

# HIGH KNOCKMURRAN FARM

DRONGAN, SOUTH AYRSHIRE







# HIGH KNOCKMURRAN FARM, DRONGAN, SOUTH AYRSHIRE

**An adaptable farm steading offering development potential with a block of good quality land.**

Drongan 2 miles ■ Ayr 10 miles ■ Glasgow 39 miles

**For sale as a whole or in two lots**

115.32 Ac (46.67 Ha)

Lot 1 - High Knockmurrann Farm Steading, with development potential and about 20.34 Ac (8.23 Ha)

**Offers Over £200,000**

Lot 2 - Bare land at High Knockmurrann extending to about 90.29 Ac (36.54 Ha)

**Offers Over £415,000**

**As a whole**

**Offers Over £615,000**

**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com





## SITUATION

High Knockmurrin Farm is situated close to the town of Drongan in East Ayrshire. The established market town of Ayr has a wide range of excellent services including cinema, retail centre, restaurant, leisure facilities and large supermarkets whilst there are basic amenities available within Drongan. Wellington School is the highly regarded private co-educational school in Ayr and there are several well-regarded state schools. Further education is well served by West of Scotland University Campus and Ayr College. Ayr has a mainline railway station with a regular service to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is within 15 miles. Glasgow itself is easily accessible by rail and road via the M77. Ayrshire is renowned for its many golf courses including the world-famous facilities at Turnberry, Royal Troon and Prestwick courses. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. Salmon and sea trout fishing is available on various Ayrshire rivers including the Doon and the Ayr and the enjoyable River Ayr Way Walk is close by. This rural area is well served by the agricultural supply industry and the farm lies close to the Ayr Market.

## DESCRIPTION

### Lot 1 - High Knockmurrin Farm Steading, Drongan, South Ayrshire, with development potential and about 20.34 Ac (8.23 Ha)

There are former stone ruins of a farmhouse and an adjoining traditional outbuilding with available service connections, which may offer purchasers the opportunity to convert into residential accommodation. In 2014, planning was renewed under 14/01396/FUR for the change of use, alterations and extension of derelict cottages to form 2 dwellinghouses. This planning has now lapsed and purchasers should make their own enquiries to the Local Council regarding obtaining future planning permission.

### Agricultural Buildings

**Straw Cattle Court** – of steel portal frame construction, concrete sleeper walls, Yorkshire boarding, concrete floor under a fibre cement roof (38.6m x 14.1m).

**High Level Slats** – of steel portal frame construction, a mix of brick and concrete walls, slatted passages, under a fibre cement roof with a central feed passage (21.5m x 9.7m).

**Tin Apex & Lean to** – of steel portal frame construction, tin cladding, a mix of concrete panel and brick walls, concrete floor, providing straw storage (14m x 22.4m).

**Two Bay Dutch Barn** – of steel portal frame construction with tin cladding, hardcore floor, under a tin roof (10.83m x 7.68m).

### Lot 1 - Land

The bare land included within Lot 1 extends to 20.34 Ac (8.23 Ha) of grazing land. It is classified as predominantly Grade 4(1) by the James Hutton Institute. The land rises from around 133m to 153m above sea level. Most of the boundary fencing is in a stock proof condition whilst the land is serviced by a mains water supply.

### Lot 2 - Land at High Knockmurrin

The Land at High Knockmurrin comprises 90.29 Ac (36.54 Ha) of grazing, silage and arable land. It is classified as predominantly Grade 4(1) by the James Hutton Institute meaning the land is capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal. Most of the boundary fencing is in a stock proof condition whilst the land is serviced by a mains water supply. The land rises from around 139m to 173m above sea level.

## METHOD OF SALE

The land is offered for sale in two lots or as a whole.

## IACS

The land is registered for IACS purposes. Entitlements are available by separate negotiation.

## NITRATE VULNERABLE ZONE (NVZ)

High Knockmurrin Farm is not included within a Nitrate Vulnerable Zone.

## LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE Tel 01292 291300





MINERALS

The mineral rights are accepted.

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.

THIRD PARTY RIGHTS & 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. Lots 1 and 2 benefit from a right of access over the private road from the B730 shown as A-B on the site plan with the neighbouring farm having a further right of access over a proportion of the road with shared maintenance obligations. Lot 2 is accessed directly from the private road into field parcel 6.

DIRECTIONS

From Ayr take the A70 in an easternly direction then at Coalhall turn right onto the B730 then continue through Drongan for about 3.5 miles then take a right turn opposite Burnside Farm then follow the private road for 0.3 miles and you will reach the farm.

POST CODE

KA6 7EN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///forgiving.nutrients.mysteries

SOLICITORS

Kilpatrick & Walker, 4 Wellington Square, Ayr, KA7 1EN

LOCAL AUTHORITY

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

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.

