

CRAIGS FARM

BY SYMINGTON, SOUTH AYRSHIRE



Lot 1

CRAIGS FARM, BY SYMINGTON, SOUTH AYRSHIRE

A productive and adaptable Ayrshire stock farm located in a desirable location.

Symington 2 miles ■ Kilmarnock 6 miles ■ Glasgow 30 miles

- Traditional farmhouse (Four bedrooms, two public rooms).
- A range of useful modern and traditional farm buildings.
- Versatile blocks of farmland comprising a mixture of Grade 3 and 4 arable, silage and grazing ground.
- Private position with views over surrounding countryside.

About 91.42 Ha (225.92 Ac) in total.

FOR SALE AS A WHOLE OR IN TWO LOTS

Whole: Offers over £1,300,000

Lot 1: Offers over £925,000

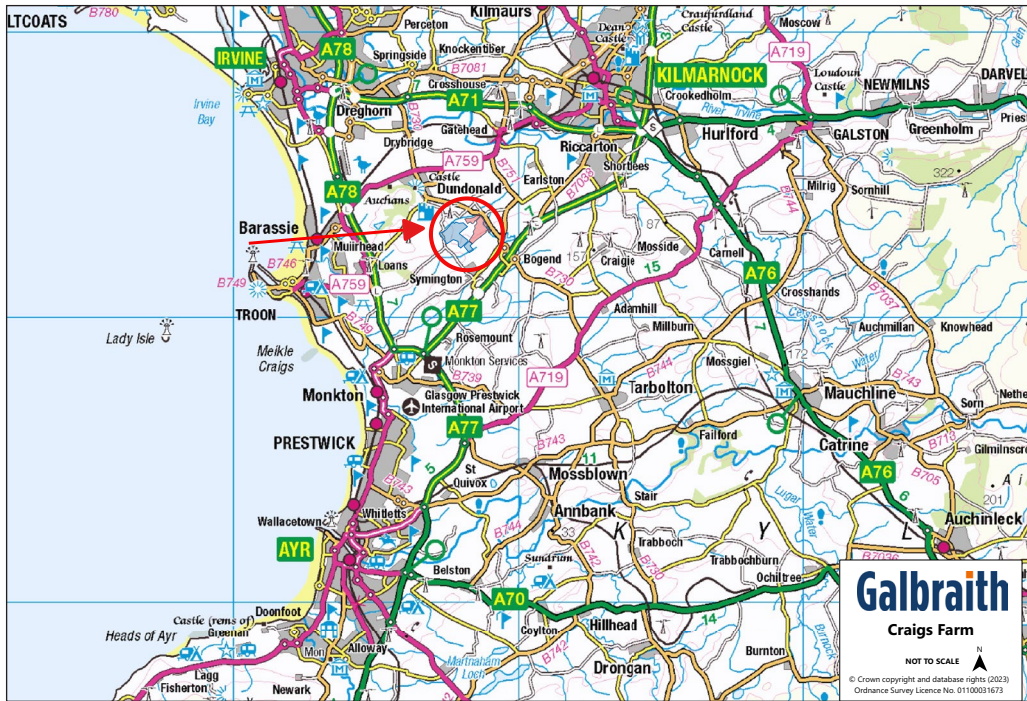
Lot 2: Offers over £375,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**



GENERAL

Craigs Farm comprises a productive mixed farming unit located within an accessible part of South Ayrshire, between the settlements of Symington and Dundonald. The farm is situated in an area suited to both beef and other mixed farming enterprises and is well placed for access to Kilmarnock (10 miles) and Ayr (12 miles) whilst Glasgow (about 30 miles) can be reached easily via the A/M77.

The conservation village of Symington has a range of local amenities with a popular village pub (The Wheatsheaf Inn), post office and shops, with Kilmarnock offering a wider range of facilities including a retail park and cinema whilst Silverburn Shopping Centre is around 24 miles distant. Primary and secondary schooling are available in Symington / Kilmarnock with local private schools at Wellington in Ayr and Belmont House in Newton Mearns and a wider number of independent schools in Glasgow. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock whilst Prestwick and Glasgow Airports are 6 miles and 34 miles away respectively.

Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon and The Morris Equestrian Centre with fabulous equestrian facilities is about 10 miles away and Muirmill Equestrian Centre, Symington is located around less than half a mile away. The surrounding area has a network of quiet country roads, suitable for walking, hacking and cycling. There are excellent yachting facilities at the marinas at Troon, Ardrossan, Largs and Inverkip.

This rural area is well served by the agricultural supply industry and the farm is about 12 miles from Ayr Market and an hour's drive from the livestock market at Stirling.

DESCRIPTION

Craigs Farm was a productive dairy farm until 2010 and is now run as a beef unit by John Gray and Sons. The farm is currently stocking a herd of 85 beef cattle with silage and arable crops grown in the summer months. There is a traditional farmhouse set within a steading of traditional buildings. The predominately modern steading is adjoined by a versatile block of farmland to the east, west and south to include some woodland shelter belts and extends in total to (excluding miscellaneous) 88.18 Ha and 218.44 (Ac)

METHOD OF SALE

The sale of Craigs Farm offers Purchasers an opportunity to acquire the farm either as a whole or in two lots.

Lot 1:	Craigs Farmhouse, farm buildings and land and woodland extending to 55.10 Ha (136.17 Ac)
Lot 2:	Land at Craigs Farm extending to 36.32 Ha (89.75 Ac)

Please note that Lot 2 will not be sold prior to the sale of Lot 1.

LOT 1 - CRAIGS FARMHOUSE, FARM BUILDINGS AND LAND EXTENDING TO 55.10 HA (136.17AC)

Craigs Farmhouse

The farmhouse is of traditional stone and slate construction and offers accommodation over 1 and a half storeys. The farmhouse requires a degree of modernisation and comprises four bedrooms, sitting room, public room, family bathroom, kitchen, former milk house and separate pantry. The room layout and dimensions are laid out in more detail in the floor plans contained within the brochure. The farmhouse adjoins a stone and slate byre. It is double glazed throughout, serviced by mains water with an oil AGA but no central heating system is currently in place.

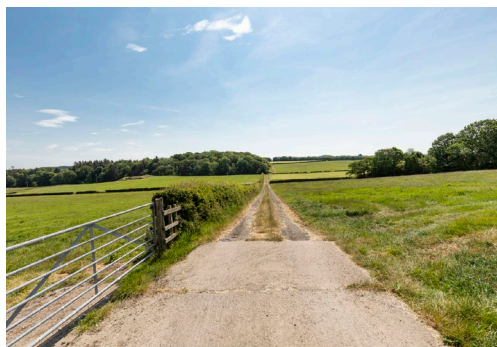
To front of the farmhouse is a large attractive well maintained garden area mainly down to lawn and foliage with privet hedging and wooden picket fencing with the added benefit of an outbuilding. To the rear, there is ample parking space within the courtyard.



Living Room



Kitchen



Farm Buildings

The farm buildings are situated immediately adjacent to the farmhouse and they comprise:

1. Feed Store (18m x 7.8m): Steel portal frame with box profile clad, fibre cement roof and concrete floor. Houses bruiser with a roller shutter door.

2. Workshop (18m x 9.5m): Steel portal frame with box profile clad, fibre cement roof and concrete floor with a roller shutter door.

3. Storage Shed: Timber pole construction, tin roof, timber/tin clad and concrete floor.

4. Pole Barn (6.2m x 12.2m): Timber pole construction with timber trusts, tin roof/clad and concrete floor, adjoining lean to timber pole barn with tin clad, earth floor, timber trusts under a fibre cement roof. Utilised for storage.

5. Dutch Barn (22.86m x 6m): Steel portal frame construction with tin clad and concrete floor.

6. Cattle Court (13.72m x 15.24m): Steel portal frame construction with breeze block walls, tin clad and roof with concrete floor. Central feed passage.

7. Slatted Shed (27.43m x 10.5m): Steel portal frame construction, vent air clad and breezeblock walls. Low level slat scrapers with channel to permastore and central feed barrier, with adjoining lean to with cattle handling facilities, open sided with race. (Lean to 27.43m x 4.8m).

