

LAND AT ORCHARD FARM

KIRKMICHAEL, SOUTH AYRSHIRE

A good block of land located within an accessible location.

Kirkmichael 1 mile ■ Ayr 11 miles ■ Glasgow 46 miles

About 49.37 Ac (19.98 Ha)

Grade 4(1) silage and grazing ground

For sale as a whole

Offers Over £185,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The Land at Orchard Farm is situated close to the village of Kirkmichael in South Ayrshire.

DESCRIPTION

The Land at Orchard Farm extends in total to approximately 49.37Ac (19.98 Ha) and is contained within one succinct block. Most of the land is graded by the James Hutton Institute as Grade 4(1) with a small area of Grade 5(3) and is used for grazing and silage purposes with cereal crops being grown historically. Within the 49.37 Ac, there is a small glen of amenity woodland extending to 2.05 Ac. The land is serviced by a mains water supply with the fencing a mix of post and wire with some stone dykes. The land is of good quality and it can be accessed from the public highway via a private track where there is a right of access marked A – B on the enclosed plan.

There will be maintenance obligations, on a user basis, in relation to the access track. Additional information is available from the selling agent.

METHOD OF SALE

The land is offered for sale as a whole.

IACS

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

NITRATE VULNERABLE ZONE (NVZ)

The Land at Orchard Farm is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All the land has been designated as being within a Less Favoured Area (Severely Disadvantaged).

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.

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.

DIRECTIONS

From Ayr, proceed south on the A77 to Minishant. After leaving Minishant turn first left onto the B7045 following signs Straiton and Kirkmichael. Continue on the B7045 for 4 miles to reach Kirkmichael. On arrival in Kirkmichael, bear left onto the Patna Road and continue through and out of the village, continue for a further 0.8 miles to find the entrance to Orchard Farm on the left hand side. The access to the land sits just beyond the farm on the left.

POST CODE

KA19 7PJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///page.dusters.spends

SOLICITORS

Lockharts, 12 Beresford Terrace, Ayr KA7 2EG.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment with the Selling Agents.

IMPORTANT NOTE

A member of Galbraith is related to the seller.

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.

ANTI MONEY LAUNDERING (AML) REGULATIONS

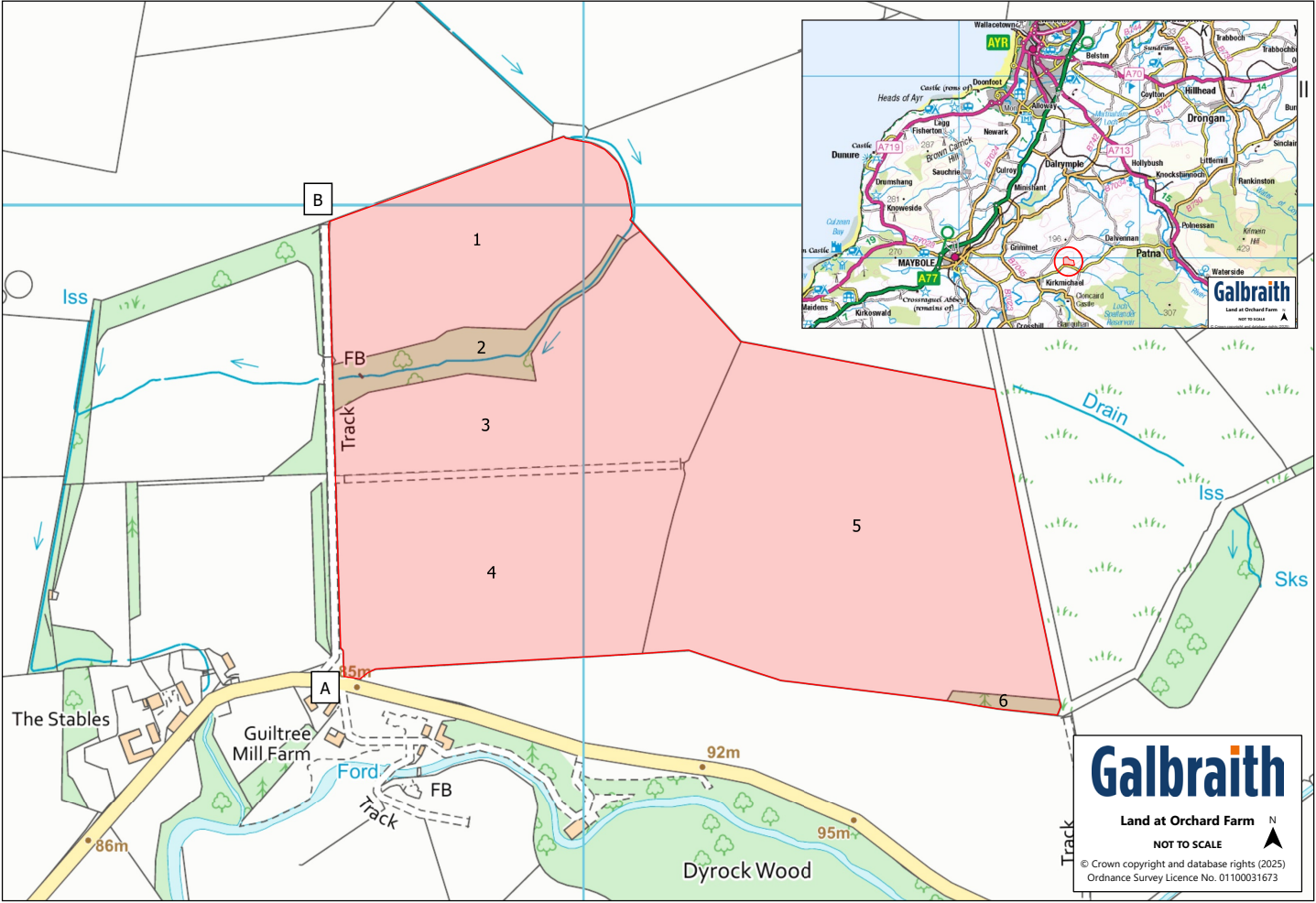
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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 work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in confidence on 07500 794201 / Alistair.Christie@Galbraithgroup.com.



Land at Orchard Farm			
	Area	Area	
Field No.	Field ID	(Ha)	(Acre)
1	NS/35909/09964	3.17	7.83
2	NS/35874/09861	0.72	1.78
3	NS/35983/09846	3.65	9.02
4	NS/35909/09691	4.47	11.05
5	NS/36245/09709	7.86	19.42
6	NS/36373/09579	0.11	0.27
TOTAL		19.98	49.37





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 2025.