

An aerial photograph of a rural landscape in East Ayrshire, Scotland. The scene is dominated by vibrant green fields, some of which are divided by stone walls. A road winds through the center of the image, passing by a cluster of buildings, including houses and what appears to be a farm or industrial site. The background shows rolling hills under a clear blue sky with a few wispy clouds. The Galbraith logo is visible in the top right corner.

Galbraith

# LAND AT SORNHILL AND MIDDLETHIRD

GALSTON, EAST AYRSHIRE

Lot 2



# LAND AT SORNHILL AND MIDDLETHIRD, GALSTON, EAST AYRSHIRE

Useful parcels of grazing ground in a good location.

Galston 2.1 miles   Ayr 16.4 miles   Glasgow 26.4 miles

For Sale as a Whole or in 4 Lots.

About 94.86 acres (38.39 ha)

- Lot 1: About 17.07 acres (6.91 ha) Offers Over £85,000
- Lot 2: About 35.24 acres (14.26 ha) Offers Over £175,000
- Lot 3: About 31.68 acres (12.82 ha) Offers over £160,000
- Lot 4: About 10.87 acres (4.40 ha) Offers over £55,000



**Galbraith**

Ayr  
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ayr@galbraithgroup.com

 OnTheMarket



### SITUATION

The Land at Sornhill and Middlethird are most useful and attractive parcels of land in an accessible location to the south-east of Galston, offering both agricultural and amenity appeal.

### DESCRIPTION

#### Lot 1

About 17.07 acres (6.91 hectares) of grazing land with a small wooded area, rising from approximately 138.5m to 190m above sea level. The land is classified as Grades 3(2), and 4(1) by the James Hutton Institute Land Capability Classification. Access to the land is via the public road. Water is available from a private supply. The vendor is also selling two building plots to the west of lots 1. Further information on these plots can be sought from the selling agents.

#### Lot 2

About 35.24 acres (14.26 hectares) of grazing land with a small wooded area, rising from approximately 190m to 224m above sea level. The land is classified as Grades 4(1) and 4(2) by the James Hutton Institute Land Capability Classification. Access to the land is via the public road. Water is available from a private supply.

#### Lot 3

About 31.68 acres (12.82 hectares) of grazing land, rising from approximately 168m to 244m above sea level. The land is classified as Grade 4(1) by the James Hutton Institute Land Capability Classification. Access to the land is via the public road. The land also benefits from access to mains water.

#### Lot 4

About 10.87 acres (4.40 hectares) of grazing land, rising from approximately 207m to 246.5m above sea level. The land is classified as Grade 4(1) by the James Hutton Institute Land Capability Classification. Access to the land is via the public road. The land also benefits from access to mains water.

### IACS

The land is registered for IACS purposes.

### LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

The land at Sornhill and Middlethird has been designated as being within a Less Favoured Area.

### NITRATE VULNERABLE ZONE (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

### BASIC PAYMENT SCHEME (BPS) 2023

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

### LOCAL AUTHORITY

East Ayrshire Council  
London Road  
Kilmarnock  
KA3 7BU  
Tel 01563 554400



Lot 3 & 4



## 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.

## POSTCODE

The nearest postcodes to the land parcels are

KA4 8NF - Land at Sornhill.  
KA16 9LS - Land at Middlethird.

## WHAT3WORDS

///uniforms.cone.broadcast - Lot 1  
///suits.overpaid.aboard - Lot 2  
///gratitude.envelope.selects - Lot 3  
///shuttled.solid.subplot - Lot 4

## SOLICITORS

Lockharts Solicitors, 12 Beresford Terrace, Ayr, KA7 2EG, Tel: 01292 265045

## VIEWINGS

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

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) 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 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.

In Lot 1 there is a mains water pumping station for which Scottish Water are responsible and have a Right of Access. In Lot 4 there is a private water supply tank which has third party Right of Access.