8. PermaStores x 2: 150,000 gallon capacity & 120,000 gallon (Alfa Laval) capacity.

9. Silage Pits x 2: Concrete panels and concrete/asphalt floors.

10. Slatted Cubicle House (33.5m x 24.7m): Concrete steel portal frame construction (Apex and two lean tos), fibre cement roof, breezeblock walls and vent air clad. Benefits from central feed passage, 84 cubicles, automatic scrapers, circa 6,000 gallons suspended slurry tank below. House the former parlour area with adjoining tank room.

11. Traditional Range: Within the main courtyard, there is a range of traditional stone and brick outbuildings under a mixture of slate/asbestos roofing. These are utilised for storage.

12. Hay Barn (11.9m x 7.5m): Timber pole construction with tin clad and roof.

13. Straw Bedded Court (13.72m x 9.2m): Steel portal frame construction, breezeblock walls, fibre cement roof and clad with a concrete floor and side feed passage.

14. Straw Bedded Court (18.28 m x 13.7m): Steel portal frame construction, breezeblock walls, fibre cement roof, breezeblock walls, vent air clad with a concrete floor and central feed passage.

In addition, the farm steading also benefits from a concrete apron yard, midden and a storage area for bales.





Straw Bedded Court



Straw Bedded Court



Slatted Cubicle House



Pole Barn and Dutch Barn



Land

The land at Lot 1 extends to approximately 55.10 Ha (136.17 Ac) in total including roads, yards and buildings. The majority of the farmland has been classified as predominately Grade 4 with areas of Grade 3 by the James Hutton Institute and is contained within one block surrounding the farmhouse and steading. The farmland is partially ploughable but is currently down to grass and used for grazing and fodder production with most fields having access to mains fed water troughs or natural source water supplies. The land is gently undulating and rises overall from 10m above sea level at its lowest point to east of the holding to 80m at its highest point to the west of the farm. The fields are well laid out and of a generous size, easily accommodating modern machinery. Located to the west and south west of the farm steading there are small areas of amenity woodland (2.05 Ac) which provide an element of shelter.

LOT 2: LAND AT CRAIGS FARM

The land at Lot 2 extends to approximately 36.32 Ha (89.75 Ac) in total, to include miscellaneous areas and is situated in two ring fenced blocks. The land is accessed directly off the minor public road which bounds the land to the east as well as there being rights of access over the Dankeith Caravan Park access road. The land in Lot 2 has been classified as predominately Grade 4(2) by the James Hutton Institute with an area of Grade 3.2. The land is currently down to a mix of grazing and silage ground, with 21 acres sown with spring barley. The land rises from 40m above sea level at its lowest

point to the north to 75m at its highest point to the south west. The fields are well laid out and of a generous size and benefits from mains fed water troughs or a natural water supply. Lot 2 includes various areas of woodland to include shelterbelts and small pockets (About 10.55 Ac).

NITRATE VULNERABLE ZONE (NVZ)

Craigs Farm is not located within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2023

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being out with a Non-Less Favoured Area.

Lot 2



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Farmhouse	Mains	Mains - Single Phase	Septic Tank	Oil Aga - no central heating	Band E	F30

LOCAL AUTHORITY

South Ayrshire, County Buildings, Wellington Square, Ayr, KA7 1DR T: 0300 123 0900

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE T: 0300 244 6300 E: SGRPID.ayr@gov.scot

MINERALS

The minerals are included within the sale insofar as they are owned by the Seller.

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.

FIXTURES AND FITTINGS

All fixture and fittings within Craigs Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

Lot 2



LOT 2



INGOING VALUATION

The purchaser(s) of Craigs Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

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.

DIRECTIONS

From Glasgow, take the M77 south towards Ayr. At the 50 mph sign, left (signed for B730 Dundonald and Tarbolton), continue to the roundabout and turn right and carry on over the fly over bridge. At the next roundabout turn left onto the B730 and then turn right and immediately left (signed Dundonald B730). After about 1 mile, turn left on to an unnamed public highway, proceed up this road and at the first bend, take a left turn and the farm will be signposted thereafter. You will pass two cottages on your way up to the farm.

POST CODE

KA2 9AX

WHAT 3 WORDS

To find this property location to within 3 metres, download and use What3Words and click on link: w3w.co/swims.think.seriously

SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP
Tel: 01563 820216

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

LOT 2



POSSESSION AND ENTRY

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. 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 a working agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the holding.

