

Galbraith

EAST SPITTAL FARM

KINGSFORD, STEWARTON, EAST AYRSHIRE



EAST SPITZ

EAST SPITTAL FARM, KINGSFORD, STEWARTON, EAST AYRSHIRE

A spacious farmhouse, former steading and block of grazing in a popular location.

Stewarton 2.5 miles ■ Kilmarnock 7.2 miles ■ Glasgow 18.2 miles

- Traditional farmhouse (four bedrooms, three public rooms).
- Steading / footprint.
- Accessible position with views over surrounding countryside.
- Block of grazing land.

About 15.54 Ha (38.40 Ac) in total.

FOR SALE AS A WHOLE OR IN THREE LOTS:

As a Whole: Offers Over £470,000

Lot 1: Offers Over £350,000

Lot 2: Offers Over £80,000

Lot 3: Offers Over £40,000

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com





GENERAL

East Spittal comprises a former dairy farm located in an accessible part of East Ayrshire within easy commuting distance of Glasgow. The farm sits 2.5 miles northeast of Stewarton and some 7 miles north of Kilmarnock and is located directly off the B769 Stewarton Road.

The local town of Stewarton has primary and secondary schooling, two supermarkets, independent shops and cafes, a sports centre and railway station with regular connections to Glasgow. Private schooling at Belmont and Hutchesons (Glasgow) and Wellington (Ayr) are within easy travelling distance. Glasgow and Prestwick Airports are both 22 and 18 miles respectively. Ayrshire is renowned for its many golf courses including the world-famous facilities at Turnberry (37 miles), Royal Troon (19 miles) and Prestwick (19 miles). There is a popular racecourse in Ayr and excellent yachting facilities at the marinas in Troon, Ardrossan and Largs. The area offers excellent equestrian facilities including the Morris Equestrian Centre (5.8 miles).

DESCRIPTION

East Spittal was formerly a dairy farm and comprises a traditional four bedroom farmhouse, former traditional steading and approximately 15.54 Ha (38.40 Ac) of permanent pasture. The grazing land is located to the south of the B769 in a succinct block. East Spittal offers a diverse possibility of future uses from small scale farming to equestrian and other business interests (subject to obtaining any necessary consents).

METHOD OF SALE

East Spittal is offered for sale as a whole or in the following lots:

- Lot 1: Farmhouse and buildings in approximately 1.45 Ac (0.59 Ha).
- Lot 2: Approximately 24.71 Ac (10.00 Ha) of bare land.
- Lot 3: Approximately 13.69 Ac (5.54 Ha) of bare land.

Please note that Lots 2 and 3 will not be sold prior to the sale of Lot 1.

Lot 1: Farmhouse and former steading in about 1.45 Ac

East Spittal Farmhouse

East Spittal Farmhouse is of a traditional nature, constructed of stone and slate and offers spacious accommodation over one and a half storeys. The property benefits from views over the surrounding Ayrshire countryside with accommodation including the following: dining room, TV & games room, living room, family bathroom (with W.C. shower and bath), spacious kitchen/dining room, cloakroom with electric box, utility room and pantry area, master bedroom with w.c, three further double bedrooms (one of which is currently being used as a upstairs TV room) and two floored storage lofts. Adjoining the farmhouse there is a redundant stone and slate byre area which can only be accessed via the house. Subject to obtaining the necessary planning consents, they may have potential for additional dwellings and/or extending the farmhouse.

The property benefits from two large and private separate garden areas to the rear – an area of spacious lawned garden as well as a useful area with a greenhouse, vegetable and herb garden complete with flower beds and trees.

Buildings

At East Spittal, there is a former steading which is now redundant to use but provides useful external storage space. The former steading features: workshop/garage of brick and tin construction, brick and slate storage shed, tin shed and lean to, former silage pit and three former byres with the roofs in a poor condition and obsolete.

