



LAND AT CAULDHAME FARM

CROSSHOUSE, BY KILMARNOCK,
EAST AYRSHIRE

A unique opportunity to acquire a versatile block of land with woodland and grazing.

Kilmarnock 4 miles ■ Ayr 15 miles ■ Glasgow 29 miles

About 25.28 acres (10.23 hectares)

About 10.28 acres of woodland.

About 15 acres of grazing land.

Easily accessible location.

Offers Over £100,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The Land at Cauldhame Farm is well located for easy access to Ayr and Glasgow by the A71 and M77. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock (4 miles), Glasgow Prestwick Airport is about 10 miles away with regular scheduled international flights and Glasgow International Airport is about 33 miles. The towns of Ayr and Kilmarnock offer a wide range of amenities including excellent shopping, restaurants and sports facilities. There are good private and state schools in the area.

Ayrshire is renowned for its many golf courses including the world-famous courses at Royal Troon, Prestwick and Turnberry. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon.

Close by, is the famous Laigh Midton stone viaduct built in 1811 which is the oldest surviving railway viaduct in Scotland and one of the oldest in the world, it was once part of the Kilmarnock and Troon Railway line which was believed to be the first passenger steam railway in the world. The renowned Morris Equestrian Centre is at Fenwick (5.5 miles) and the area has plenty of minor country roads for hacking.

DESCRIPTION

The Land at Cauldhame offers an exciting opportunity to acquire a block of land with a number of possible agricultural uses including arable and grazing as well as a variety of other options including equestrian. Access is from the Cauldhame Farm road. The land is between 15m to 20m above sea level and is graded as 3.1 by the James Hutton Institute. In 2020, around 10.28 acres of land were planted with a variety of native broadleaves this includes Oak, Wild Cherry, Rowan, Grey Willow and Hawthorn. (Full list and details of the trees is available from the selling agent). The woodland area has a number of existing pathways suitable for trekking and it is home to a wide range of wildlife including deer, hares and various bird types including grouse and pheasant. The Garrier Burn forms the boundary to the west of the land and offers coarse fishing opportunities. In addition, there is about 15 acres of land currently set out as grazing land with good quality stock fencing to all boundaries. A secure, weather tight metal storage unit, ideal for small scale machinery (such as ATV/Quad Bikes) and materials, with attached rain water collection system is offered as part of the sale. The land has a wide range of potential uses including, subject

to obtaining necessary planning consents, the development of a substantial equestrian facility, including stables and/or dog/cat boarding business. Such developments may also serve to support an application for a residential unit on-site.

SERVICES

Water	Electricity	Tenure	Mobile
Close by	Close by	Freehold	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Each year this area has a 10% chance of flooding at the boundary where the land meets the Garrier Burn.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVIDUES ETC

The drive is owned by Cauldhame Farm and there is a right of access over the tarmac road from the public road with shared maintenance.

An underground gas pipe crosses the land from point A to B on our site plan.

DIRECTIONS

From Ayr take the M77 northbound. At Bogend Toll, exit left for Dundonald/Tarbolton. Continue straight on through the roundabout and at the next junction turn right onto the B751, and proceed along this road for about 4 miles. At the A759 Dundonald Road, turn right and proceed towards Gatehead. Enter the village of Gatehead and at the Cochrane Inn turn left onto a single track road. Proceed along this road for about 1.5 miles continuing under the bridge. Turn left onto the drive towards the Land at Cauldhame Farm.

From Glasgow, take the M77 towards Kilmarnock and exit at the Bellfield Roundabout (for Kilmarnock, Hurlford and the A76). Turn right at the roundabout onto the A71 Hurlford Road. Proceed along this road to the next roundabout and turn left onto the B7064 towards Troon. Turn first right onto the A759 and continue to the hamlet of Gatehead. At the Cochrane Inn, turn right and follow the directions as above.





POST CODE

KA2 0BL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
 ///hologram.fallen.duplicity

SOLICITORS

Kevin Thompson, Holmes Mackillop 109 Douglas Street, Glasgow G2 4HB

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

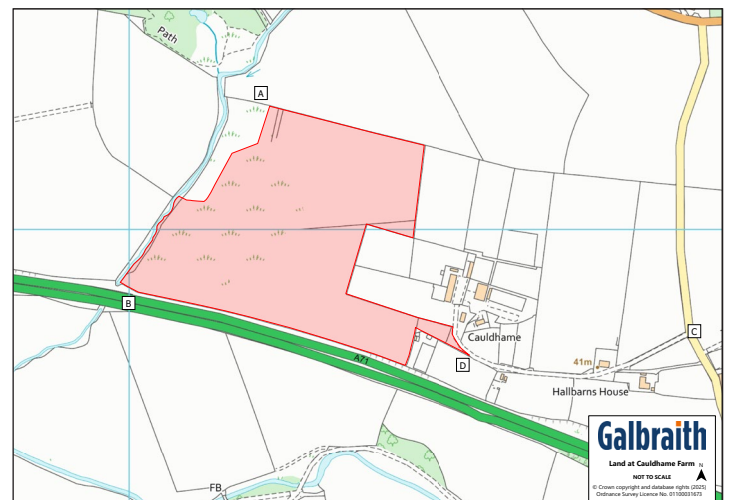
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





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.