



NEWLANDS FARM
BY MAYBOLE, SOUTH AYRSHIRE



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A rarely available idyllically located lifestyle, equestrian and farming holding with panoramic views.

Maybole 7 miles ■ Ayr 16 miles ■ Glasgow 53 miles

- Lot 1: Farmhouse, buildings in about 16.14 acres of land - offers over £525,000
- Lot 2: About 52.16 acres - offers over £180,000
- Lot 3: About 49.32 acres - offers over £170,000

About 117.62 Ac (47.60 Ha) in total.

Whole: Offers over £875,000

FOR SALE AS A WHOLE OR IN 3 LOTS.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

Sitting Room



SITUATION

Newlands Farm is located 7 miles south west of Maybole and benefits from commanding views to the south overlooking the scenic South Ayrshire countryside. Maybole has access to a wide range of local amenities, including a post office, co-op, primary and secondary schooling and a range of independent businesses. Newlands Farm is well placed for access to the larger market town of Ayr (16 miles) whilst Glasgow City is about 53 miles distant and can be reached via the A/M77. There are railway stations in Maybole and Ayr with both having regular connections to Glasgow and beyond. Prestwick Airport, some 24 miles distant, has a wide range of international flights.

Ayrshire is renowned for its attractive coastline and world famous links golf courses including Turnberry, Prestwick and Royal Troon. The enchanting Culzean Castle Estate with its famous Robert Adam's cliff-top castle, woods, beaches, secret follies, play parks and coffee/gift shop is about 7 miles distant. Excellent yachting facilities can be found at the marinas in Troon, Ardrossan and Largs. There is year round horse racing at Ayr Racecourse including the Scottish Grand National. There are several interesting walks in the area including the Kildoon Hill, a relatively straightforward circular route from Maybole including an ascent of local landmark Kildoon Hill. The farm is well placed for equestrian enthusiasts with some quiet hacking routes within the vicinity.

DESCRIPTION

Newlands Farm is a mixed farming unit currently supporting a small herd of beef cattle, notably highland cows with silage and hay being produced in the summer months. Newlands benefits from an attractive three bedroom farmhouse, an adaptable adjoining wing and a range of useful buildings suitable for modern day agriculture. The farm further boasts stabling and turnout paddocks and sits within a ring fenced block of predominately Grade 4 farmland extending in total to 112.48 Ac (45.52 Ha). The farm is situated in an area well suited to grazing livestock and has afforestation potential subject to surveys and any necessary permissions with neighbouring land parcels either having been recently planted or holding mature woodland.

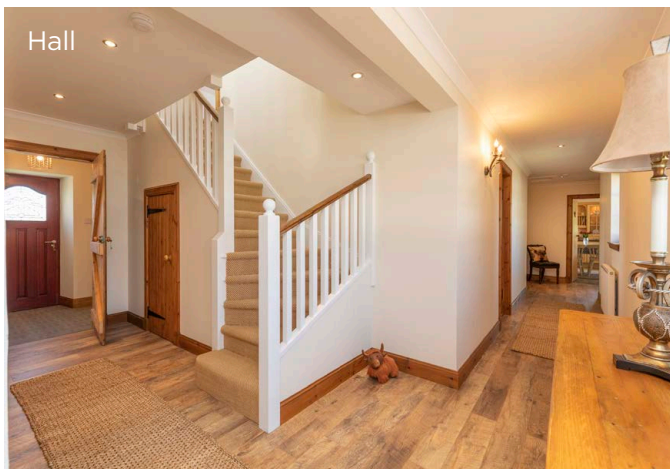
METHOD OF SALE

Newlands Farm is offered for sale as a whole or in 3 lots.