THIRD PARTY RIGHTS AND SERVITUDES

There is a prescriptive right of access for agricultural use from point A to B on the plan in order to access Field 11. There is a prescriptive right over the access road from C-D on the plan to access the farmhouse and steading.

There is a right of access to the Lot 2 via Dankeith Caravan Park.

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.

IMPORTANT NOTE

Please note that the sellers will erect suitable new fencing between fields 15 and 16 prior to the sale completing.

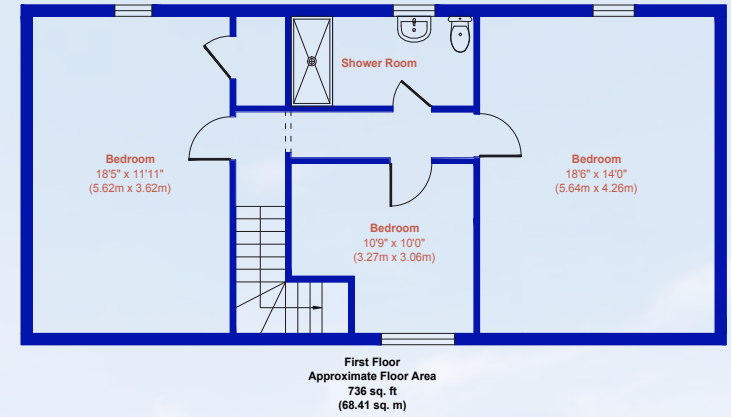
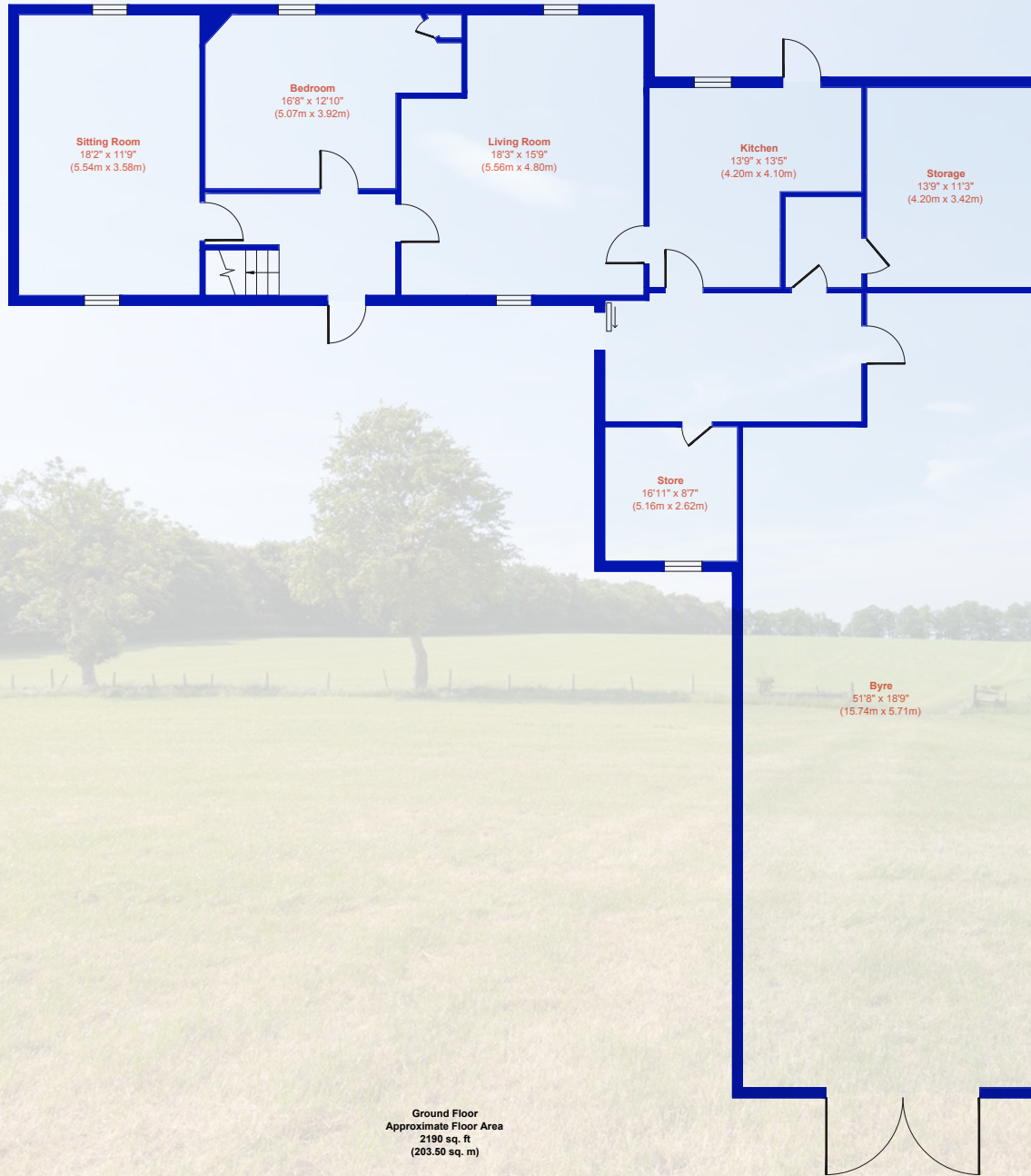
AMC PLC FINANCE

