



LAND AT ASSELFoot, PINMORE

GIRVAN, SOUTH AYRSHIRE

A small block of grazing and woodland in a picturesque setting in the Stinchar Valley.

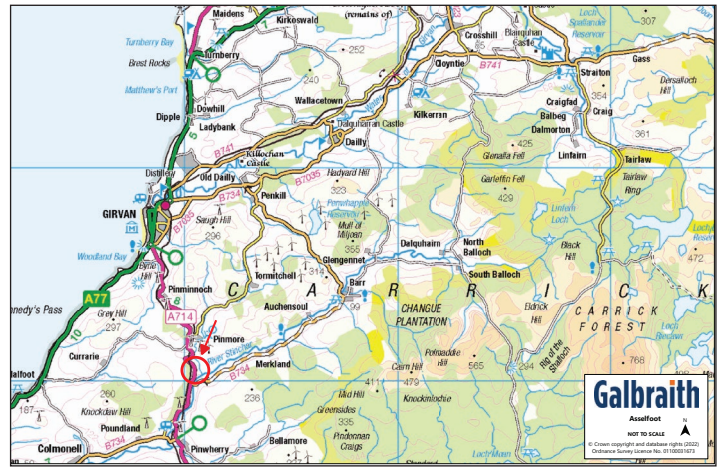
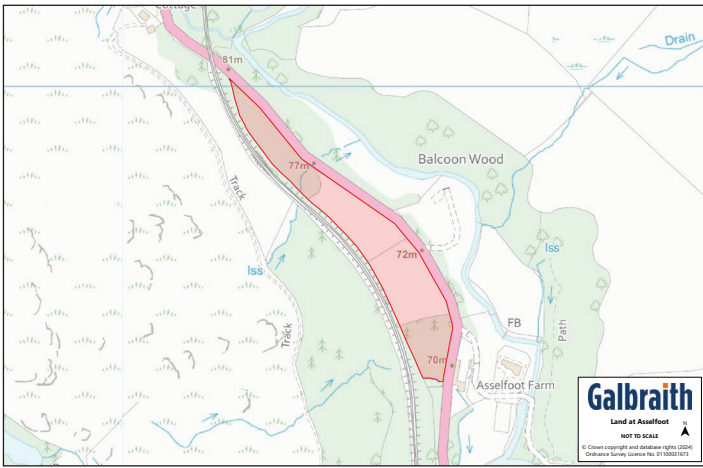
Girvan 6 miles ■ Ayr 27 miles ■ Glasgow 61 miles

About 2.47 hectares (6.10 acres)

Offers Over £40,000

- About 3.43 acres grazing land.
- About 2.45 acres woodland.

Ayr
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SITUATION

The land at Asselfoot is situated in a picturesque rural location close to the pretty villages of Barr and Pinwherry in the heart of the Stinchar Valley in South Ayrshire. The seaside town of Girvan offers a good range of shops and services including a community hospital. Barr (5.5 miles) and Colmonell (6 miles) have well-regarded primary schools with secondary schooling available in Girvan. The nearest private school is in Ayr (about 27 miles). Ayr has an excellent range of shops, supermarkets, leisure and sports facilities, a cinema and art galleries. The railway station in Girvan provides regular services to Glasgow and Stranraer. Glasgow is within easy reach via the A77 and M77 and Glasgow Prestwick Airport (31 miles) offers regular international flights. There is a regular ferry service from Stranraer (about 28 miles) to Ireland.

Nestled in the Stinchar Valley, the area is a popular destination for those seeking outdoor pursuits. There are a number of excellent designated walking routes in the area and some excellent cycle paths including the nearby Changue Forest with a network of nearly 20 miles of paths and tracks available, being one of the may designated cycling routes in the area. Kayaking is available at nearby Loch Maberry. The River Stinchar is a famous salmon fishery and is renowned for its autumn run. To the north, is Turnberry about 12 miles, with world class golfing facilities and a luxury hotel and spa, and there is also an excellent 18 hole course at Girvan.

DESCRIPTION

The land extends to approximately 6.10 acres in total to the west for Asselfoot itself and comprises a mix of woodland stands and grazing ground. There are two access points from the A714. The land rises from 85.1m to 93.6m above sea level and is classified as predominantly Grade 4(2) with a smaller proportion of Grade 5(2) by the James Hutton Institute. There is a stream on the south side in the woodland and one of the fields. There is also a mains fed water trough in the other field.

FLOOD RISK

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

DIRECTIONS

From Girvan take the A714 (signposted to Newton Stewart). Follow the road for about 6 miles. Go under the viaduct and follow the road going under it again, carry on for about 500 metres. The land is on the right hand side.

POST CODE

KA26 OTN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///hammer.elevator.headlight

SOLICITORS

AB & A Matthews, 37 Albert Street, Newton Stewart, Dumfries and Galloway, DG8 6EG.

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR. Tel: 0300 123 0900

VIEWINGS

Strictly by appointment with the Selling Agents.

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 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 July 2024.

