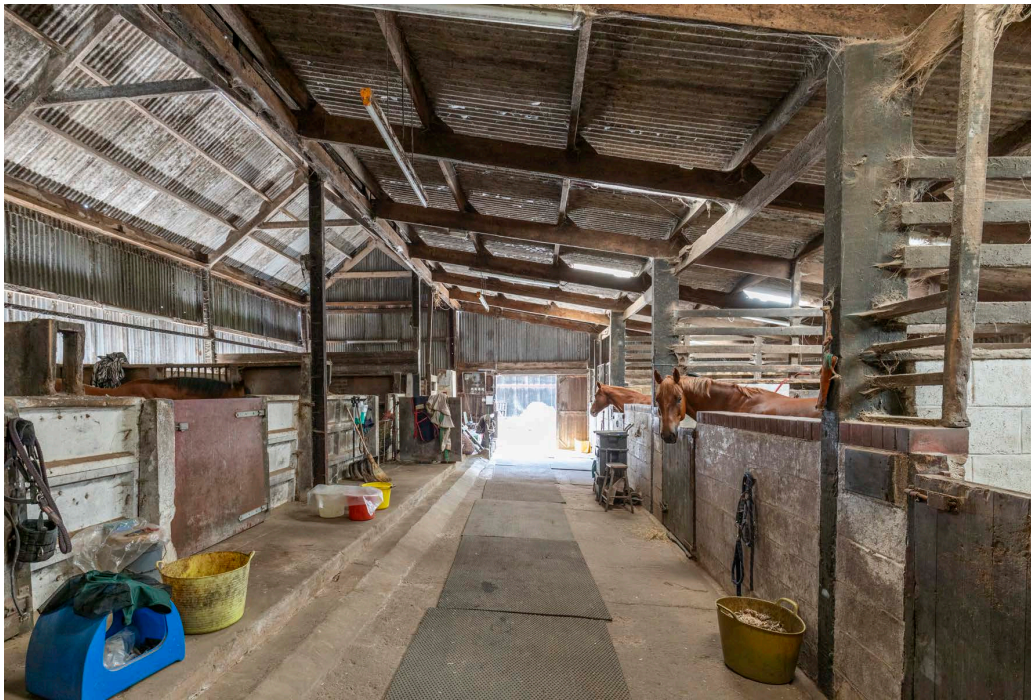
ACCESS

Points A and B on the sale plan mark a right of access to the neighbouring landowner for maintenance purposes only.

Points A to C mark the approximate right of access to an emergency fire hydrant.

There are rights of access to the neighbouring properties over the beginning section of the drive.







MINERALS

The mineral rights are included in so far as they are owned by the sellers.

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.

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.

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.

SOLICITORS

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

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU, 01563 576000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The white goods are not included in the sale.

Please note the integrated oven is not presently working and the cold water tap in the upstairs bathroom does not work.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

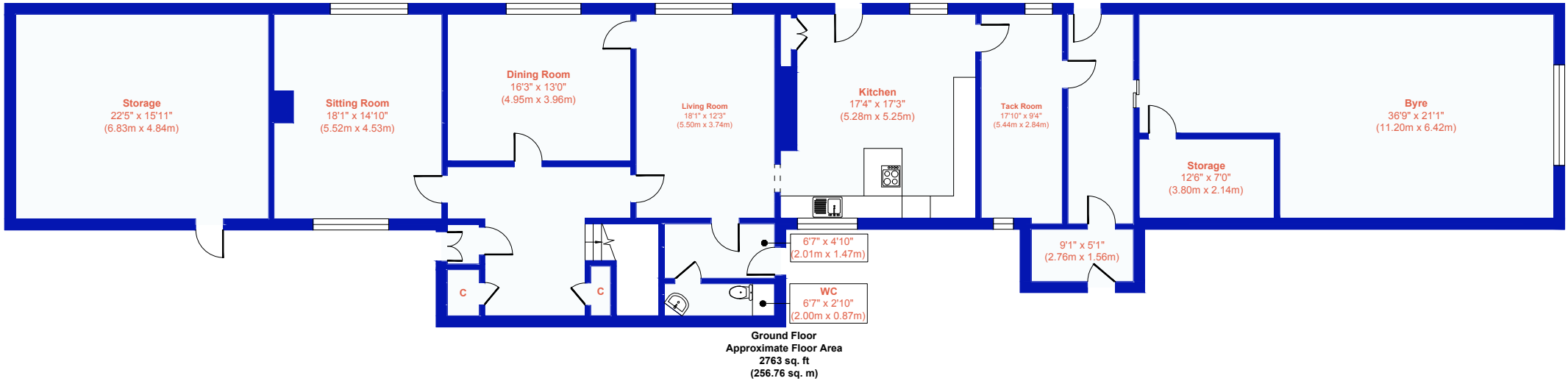
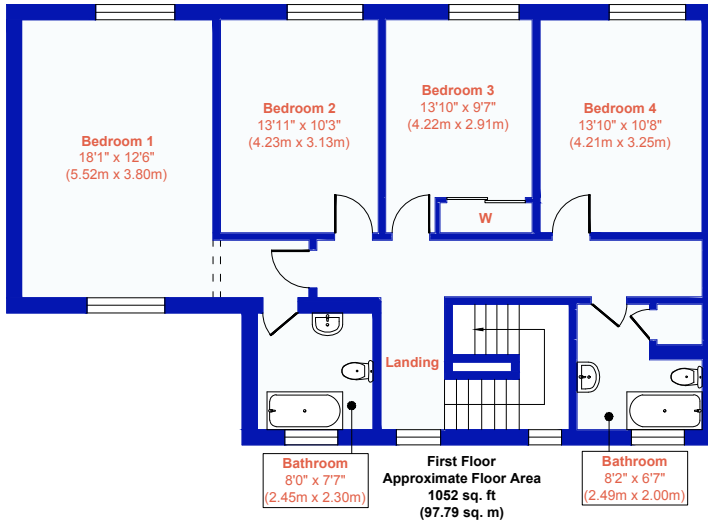
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.wilson@galbraithgroup.com