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 01786 435047 Email: alistair.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. 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 June 2023. **9** All buildings measurements are an approximate. **10** Please note that there is no title plan available for Lot 2 and Field 11 but we believe that the boundaries are a true representation of what is owned and farmed by John Gray and Sons.

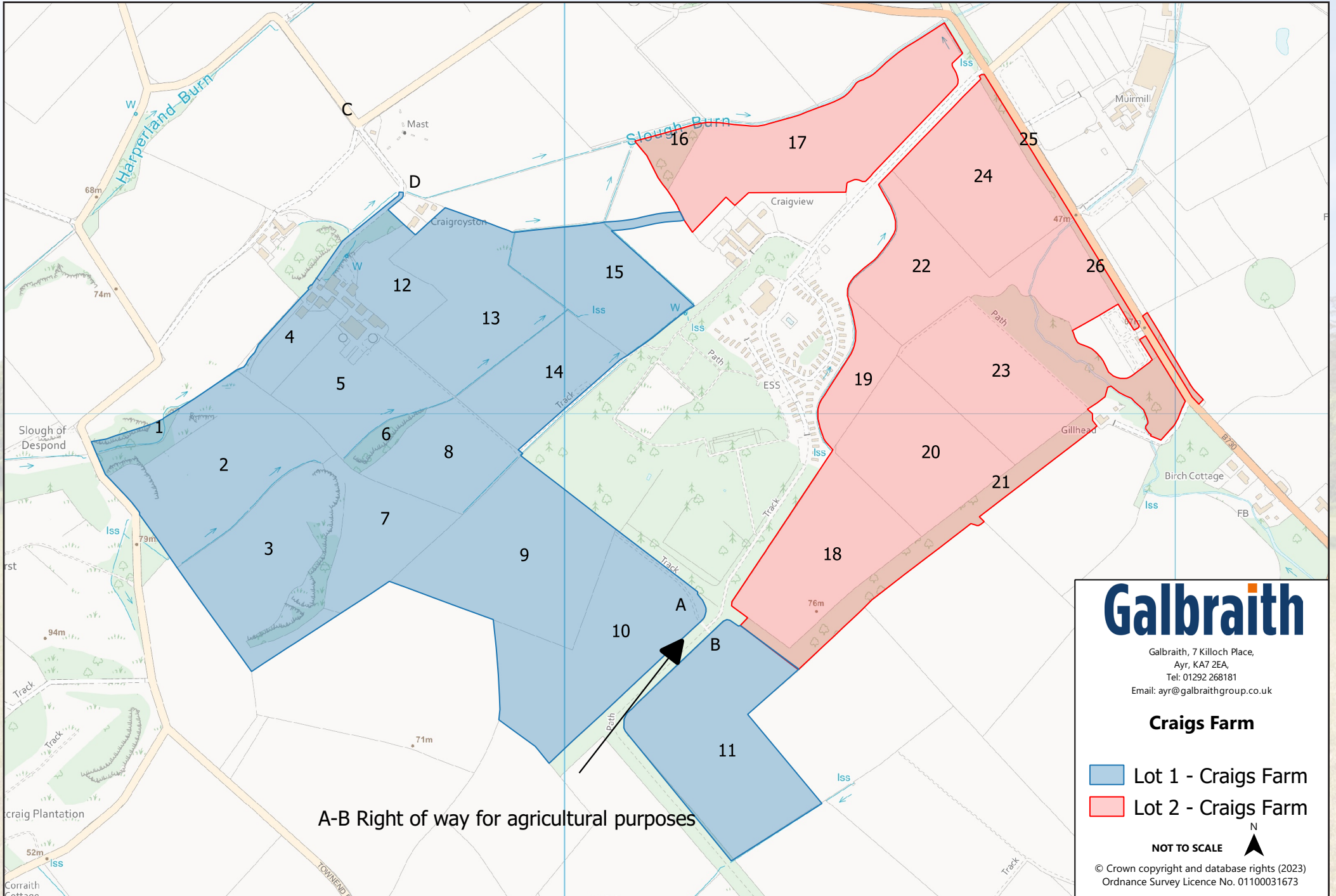
Craigs Farm, Symington, South Ayrshire, KA2 9AX