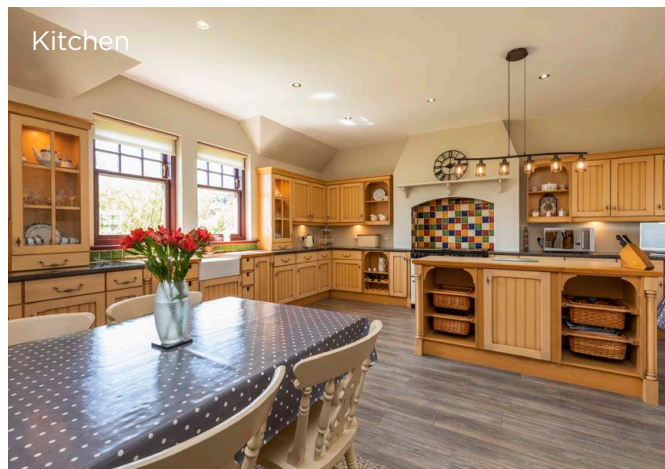
Lot 1: Farmhouse, buildings in about 16.14 acres (6.53 Ha)

Newlands Farm benefits from a most spacious, well-appointed farmhouse which is positioned separately from the farm steading and has impressive views over the surrounding countryside. The original farmhouse has been refurbished and upgraded over a number of years with extensions being added to provide versatile living space over two levels. It is finished in an attractive cream rendered roughcast under a pitched slate roof.

Hall



Kitchen



The accommodation is over two floors and comprises the following:

Ground Floor:

The large dining kitchen is fitted with a good range of floor and wall mounted units with complementary worktops, a 'Stoves' range cooker, dual-fuel electric oven and gas hobs, integrated fridge and dishwasher. The central island with Beech worktop houses further storage space. The sitting room is flooded with natural light and has a multi fuel stove set in a brick surround with wooden mantelpiece. There are French doors leading out to the southwesterly facing lawned gardens. Leading from the bright welcoming hallway there is a dining room (connecting door to the sitting room), porch, cupboard area and guest bedroom. The large family bathroom is enhanced with an impressive iron fireplace with wood surround, clawfoot freestanding bath, shower, w.c., wash hand basin and linen cupboard. At the end of the hallway there is a utility room with cloakroom and w.c. The extended wing was constructed in 2009 and is currently used as a home office however it was built for easy conversion to provide additional accommodation whether it be in the form of further living space, a granny flat or a holiday let which would provide supplementary income (subject to any necessary consents or permissions). The wing presently comprises of a w.c., kitchenette, storage cupboard, meeting room and large open plan office space with three separate office rooms. The wing is adjoined to the main house via the utility room but also has its own separate access from the front of the property.

First Floor:

Bedroom, master bedroom with adjoining dressing room and en-suite (with shower, w.c. and wash hand basin).

The room layout and dimensions are laid out in more detail in the floor plans contained within this brochure.

The garden lies to the front of the property in two lawned areas separated by a driveway which leads to the extended wing. The rear of the property is laid out in monoblock offering ample space for car parking. There is small raised area for seating and a greenhouse.



Farm Buildings

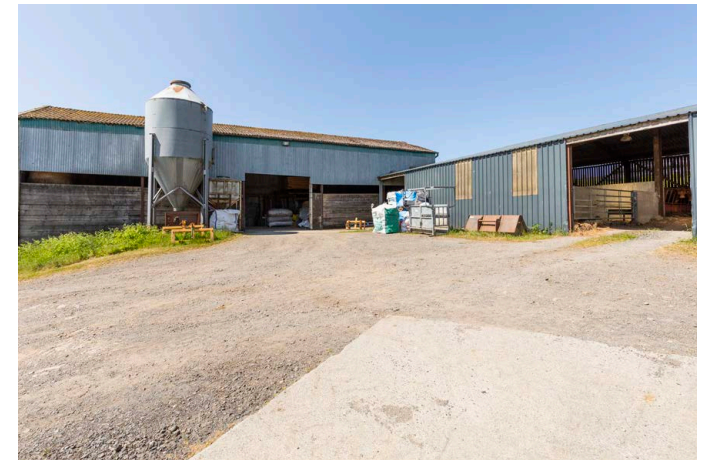
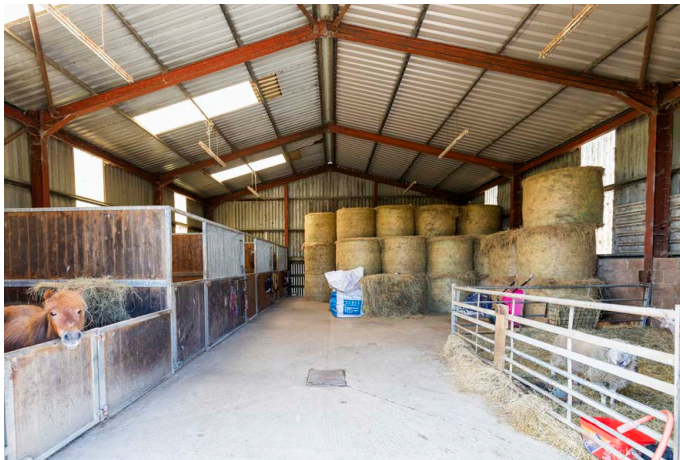
Newlands Farm benefits from a number of useful agricultural buildings namely the following:

1. General Purpose Shed with stable block & wash bay - of steel portal frame construction, block walls, box profile clad and roofing, concrete floor and timber sliding doors with water and electricity. Within this shed, there are three stables (each 12' x 12') with one smaller one.
2. Straw Court - of steel portal frame construction with 1 apex and 1 lean to with block and brick walls, fibre cement clad and Yorkshire boarding clad, concrete floor with water and electricity (Apex - 18.3m x 7.8m) (Lean to - 9.0m x 5.30m).
3. Workshop - of steel portal frame construction, block and brick walls, concrete floor, tin clad, roller shutter door under a fibre cement roof with electricity (7.8m x 9.8m).
4. Hayshed - of steel portal frame construction, block walls, tin clad, fibre cement roof, concrete floor, with wooden sleepers, electricity and water (23.0m x 7.4m).
5. Straw Cattle Courts - of steel portal frame construction, block panel walls, stone floor, Yorkshire boarding, box profile clad (split into 4 straw pen courts) under a box profile roof benefitting from water and electricity (30.5m x 19.3m).

Newlands Farm also benefits from a concrete midden, storage area for bales and a 15 Tonne feed bin located centrally within the steading.

Lot 1 Farmland

The land is principally classified Grade 4(2) by the James Hutton Institute. The land rises from approximately 135m to 175m above sea level at its highest point. The land is currently down to pasture with a proportion of the fields being cut for silage and hay in the summer months. The fields are serviced by a mix of natural burns and troughs.





Lot 2: About 52.16 acres (21.11 Ha) of land.

The land is principally classified as Grade 4(1) and Grade 4(2) by the James Hutton Institute. The land rises from approximately 100m to 175m above sea level at its highest point. The land is currently down to pasture with a proportion of the fields being cut for silage and hay in the summer months. The fields are serviced by a mix of natural burns and troughs. Around a proportion of the boundary of the holding are amenity woodland shelter belts.

Lot 3: About 49.32 acres (19.96 Ha)

The land is principally classified as Grade 4(1) and Grade 4(2) by the James Hutton Institute. The land rises from approximately 175m to 230m above sea level at its highest point. The land is currently down to pasture with a proportion of the fields being cut for silage and hay in the summer months. The fields are serviced by a mix of natural burns and troughs. Around a proportion of the boundary of the holding are amenity woodland shelter belts.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Broadband	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Farmhouse	Private - Spring supply	Full Fibre	Septic Tank	Mains-Single Phase	LPG	Band C	Freehold	D55

IACS

All the farmland is registered for IACS purposes and the farm code is 196/0071.

BASIC PAYMENT SCHEME (BPS) 2023

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and



Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter into discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

NITRATE VULNERABLE ZONE (NVZ)

The land at Newlands Farm is not included within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

South Ayrshire, County Buildings, Wellington Square, Ayr, KA7 1DR
T: 0300 123 0900

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 mineral rights are included in the sale in so far as they are owned by the seller.

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.



FIXTURES AND FITTINGS

All fixture and fittings within Newlands Farmhouse are included in the sale price with the exception of the following: large freezer (in the utility room) and Smeg fridge (in the kitchen). No other items are included unless mentioned in the sales particulars.

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, head towards Crosshill on the B7023 taking the right onto Dailly road off King Street to continue on the B7023, straight onto the B741. Pass the left turning for the walled garden and immediately turn right which will take you over the railway crossing. At the T junction turn left and follow the road to Wallacetown and take a right turn at the sign for 'Kirkoswald 4 miles' then follow this road straight up until you reach the named farm sign on the right with a Highland Cow then follow this driveway through the wooden gated entrance.

