



Galbraith

LAND AT HIGH SMITHSTON
MAYBOLE, SOUTH AYRSHIRE



Lot 1

LAND AT HIGH SMITHSTON, MAYBOLE, SOUTH AYRSHIRE

A most useful block of land in an excellent location.

Maybole 2.4 miles ■ Ayr 7.3 miles ■ Glasgow 42 miles

About 112.83 acres (45.66 hectares)

Offers Over £425,000 As a whole.

FOR SALE AS A WHOLE OR IN 2 LOTS

Lot 1: 77.12 Ac (31.21 Ha) offers over £295,000

Lot 2: 35.71 Ac (14.45 Ha) offers over £130,000



Lot 1

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



SITUATION

The Land at High Smithston is a most useful block of ground situated in an accessible location to the north of Maybole.

DESCRIPTION

Extending as a whole to approximately 112.83 Ac (45.66 Ha) of bare ploughable pasture with an element of mixed woodland within lot 1. The land rises from approximately 48.5m to 76.5m above sea level. The land is classified by the James Hutton Institute as mainly Grade 3(2) along with 3(1), 4(1) and 4(2). Lot 1 is serviced by mains water and there is no water supply in lot 2. Field 7 within lot 2 is accessed via a railway underpass.

METHOD OF SALE

Land At High Smithston Farm is offered for sale as a whole or in 2 lots.

RIGHT OF ACCESS

The neighbouring property holds a right of access marked A to B on the sale plan.

IACS

All the farmland is registered for IACS purposes. There are no entitlements available.



LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All the land has been designated as being within a less favoured area.

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr KA7 1DR

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russel House, King Street, Ayr KA8 OBE

MINERALS

The mineral rights are included in so far as the 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.

IMPORTANT NOTES

A high pressure gas main passes through Lot 1.



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 Ayr proceed along the A77 towards Maybole, then at the round about turn left onto the B77 Maybole road and then proceed for 0.4 miles. The land then sits on both sides of the road.

POST CODE

KA19 7JJ

WHAT3WORDS

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

SOLICITORS

Frazer Coogans, Dalblair House, 46 Dalblair Road, Ayr, KA7 1UQ, Tel 01292 280499

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 is an agricultural holding and appropriate caution should be always exercised during inspection particularly in reference to the farm buildings, farmland, 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

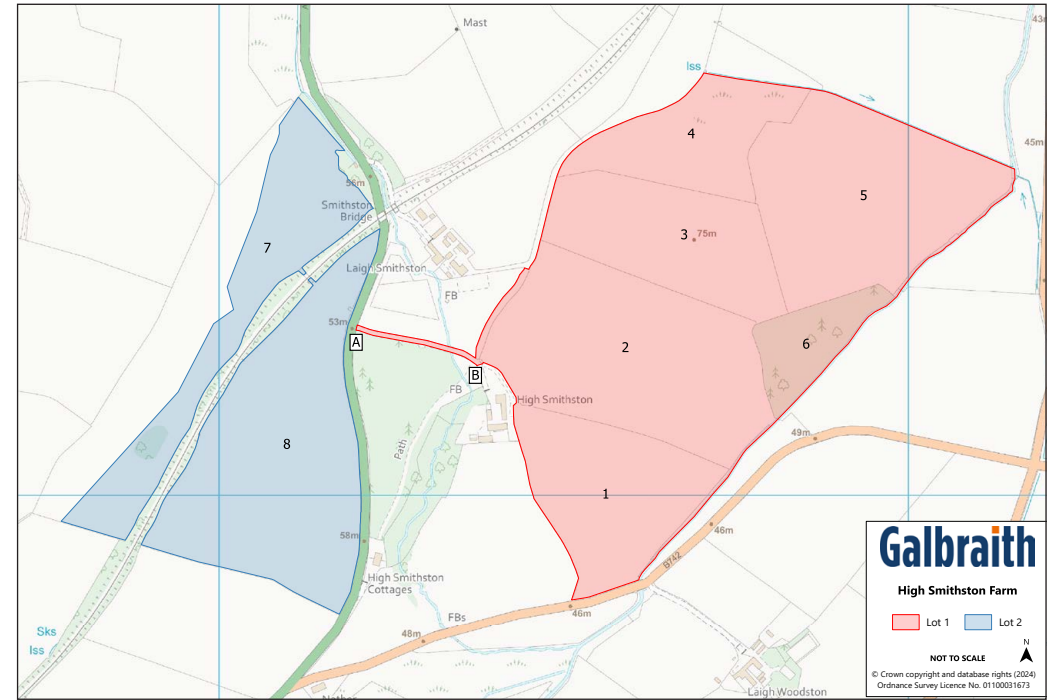
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 07500 794201 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 April 2024.



Land at High Smithston Farm			
Field No	LPID	(Ha)	(Acre)
LOT 1			
1	NS/32585/11989	4.88	12.06
2	NS/32589/12206	8.36	20.66
3	NS/32634/12363	4.73	11.69
4	NS/32688/12518	3.46	8.55
5	NS/32932/12431	7.61	18.80
6	woodland	1.62	4.00
track		0.26	0.64
misc (burn)		0.29	0.72
Lot 1 total		31.21	77.12
LOT 2			
7	NS/32069/12376	5.15	12.73
8	NS/32178/11825	9.30	22.98
Lot 2 total		14.45	35.71
Total		45.66	112.83



Lot 1



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PLEASE RECYCLE