



LAND AT STRAITON

STRAITON, SOUTH AYRSHIRE

A unique parcel of ploughable land located on the periphery of Straiton village.

Ayr 15 miles ■ Glasgow 49 miles

About 6.38 acres (2.58 hectares)

Grade 3(2)

FOR SALE AS A WHOLE

Offers Over £50,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The land is situated in an accessible location on the periphery of Straiton in South Ayrshire. Straiton is a picturesque conserving village with local amenities and a well-regarded primary school.

DESCRIPTION

Approximately 2.58 Ha (6.38 Ac) of bare ploughable pasture contained within 1 parcel. The land is classified by the James Hutton soil capability for agriculture map as Grade 3(2) and is currently utilised for silage production and grazing. It rises from 112m to 125m above sea level. The land is located within a ring-fenced/stone walled block directly off Newton Stewart Road.

METHOD OF SALE

The land is offered for sale as a whole as a whole.

IACS

The land is registered for IACS purposes.

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 Less-Favoured Area.

LOCAL AUTHORITY

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

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 0BE 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

From Straiton Main Street, take the Newton Stewart Road heading south, the land parcel will be located on your left immediately before Straiton Primary School.

POST CODE

KA19 7NH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: animals.reference.describes

SOLICITORS

The McKinstry Company, Queen's Court House, 39 Sandgate, Ayr, Ayrshire, KA7 1BE

Tel: 01292 281711

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

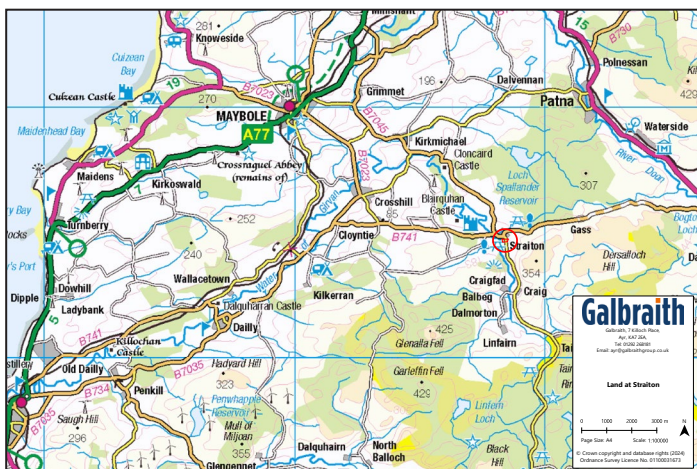
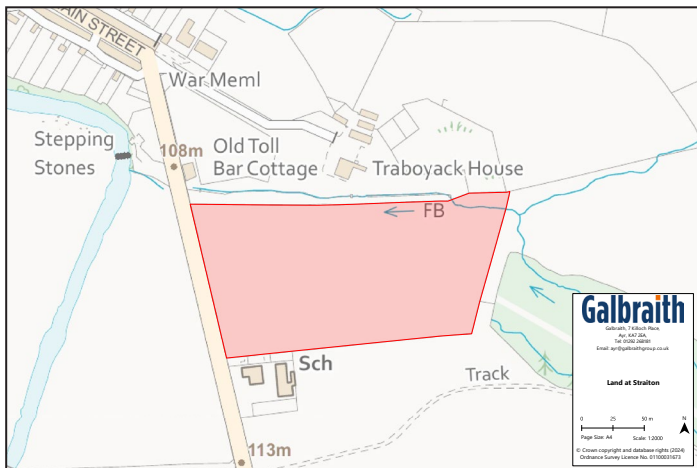
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to farm land and water courses.

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 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, together with proof of funding and ID Identification. 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. Photographs taken in September 2024.