POST CODE

KA19 8LX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [universally.quest.informer](https://www.what3words.com/)

SOLICITORS

Frazer Coogans, 46 Dalblair Rd, Ayr KA7 1UQ
Tel: 01292 280499

LOCAL AUTHORITY

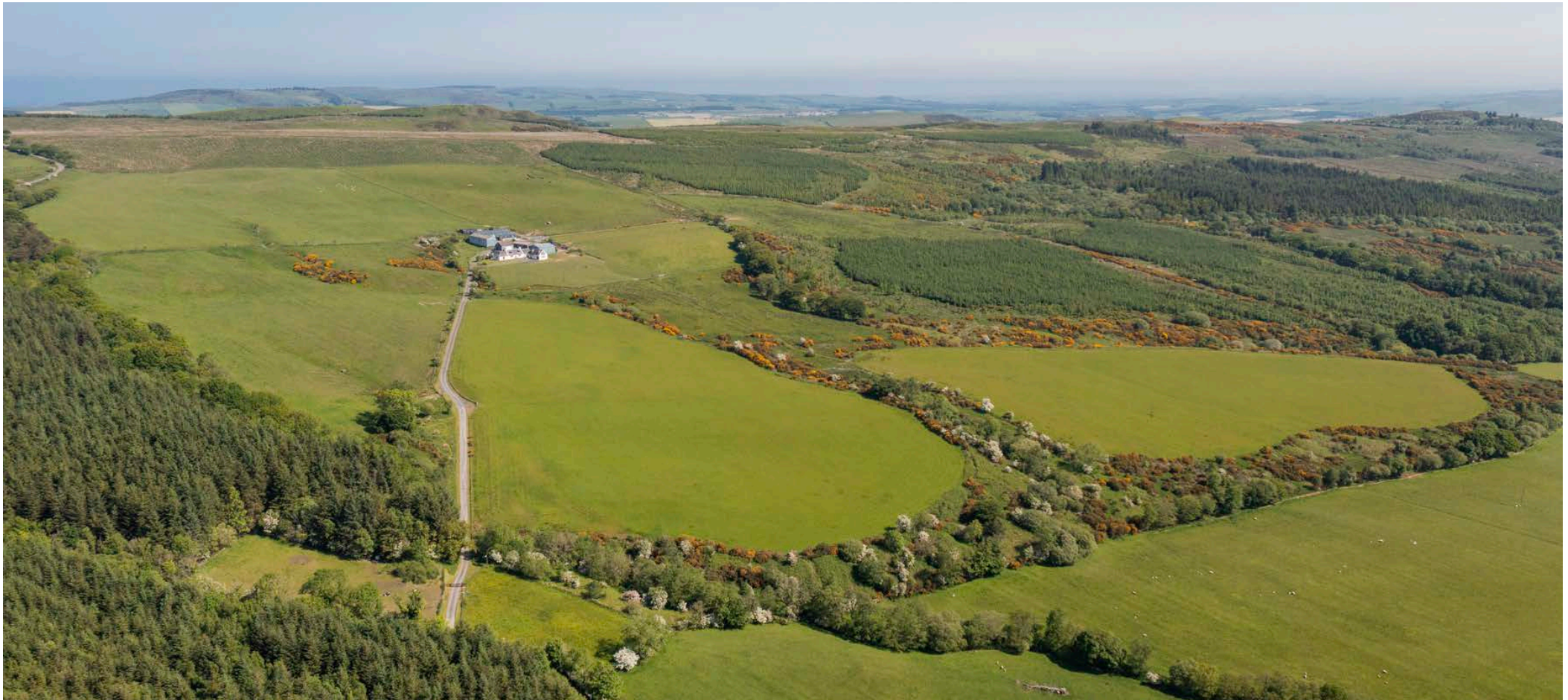
South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR.

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, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

Newlands Farm has a prescribed right of access over the access road marked A to B marked on the plan. If Lot 2 is sold separately from Lot 1, appropriate rights for access will be put in place.

