



LAND AT DALDUFF

MAYBOLE

A productive block of ploughable pasture.

Maybole 1.7 miles ■ Ayr 10.3 miles ■ Glasgow 46.8 miles

About 28.66 Ha (70.82 Ac)

FOR SALE AS A WHOLE

Offers over: £350,000

Ayr
01292 268181
ayr@galbraithgroup.com

SITUATION

The Land at Dalduff is a useful block of ground situated in an accessible location to the south of Maybole.

DESCRIPTION

Approximately 28.66 Ha (70.82 Ac) of bare ploughable pasture contained within 5 parcels, rising from 66m to 91m above sea level. The land is classified by the James Hutton Institute as Grade 3(2), is grazed and chopped for silage annually by a local farmer and is capable of growing arable crops. The boundary fencing is in a stock proof condition and the fields are serviced by a mains water supply through troughs. Access to the land is via an unnamed B Road that adjoins Auchenwynd Road which runs in a southerly direction from Maybole.

METHOD OF SALE

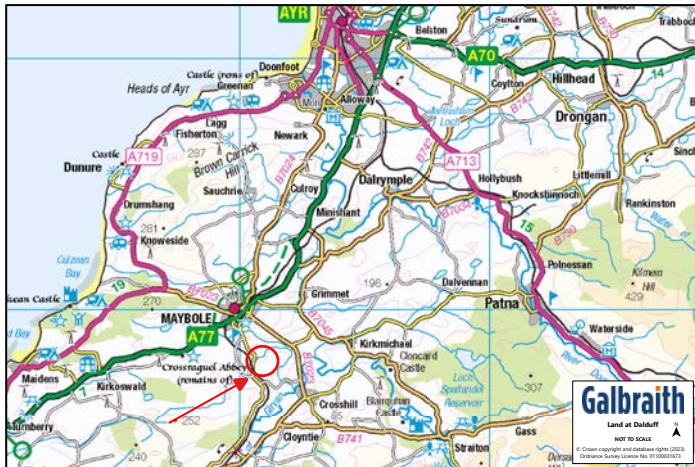
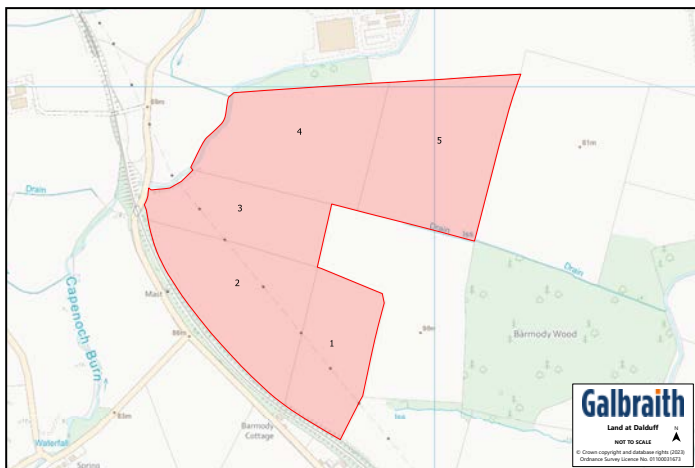
The land is offered for sale as a whole.

IACS

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

NITRATE VULNERABLE ZONE (NVZ)

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



LAND AT DALDUFF			
Field No	LPID	(Ha)	(Ac)
1	NS/30794/07459	4.26	10.53
2	NS/30604/07560	6.12	15.12
3	NS/30635/07746	4.07	10.06
4	NS/30716/07866	6.79	16.78
5	NS/31011/07855	7.42	18.33
TOTAL		28.66	70.82

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

The Land at Dalduff has been designated as being within a Less Favoured Area (Categorised as Severely Disadvantaged).

LOCAL AUTHORITY

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

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.

DIRECTIONS

From Maybole, take the Dailly Road and head southwards. After approximately 1.7 miles, you will go over a small bridge and directly after the bridge on the lefthand side there is a gateway which provides access to the land through the field numbered 3 on the site plan.

POSTCODE

KA18 4QG

WHAT3WORDS

What3Words: towns.clashing.selects

SOLICITORS

Lockharts Law, Ayr 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:

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

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 December 2023.