Lot 2: Land at East Spittal (about 24.71 acres)

The land at East Spittal extends in total to about 10.00 Ha (24.71 Ac). The majority of the land is of a ploughable nature and is a mixture of Grades 4(1) and 5(1) as per the James Hutton Soil Classification Map. The land is currently in permanent pasture and rises from 146m to 167m above sea level. The Annick water crosses through which provides a natural water source to the land although there is a steep embankment in places. The fields are well laid out and of a generous size, easily accommodating modern machinery and most of the fencing is in a stock proof condition having been refenced in recent times.

Kitchen/Diner



Kitchen



Bedroom



Bedroom



Lot 3: Land at East Spittal (about 13.69 acres)

Lot 3 at East Spittal extends in total to about 5.54 Ha (13.69 Ac). The land is currently in rough grazing and is a mixture of Grades 4(1) and 5(1) as per the James Hutton Soil Classification Map. Should Lot 3 be sold separately, the seller will erect a standard stock proof fence prior to the date of entry.

IMPORTANT NOTE

The land is rented on an informal seasonal basis but is currently vacant for the winter months. Vacant possession will be made available on completion of the sale.

A clawback agreement has been placed on the land that sits directly next to the Kingsford Development (hatched black on the site plan). Further details are available from the selling agent.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Farmhouse	Mains	Private drainage to septic tank	Mains	Oil Fired	Band E	Heritable	G19

NITRATE VULNERABLE ZONE (NVZ)

East Spittal is not located within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2024

No entitlements are available with the land and no subsidy has been claimed historically.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All the land has been designated as being within a Less-Favoured Area (severely disadvantaged).

HISTORIC SCOTLAND

From the data stored on Historic Scotland's website, we are not aware of any Scheduled Monuments which affect the property.

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU
T: 01563 554400

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE T: 0300 244 6300 E: SGRPID.ayr@gov.scot

MINERALS

The minerals are included within the sale as far as they are owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as 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.

FIXTURES AND FITTINGS

All fixture and fittings within East Spittal Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

DIRECTIONS

From Glasgow take the M77 southwards, at Newton Mearns take the B769 for approximately 7 miles and the property will be on your right directly off the B769 road just before you reach the small settlement of Kingsford.

POST CODE

KA3 5JS



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: gives.wealth.composers

SOLICITORS

R & RS Mearns, 2 Carment Dr, Shawlands, Glasgow G41 3PR Tel: 0141 632 6162

VIEWING

Viewings are strictly by prior appointment and only through 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

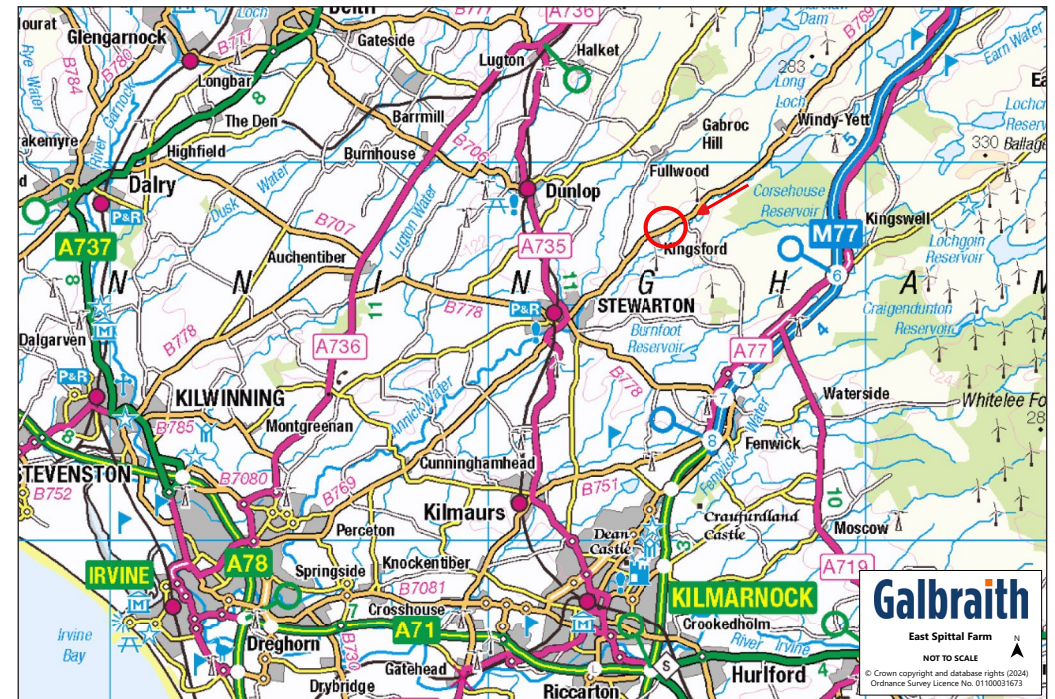
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

