

GRAZING LAND, KILMARNOCK ROAD

SYMINGTON, KILMARNOCK, SOUTH AYRSHIRE

A useful block of ploughable grazing land.

Symington ½ mile ■ Troon 5 miles ■ Glasgow 30 miles

About 22.43 acres (9.077 hectares)

FOR SALE AS A WHOLE

Ayr
01292 268181
ayr@galbraithgroup.com



SITUATION

A useful parcel of land in a very accessible situation north of the A77 and south west of Symington village.

It is ideally located for easy access to Ayr (9 miles), Troon (5 miles), and Prestwick (5 miles), with Glasgow City centre (30 miles).

Nearby, the conservation village of Symington (½ mile) has a primary school, new Co-op store, and a popular village pub.

DESCRIPTION

About 22.43 acres of gently undulating ploughable farmland with a southerly aspect. It comprises 4 fields with good access from the public road to the east and from the A77. It is all down to grass with a mains water trough. It rises from approximately 65m to 82m above sea level and has James Hutton Institute Land Classification Grade 3(2).

METHOD OF SALE

The Land is offered for sale as a whole.

IACS

All the farmland is registered for IACS purposes and the farm code is 1800023. There are no basic payment entitlements available with the land.

NITRATE VULNERABLE ZONE (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR
Tel: 0300 123 0900

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE. 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.



DIRECTIONS

Access is available from the public road by the A77 Symington South turn off.

Farmland by Symington, Kilmarnock Road, Symington, South Ayrshire, KA1 5PR

SOLICITORS

D W Shaw, 5 Kilmarnock Rd, Mauchline KA5 5DB. Tel: 01290 553055

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), this will not be before 1st November 2020.

DEVELOPMENT CLAWBACK

The purchaser would be required to pay the seller a development clawback of 40% of any uplift in value if planning consent to develop is obtained in the next 10 years.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

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.

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 Robert Taylor in our Galbraith Stirling office on 07585901847 Email: robert.taylor@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 Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 7 Killoch Place, Ayr, KA7 2EA. 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.