Townhead of Hairshaw

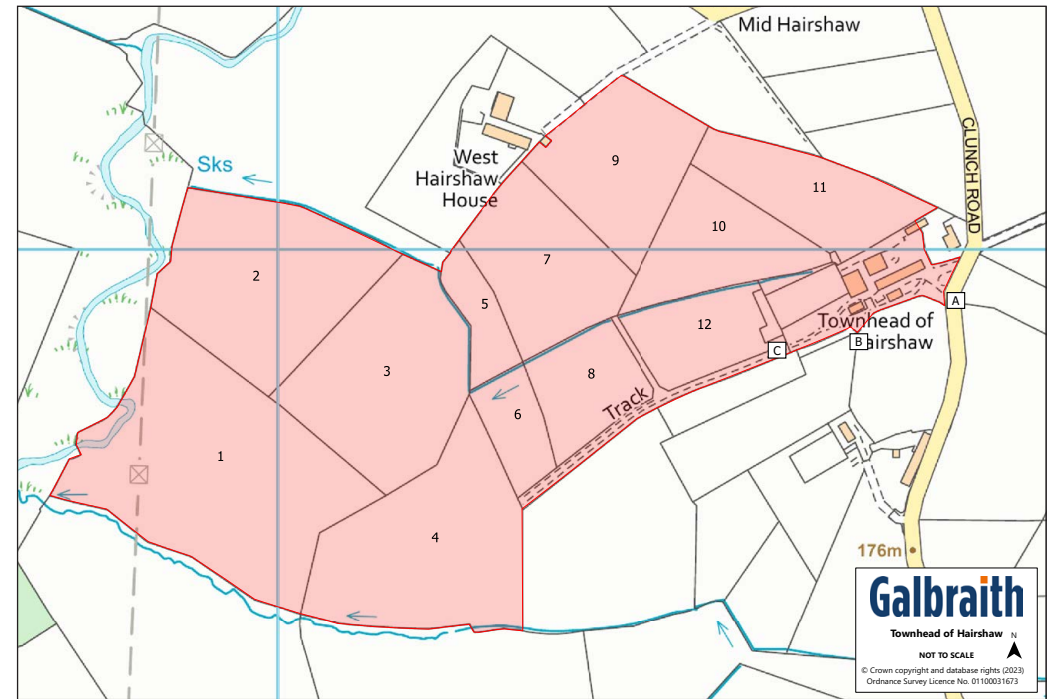


Approx. Gross Internal Floor Area 3815 sq. ft / 354.55 sq. m

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

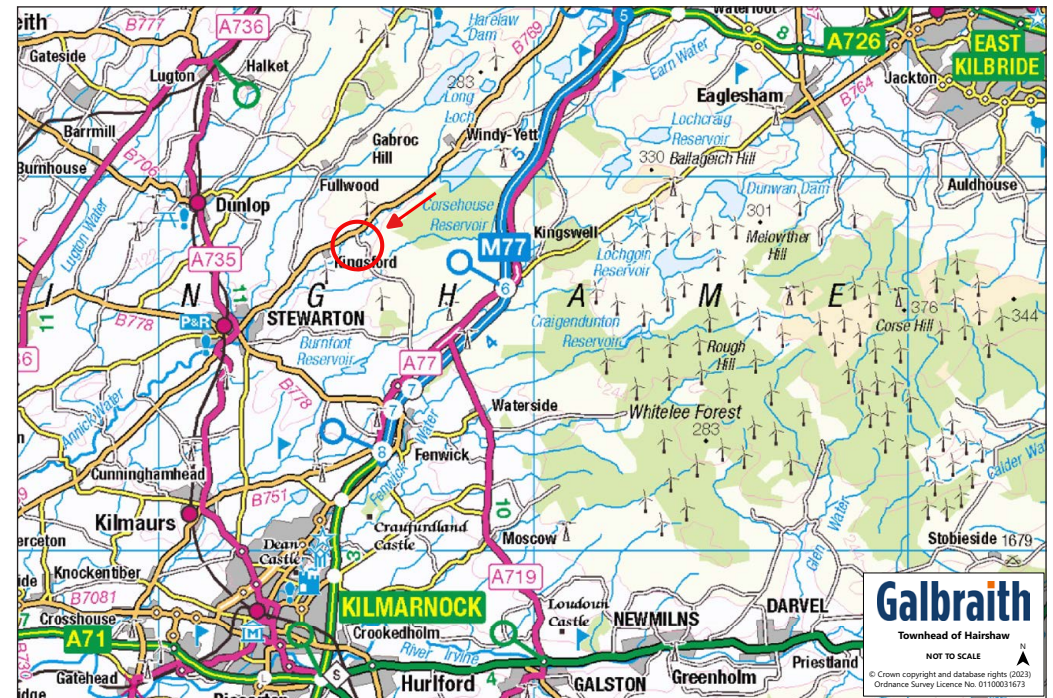
Produced by Elements Property

Townhead of Hairshaw		
	Area	
Field ID	(Ha)	(Acre)
1	3.01	7.44
2	1.91	4.72
3	1.79	4.42
4	2.01	4.97
5	0.34	0.84
6	0.40	0.99
7	1.18	2.92
8	0.68	1.68
9	1.24	3.06
10	0.95	2.35
11	0.95	2.35
12	0.70	1.73
Misc	1.14	2.82
TOTAL	16.30	40.28



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 July 2023.





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