Approx. Gross Internal Floor Area 2926 sq. ft / 271.91 sq. m

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

Produced by Elements Property



A-B Right of way for agricultural purposes

Galbraith

Galbraith, 7 Killoch Place,
 Ayr, KA7 2EA,
 Tel: 01292 268181
 Email: ayr@galbraithgroup.co.uk

Craigs Farm

- Lot 1 - Craigs Farm
- Lot 2 - Craigs Farm

NOT TO SCALE



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Craig's Farm, By Symington

LOT 1											
Field No	LPID	(Ha)	(Acre)	Arable / TGRS		PGRS		Woodland		Other	
				Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
1	NS/37299/32962	0.36	0.89					0.36	0.89		
2	NS/37424/32917	5.96	14.73			5.96	14.73				
3	NS/37524/32750	5.40	13.34			5.40	13.34				
4	NS/37551/33108	0.94	2.32			0.94	2.32				
5	NS/37660/33037	3.10	7.66			3.10	7.66				
6	NS/37703/32958	0.47	1.16					0.47	1.16		
7	NS/37690/32788	2.77	6.84	2.77	6.84						
8	NS/37811/32934	2.70	6.67	2.70	6.67						
9	NS/37928/32762	6.18	15.27			6.18	15.27				
10	NS/38070/32589	5.94	14.68	5.94	14.68						
11	NS/38225/32472	6.64	16.41	6.64	16.41						
12	NS/37706/33201	1.47	3.63			1.47	3.63				
13	NS/37868/33204	4.71	11.64			4.71	11.64				
14	NS/37963/33057	2.86	7.07			2.86	7.07				
15	NS/38059/33214	3.59	8.87	3.59	8.87						
Roads / Buildings / Garden		2.01	4.98							2.01	4.98
SUB Total		55.10	136.17	21.64	53.47	30.62	75.66	0.83	2.05	2.01	4.98
LOT 2											
Field No	LPID	(Ha)	(Acre)	Arable / TGRS		PGRS		Woodland		Other	
				Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
16	NS/38170/33425	0.55	1.36					0.55	1.36		
17	NS/38418/33411	6.20	15.32			6.20	15.32				
18	NS/38428/32780	4.60	11.37	4.60	11.37						
19	NS/38487/33067	1.36	3.36			1.36	3.36				
20	NS/38582/32946	4.40	10.87	4.40	10.87						
21	NS/38589/32781	2.25	5.56					2.25	5.56		
22	NS/38708/33195	6.72	16.61			5.85	14.46	0.87	2.15		
23	NS/38701/33055	4.05	10.01	4.05	10.01						
24	NS/38681/33376	4.58	11.32	4.58	11.32						
25	NS/38752/33441	0.35	0.86					0.35	0.86		
26	NS/38884/33229	0.25	0.62					0.25	0.62		
Misc		0.79	1.95							0.79	1.95
SUB TOTAL		36.10	89.20	17.63	43.57	13.41	33.14	4.27	10.55	0.79	1.95
TOTAL		91.20	225.37	39.27	97.04	44.03	108.80	5.10	12.60	2.80	6.93



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