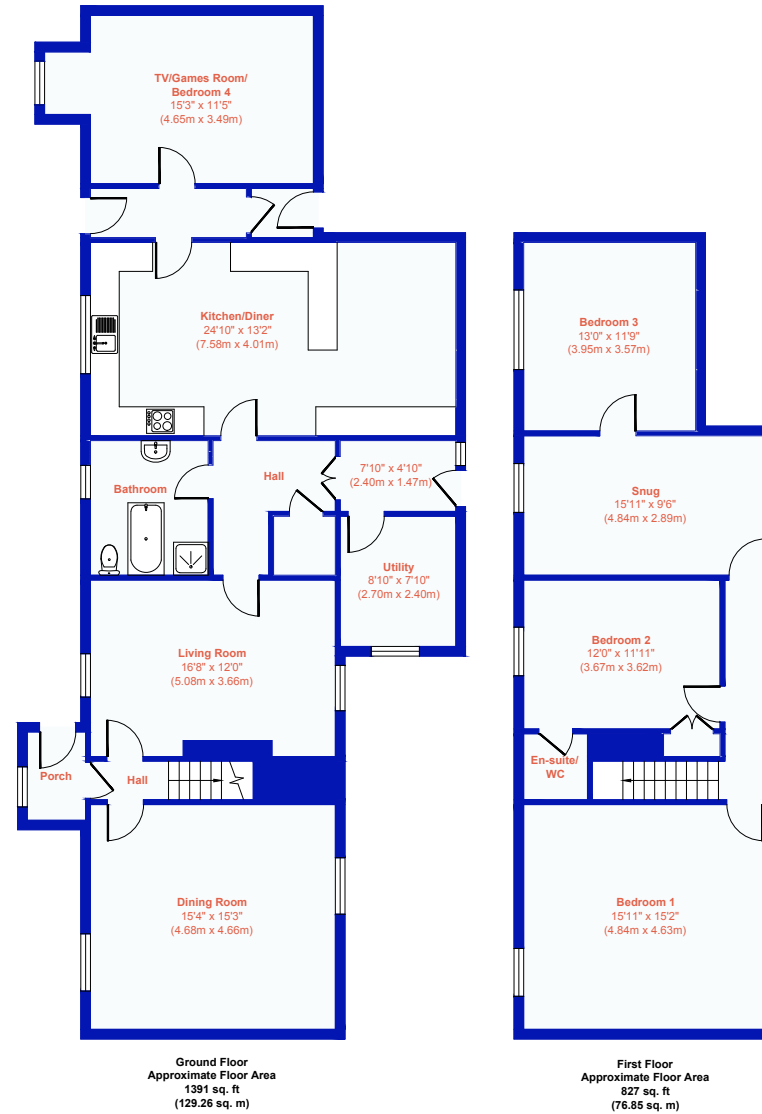
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. We have assumed that there is not, nor will there be, other unduly onerous restrictions on title in the form of rights of way (public or private), light, support, drainage, water and electricity supplies, existing or proposed wayleaves, servitudes or any other rights or obligations which will adversely affect the property.