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

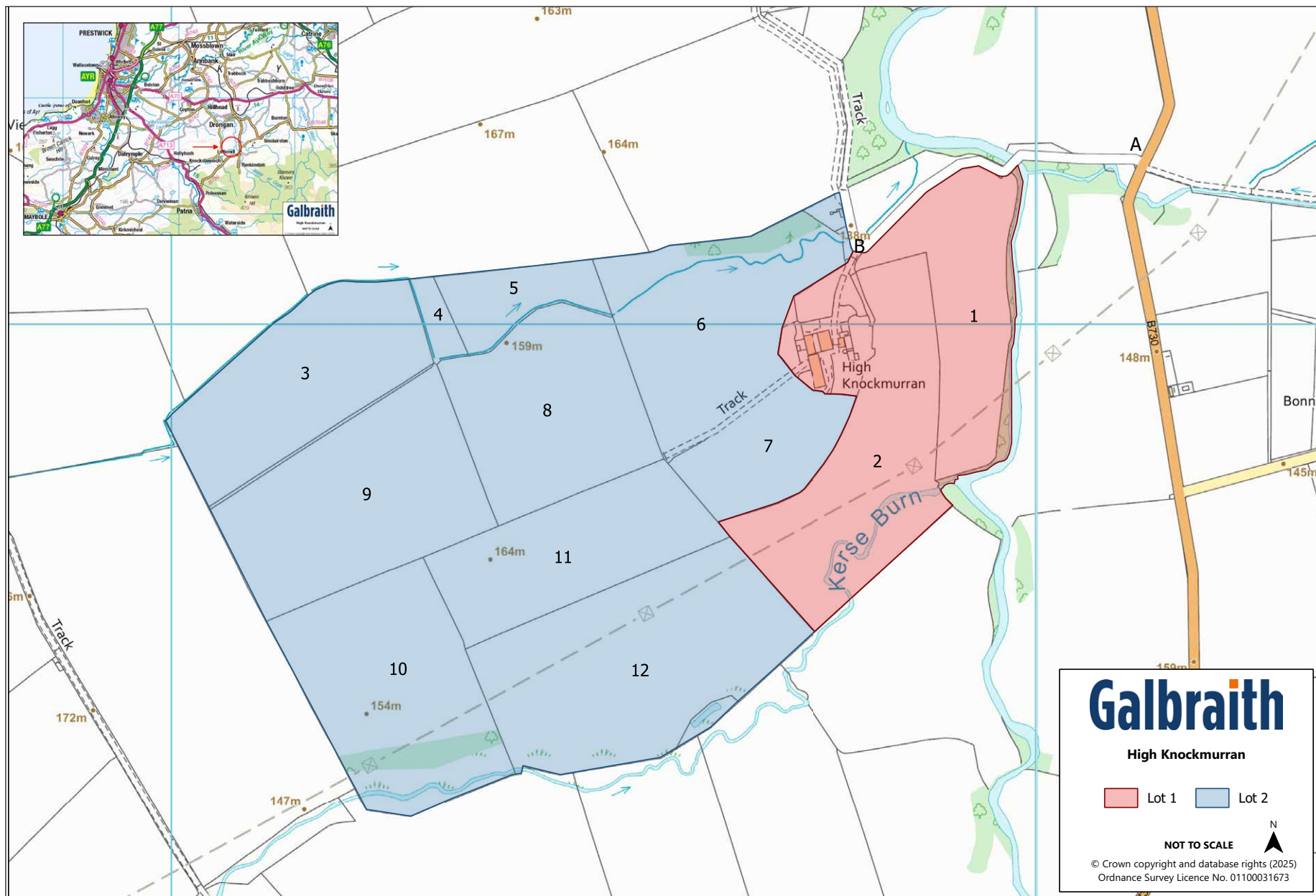


Tin Apex



Straw Cattle Court

High Knockmurrnan			
LOT 1 - Development Plot, Farm Steading & Land			
1	NS/44909/16037	3.31	8.18
2	NS/44786/15781	4.92	12.16
	Steading, Plot Site & Road	1.47	3.63
		9.70	23.97
LOT 2 - Bare Land at High Knockmurrnan			
Field No.	Field ID	Ha	Ac
3	NS/44151/15934	4.08	10.08
4	NS/44307/16004	0.34	0.84
5	NS/44399/16030	1.21	2.99
6	NS/44627/16003	4.60	11.37
7	NS/44687/15854	1.96	4.84
8	NS/44438/15900	4.17	10.30
9	NS/44221/15811	5.16	12.75
10	NS/44259/15576	5.04	12.45
11	NS/44478/15742	3.62	8.95
12	NS/44545/15625	6.36	15.72
TOTAL		36.54	90.29
Total AS A WHOLE		46.24	114.26



#### 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 March 2025.





Lot 1



Lot 2



**Galbraith**



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