

LAIGHMUIR WOODLAND

FENWICK, KILMARNOCK, EAST Ayrshire



LAIGHMUIR WOODLAND, FENWICK, KILMARNOCK, EAST AYRSHIRE

A compact block of commercial, mid rotation woodland in an accessible location.

Fenwick 2 miles ■ Glasgow 18 miles ■ Ayr 20 miles

About 48.78 acres (19.74 hectares)

- Established in 2005.
- Stocked with mostly Sitka spruce, and small areas that include Scots pine, mixed broadleaves and open ground.
- Well situated to access timber markets.

Offers Over £270,000

FOR SALE AS A WHOLE

Galbraith

Ayr
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SITUATION

Laighmuir Woodland is situated about 2 miles north east of Fenwick, East Ayrshire and about 18 miles from Glasgow.

DESCRIPTION

Laighmuir Woodland extends to about 19.74 Ha (48.78 Ac). The woodland was established in 2005. The woodland comprises mostly Sitka Spruce and small areas of Scots pine, mixed broadleaves and open ground. The crop is now about 19 years of age and is some 16 years, from harvesting stage. The plantation can be accessed directly off the A719 and the woodland is on the west of the road. The A719 public road is an 'Agreed Timber Haulage Route' providing good access to timber markets. According to the Macaulay Land Use Research Institute, the underlying land at Laighmuir Woodland falls within Category 4(1) and 4(2) in terms of agricultural production. The land sits between 155 metres and 175 metres above sea level.

The woodland composition can be broken down as follows:

Species	Hectares	Acres
Sitka Spruce	10.08	24.9
Mixed broadleaves	2.34	5.78
Open ground	5.37	13.27
Pine mix	0.38	0.93
To be replanted	1.57	3.87
Total	19.74	48.78

METHOD OF SALE

Laighmuir Woodland is offered for sale as a whole.

ACCESS

The woodland benefits from direct access on to an Agreed Timber Haulage Route.

LOCAL AUTHORITY

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

SCOTTISH FORESTRY

Central Scotland Conservancy, Bothwell House, Hamilton Business Park, Caird Park, Hamilton, South Lanarkshire, ML3 0TA

MINERALS

The mineral rights are included insofar 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.

DIRECTIONS

From Glasgow, take the M77 south towards Kilmarnock. Take the exit Junction 6 (signed A77 Galston) and then turn left onto the A77. Continue straight on at Kingswell Interchange roundabout, and after about 1.85km turn left onto the A719 (Galston), continue for about 0.25km.

WHAT3WORDS

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

SOLICITORS

Hall Baird Solicitors Ltd, The Old Exchange, Castle Douglas, DG7 1TJ

VIEWING

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. 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 open woodland and appropriate caution should be exercised at all times during inspection particularly in reference to the forestry, open land and water courses.