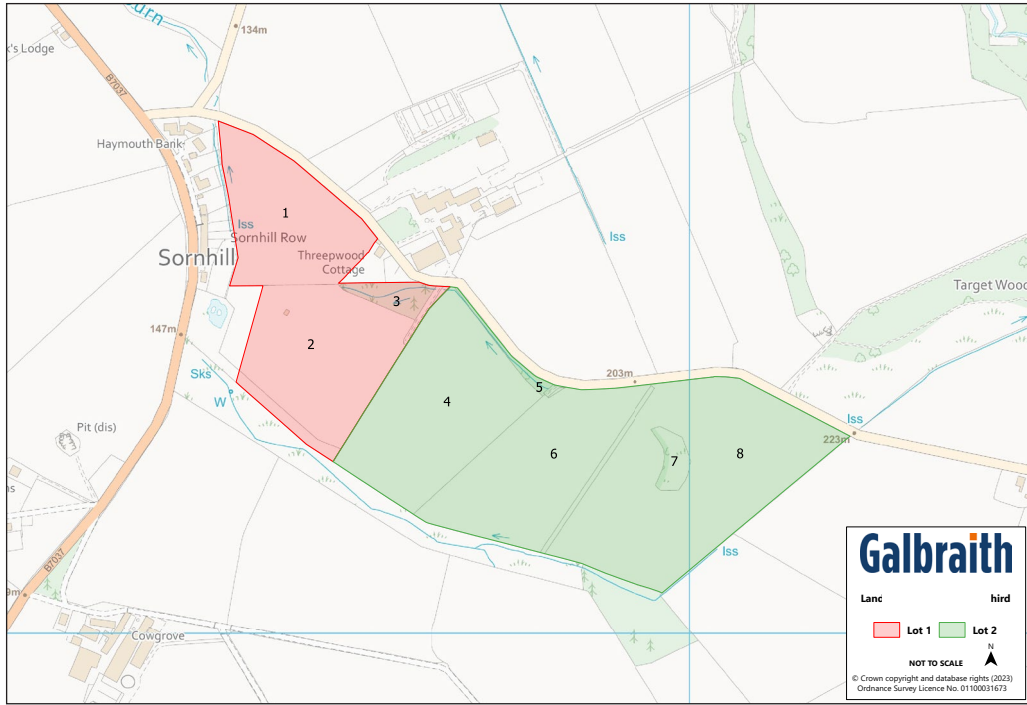
## AMC PLC FINANCE

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 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 2023.