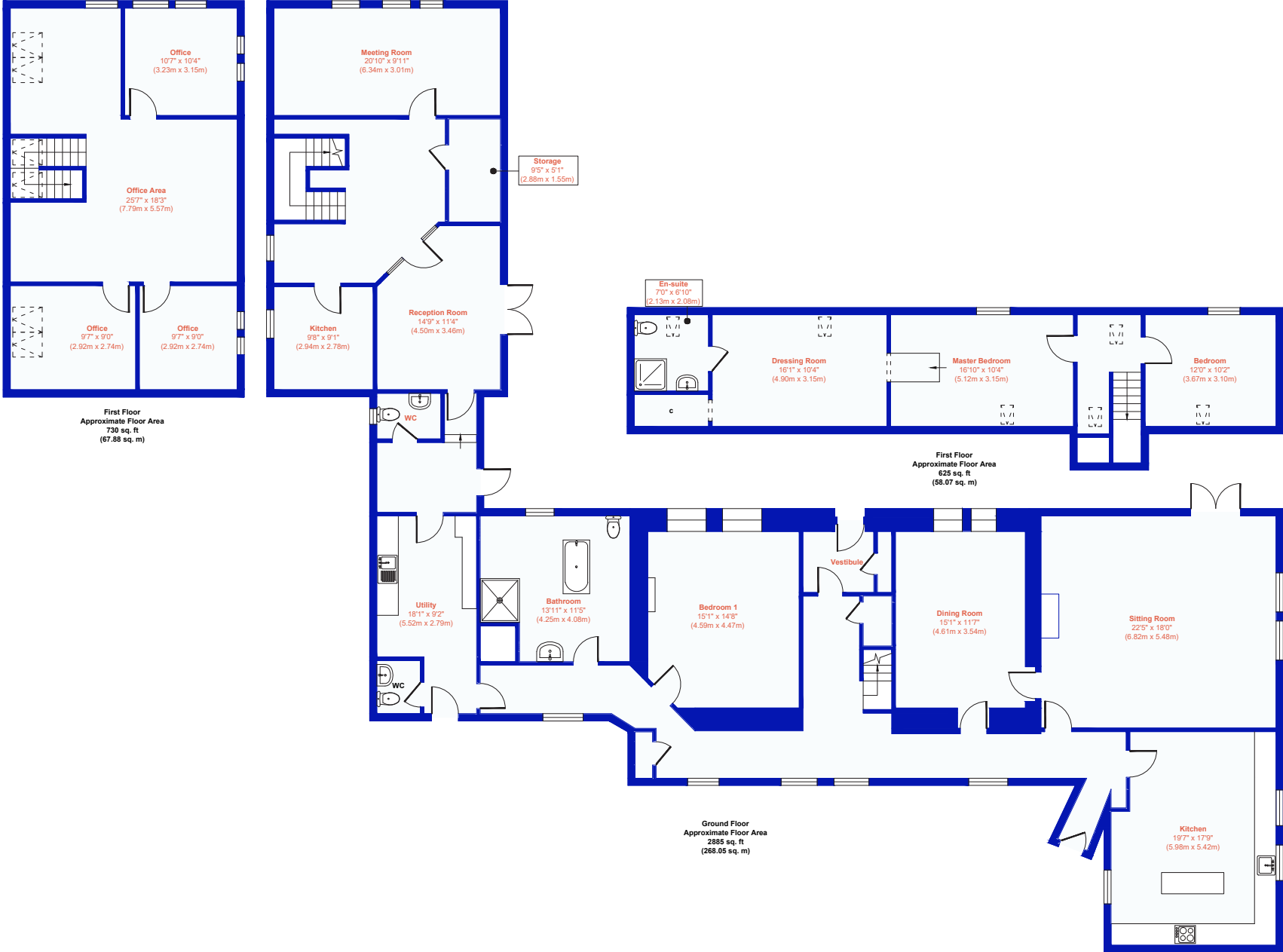
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 01786 435047 Email: alistair.christie@galbraithgroup.com.