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 01786 435047 Email: alistair.christie@galbraithgroup.com



East Spittal Farm, Kingsford, Stewarton, Kilmarnock, East Ayrshire, KA3 5JS



Approx. Gross Internal Floor Area 2218 sq. ft / 206.11 sq. m

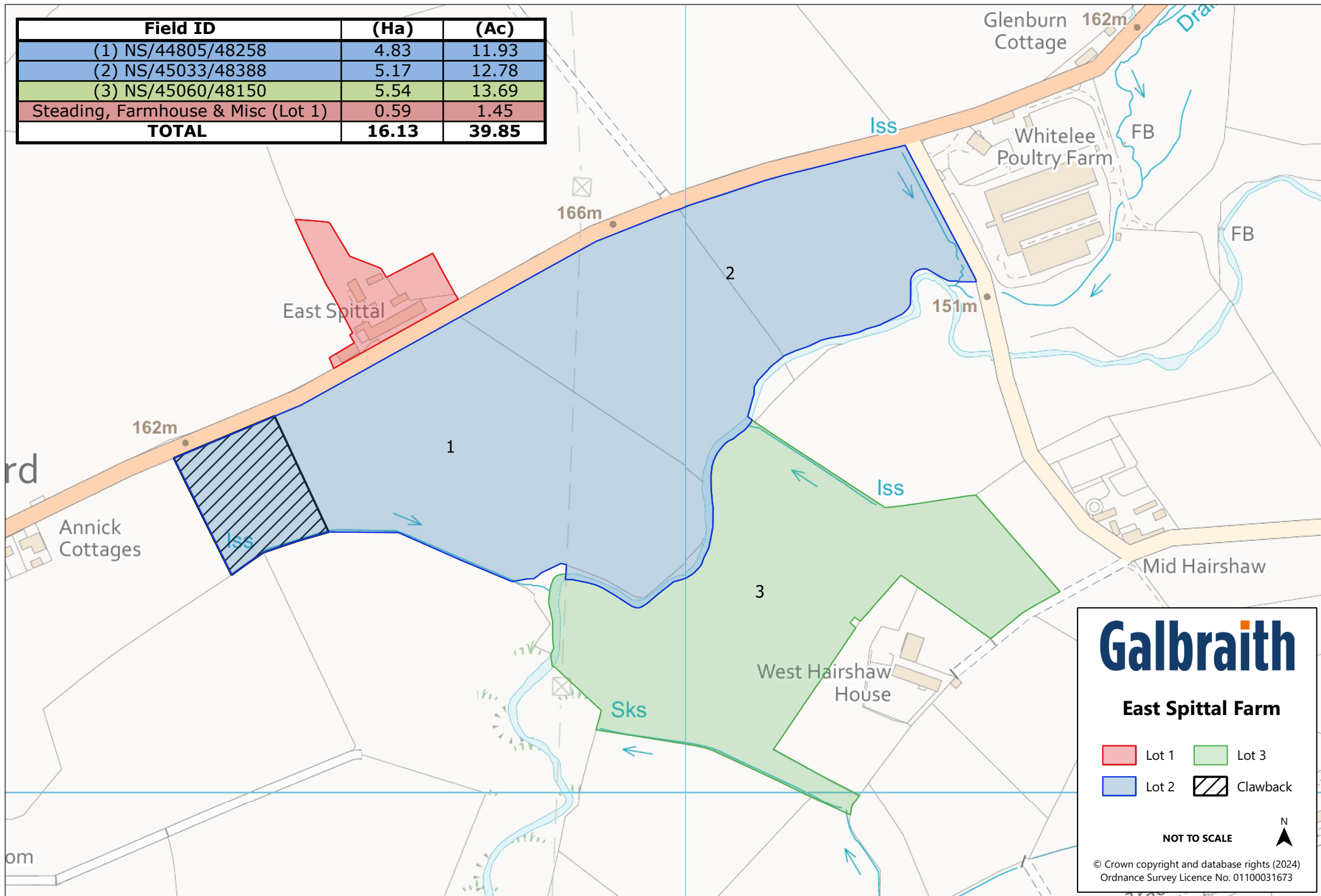
Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

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 January and February 2024.

Field ID	(Ha)	(Ac)
(1) NS/44805/48258	4.83	11.93
(2) NS/45033/48388	5.17	12.78
(3) NS/45060/48150	5.54	13.69
Steading, Farmhouse & Misc (Lot 1)	0.59	1.45
TOTAL	16.13	39.85



Galbraith

East Spittal Farm

■ Lot 1 ■ Lot 3
■ Lot 2 Clawback

NOT TO SCALE

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