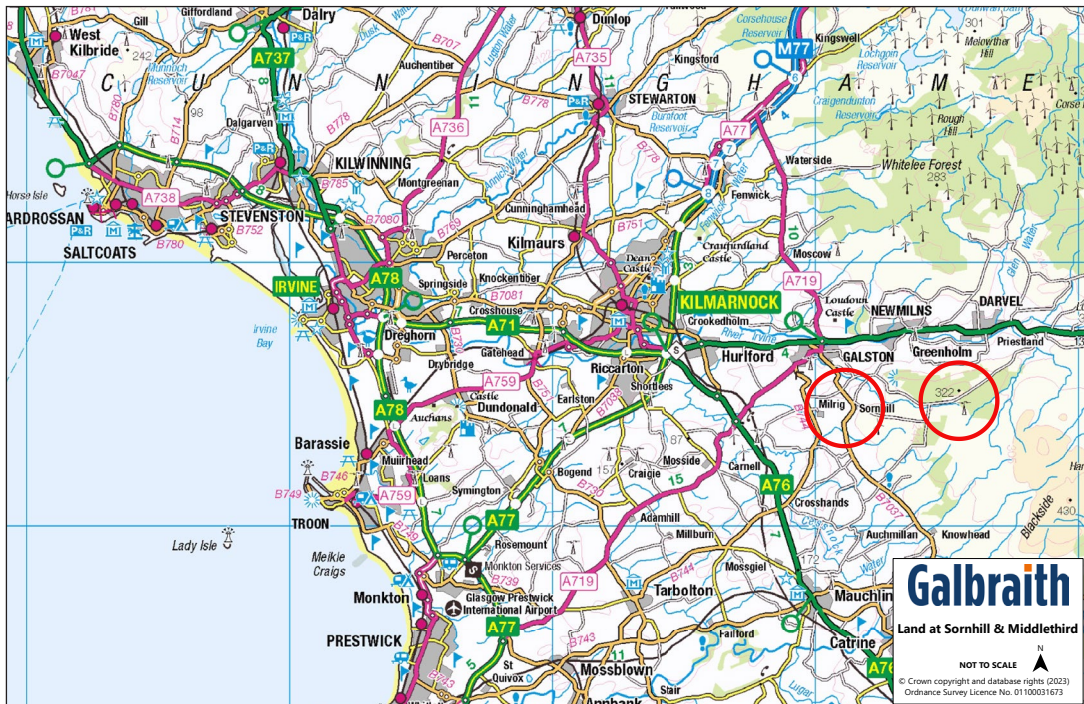
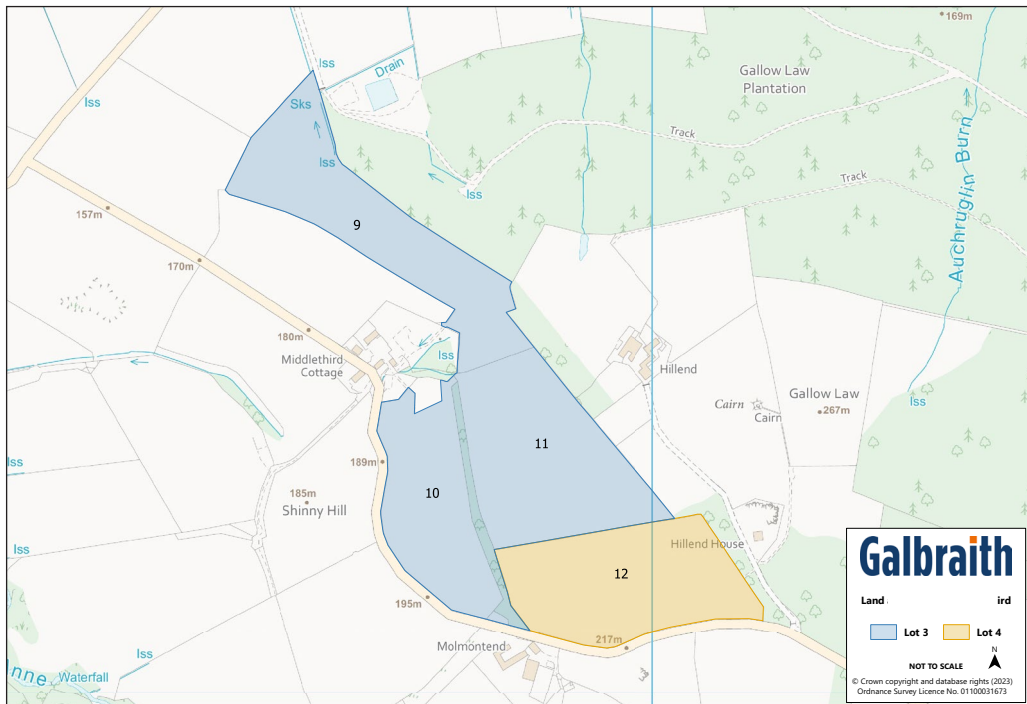


Lot 1		
Area		
Field ID	(Ha)	(Acre)
1	2.88	7.12
2	3.57	8.82
3	0.37	0.91
Misc	0.09	0.22
<b>TOTAL</b>	<b>6.91</b>	<b>17.07</b>

Lot 3		
Area		
Field ID	(Ha)	(Acre)
9	4.46	11.02
10	3.71	9.17
11	4.65	11.49
<b>TOTAL</b>	<b>12.82</b>	<b>31.68</b>

Lot 2		
Area		
Field ID	(Ha)	(Acre)
4	4.15	10.25
5	0.19	0.47
6	3.43	8.48
7	0.28	0.69
8	6.12	15.12
Misc	0.09	0.22
<b>TOTAL</b>	<b>14.26</b>	<b>35.24</b>

Lot 4		
Area		
Field ID	(Ha)	(Acre)
12	4.40	10.87



Lot 4



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