

CATHCART WOOD

NETHER AUCHENDRANE, AYR, SOUTH AYRSHIRE



Galbraith

CATHCART WOOD NETHER AUCHENDRANE, AYR, SOUTH AYRSHIRE

An attractive small mixed woodland with a beautiful riverside setting.

Ayr 4 miles ■ Glasgow 39 miles

About 9.17 acres (3.71 hectares)

Offers Over £45,000

- Mature mix of species.
- Idyllic riverside location.

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



SITUATION

Cathcart Wood is situated at Nether Auchendrane four miles south of Ayr, it is set back from the banks of the River Doon and benefits from wonderful peaceful views. It is accessible being just off the A77 trunk road between Ayr and Maybole.

DESCRIPTION

Overlooking a pretty stretch of the River Doon, the woodland extends to 9.17 acres, it was planted around 1977 and comprises a mature mix of species including Douglas Fir, Sycamore, Sitka Spruce, Scots Pine, Ash, Norway Spruce, Beech, Cherry, Hazel and Oak. A tree felling licence was previously approved which has now lapsed.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/SERVITUDES ETC

The owner of Cathcart Wood has granted a servitude right of access from the entrance at Fort Lodge, shown on our site plan and marked A to B for vehicular and pedestrian access with shared maintenance. This exists for the benefit of the neighbouring properties.

There is a pedestrian right of access along the track from point A to C on our plan.

DIRECTIONS

From Ayr, take the A77 south towards Maybole, pass the Alloway exit then travel for 750m where Cathcart Wood is located on the right hand side.

POST CODE

KA6 6BN (Closest to the woodland)

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///routines.downturn.giants](https://routines.downturn.giants)

SOLICITORS

D & J Dunlop Solicitors, 2 Barns Street, Ayr, KA7 1XD

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

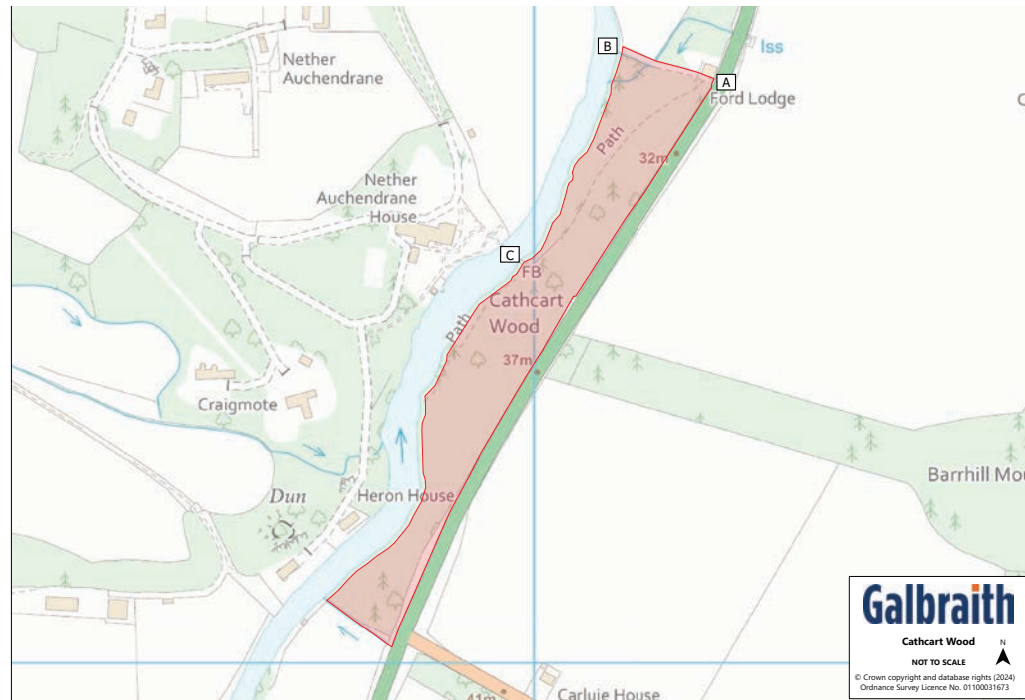
Appropriate caution should be exercised at all times during inspection.

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.





IMPORTANT

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 together 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 September 2024.