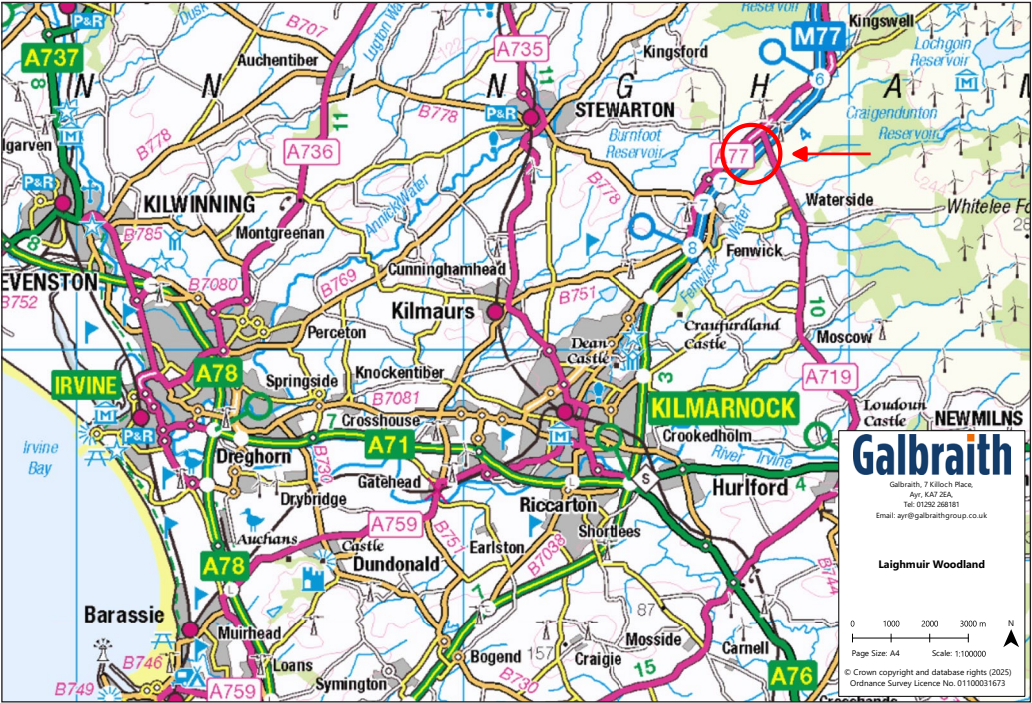
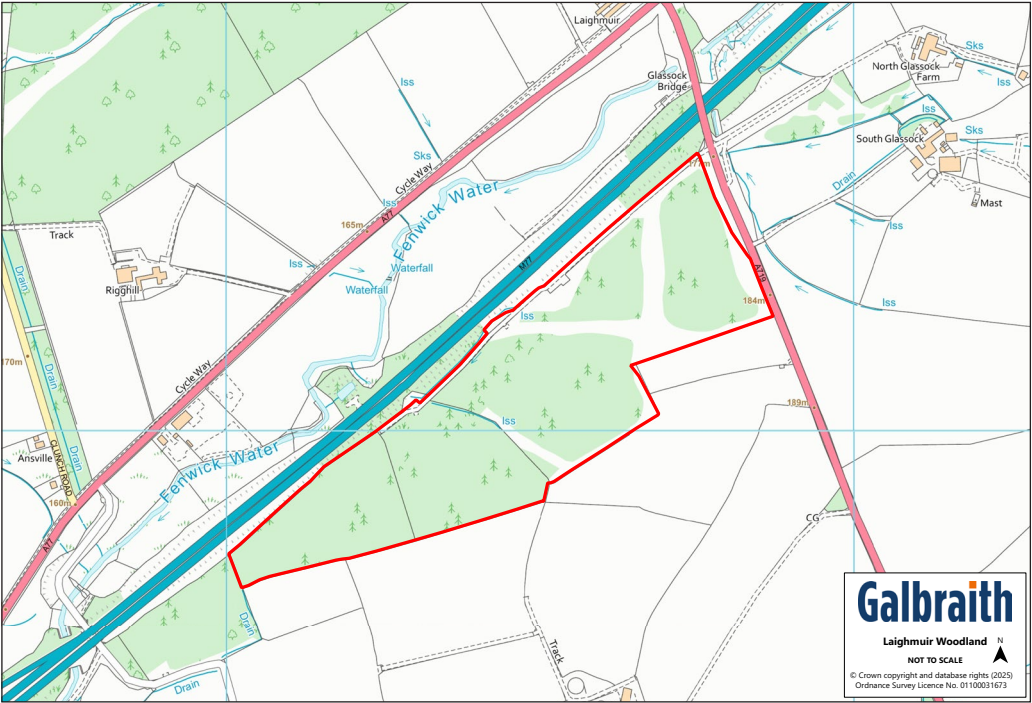
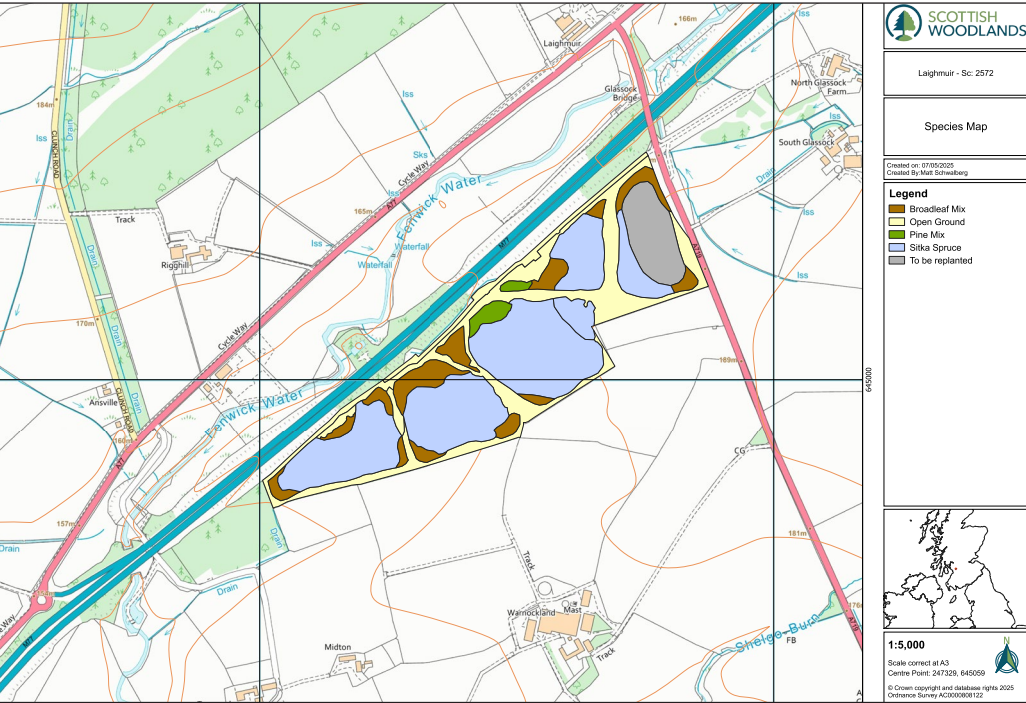
THIRD PARTY RIGHTS AND SERVITUDES

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.

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 our Galbraith Ayr office on 07920 724906 Email: alice.wilson@galbraithgroup.com







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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.

Galbraith