Newlands Farm



Approx. Gross Internal Floor Area 4240 sq. ft / 394.00 sq. m

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

Produced by Elements Property

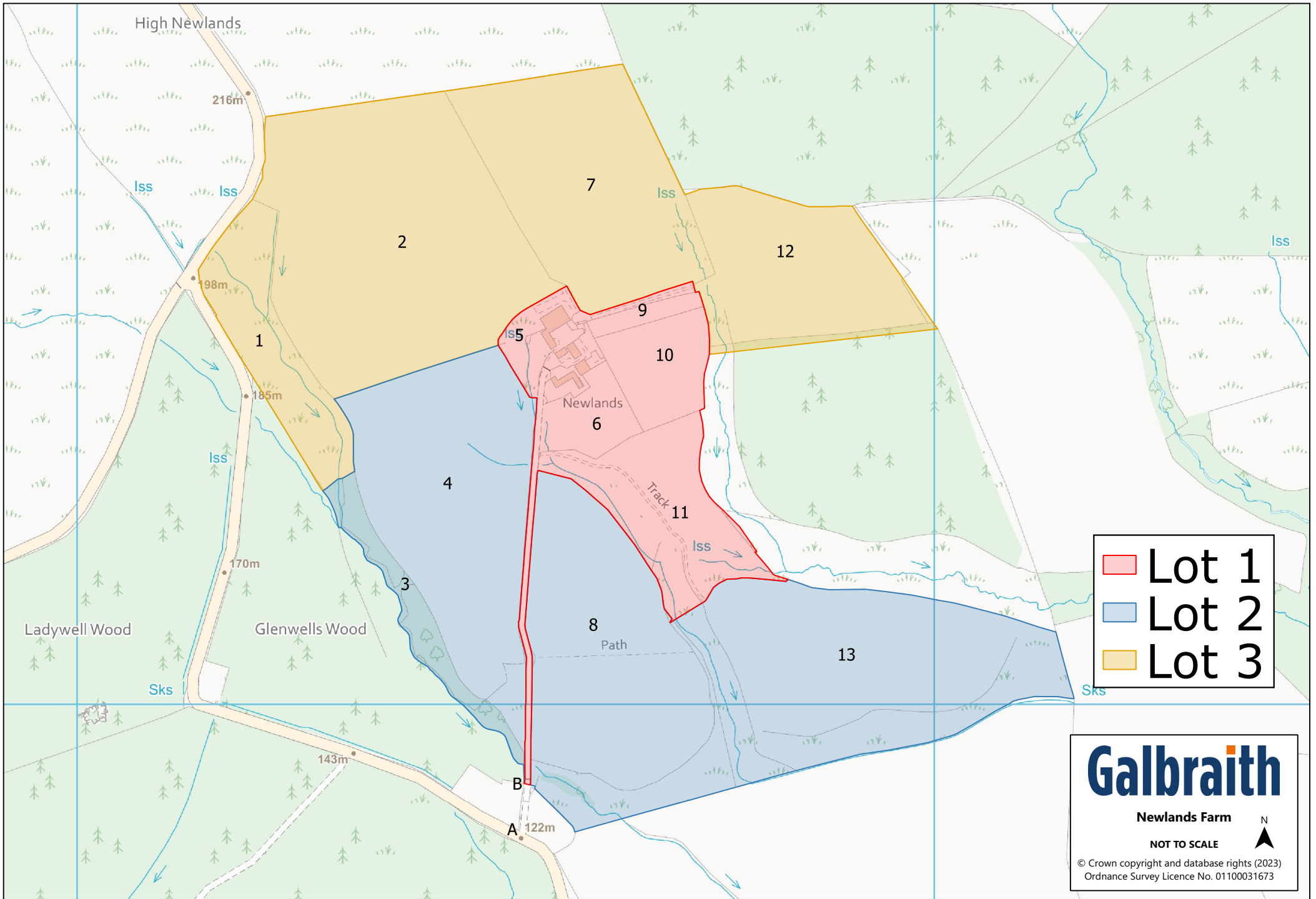
Newlands Farm			
Field No	LPID Numbers	(Ha)	(Acre)
1	NS/27229/04422	2.28	5.63
2	NS/27365/04540	8.52	21.05
3	NS/27388/04120	0.63	1.56
4	NS/27439/04240	5.94	14.68
5	NS/27526/04399	0.26	0.64
6	NS/27600/04335	0.80	1.98
7	NS/27595/04607	5.36	13.24
8	NS/27636/04026	6.73	16.63
9	NS/27664/04456	0.28	0.69
10	NS/27681/04394	1.27	3.14
11	NS/27687/04226	2.67	6.60
12	NS/27837/04507	3.64	8.99
13	NS/27910/04039	7.14	17.64
Roads/Buildings/Garden/Misc		1.25	3.09
Misc		0.67	1.66
Misc		0.16	0.40
Total		47.60	117.62



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 June 2023. 9. All building measurements are an approximate.





	Lot 1
	Lot 2
	Lot 3

Galbraith

Newlands Farm

NOT TO SCALE

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