



SUNNYSIDE OF AUCHENMADE
KILWINNING, NORTH AYRSHIRE

Galbraith



SUNNYSIDE OF AUCHENMADE KILWINNING NORTH AYRSHIRE

A delightful compact farm in a popular location

Kilwinning 5 miles ■ Dunlop 5 miles ■ Glasgow 20 miles

About 96.67 acres (39.12 hectares)

Offers Over £725,000

- Lot 1: Farmhouse, buildings in about 34.45 acres - Offers over £500,000
- Lot 2: About 52.85 acres - Offers over £190,000
- Lot 3: About 9.37 acres - Offers over £35,000

FOR SALE AS A WHOLE OR IN 3 LOTS



Galbraith

Ayr
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 OnTheMarket



SITUATION

Sunnyside of Auchenmade is a delightful compact farm situated in an accessible position in North Ayrshire within easy commuting distance of Glasgow and about 5 miles from Dunlop and Stewarton.

The local town of Kilwinning also 5 miles distant provides an excellent range of services including primary and secondary schools whilst more comprehensive services and leisure facilities are available in the larger towns of Ayr and Irvine. Glasgow is easily reached via the A737 and Kilwinning also has a railway station on the main line to Glasgow with a regular train service. Glasgow and Prestwick Airports have regular scheduled flights and are 18 and 16 miles away respectively.

The surrounding countryside is ideal for outdoor pursuits. There are many golf courses including Royal Troon, Prestwick, Turnberry. Ayr Racecourse is famous for the Ayr Gold Cup and Scottish Grand National. Sailing is popular on the Firth of Clyde with yachting marinas at Troon, Largs, Ardrossan and Inverkip.

DESCRIPTION

Sunnyside of Auchenmade comprises of an attractive farmhouse with attached outbuildings. In addition, there are other useful sheds/byres. The farmland extends to approximately 96.67 acres and is mostly James Hutton Institute Class 4(2) with some 5(3) with the land being down to permanent pasture. Sunnyside of Auchenmade offers a diverse possibility of future uses from small scale farming to equestrian and other business interests (subject to any necessary consents).

METHOD OF SALE

Sunnyside of Auchenmade is offered for sale as a whole or in 3 lots. Please note Lot 2 and 3 will not be sold prior to Lot 1.

Lot 1: Farmhouse and buildings in about 34.45 acres

The farmhouse is built from stone under a pitched slate roof and offers living space over two storeys. The accommodation comprises a vestibule opening to a welcoming hall, sitting room with dual aspect windows, picture rail, coving and electric fire set in an attractive tile and wooden surround. The living room has an open coal fire set in granite with wooden surround, wall lights and dado rail. The spacious dining room opens to the modern conservatory which enjoys beautiful countryside views. The dining kitchen is fitted with base and wall units, electric oven and hob with extractor, dishwasher and fridge. There is a large utility room with fitted units and fridge and is plumbed for a washing machine. The shower room has a heated floor and wet wall. There is one ground floor bedroom which is of a most generous size and the bathroom has a vanity unit and heated towel rail. There is a small staircase to a loft/storage area. The main staircase rises from the reception hall to two well-proportioned bedrooms and one single bedroom. There is one other room requiring work with dual aspect windows, two fireplaces and could be used for a number of purposes. Sunnyside of Auchenmade farmhouse further benefits from both a bio-mass boiler and solar panels which provide an income through the renewable heat incentive and feed in tariff.

Ground Floor: Sitting Room, Living Room, Dining Room, Conservatory, Dining Kitchen, Utility Room, Shower Room, Bathroom, Bedroom.

First Floor: 3 Bedrooms. Bedroom/Storage Room.

GARDENS

There is a large private garden to the rear of the property which is mainly down to lawn and enjoys far-reaching views over the neighbouring countryside. Additionally, there is a vegetable and herb garden complete with a greenhouse.

Conservatory



Sitting Room



Bedroom



Bedroom



BUILDINGS

The farm buildings comprise:

Byre (About 11.59m x 6.29m)

Stone with slate roof. Heated by the Biomass.

Chip Store (About 10.6m x 6.0m)

Stone with fibre cement roof.

Steel Portal Building (About 27.5m x 9.6m)

Steel portal frame with block walls, concrete floor with tin roof and clad. Water and electric.

Pole Barn (About 18.2 x 18.2m)

Steel portal frame, block walls, concrete floor with tin roof and clad. Concrete floor.

Storage (About 4.8m x 5.0m) and (About 6.7m x 5m)

Stone with slate roof.

Garage (About 3.2m x 15.1m)

Stone with tin roof.

Former Grain Store (About 8.1 x 5m)

Workshop (About 10m x 36.7m)

THE LAND

The land within Lot 1 extends to approximately 32.7 Ac (13.2 Ha) and is principally classified as Grade 4(2) by the James Hutton Institute. The land rises from approximately 86.5m to 95.9m above sea level at its highest point. Mains water is available in all fields with the exception of Field 11 (Lot 3) and Field 1 (Lot 1).

Lot 2

Approximately 52.85Ac (21.38 Ha) and is principally classified as Grade 4(2) by the James Hutton Institute. The land rises from approximately 87.1m to 103.3 m above sea level at its highest point. Mains water is available.

A small area of land to the northern section of Lot 2 (Field 10) is part of a Site of Special Scientific Interest (SSSI). For more information see SiteLink (nature.scot)

Lot 3

Approximately 9.37 Ac (3.79 Ha) and is principally classified as Grade 4(2) by the James Hutton Institute. The land rises from approximately 92.9m to 100.5m above sea level at its highest point.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Sunnyside of Auchenmade	Mains	Private - Septic tank	Mains / Solar	Biomass (wood chip)	Band E	Freehold	F31

The house and byre are heated by the (Heizomat 75 kW) Biomass boiler. The Renewable Heat Incentive (RHI) extends to 2039. Please contact the selling agent for further details.

The Solar Panels benefit from being on the Feed In Tariff. Please contact the selling agent for further details.

IMPORTANT NOTE

It should be noted that the seller has agreed to let the Steel Portal Building and Pole Barn for lambing from March to May 2024 and this agreement must be honoured.

The land is currently let out on a seasonal let which expires on 31st October 2023.



Lot 3



IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Sunnyside of Auchenmade is not included within a Nitrate Vulnerable Zone.

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 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 LFASS.

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

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.

FIXTURES AND FITTINGS

All fixture and fittings are included in the sale price with the exception of some curtains. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Sunnyside of Auchenmade shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

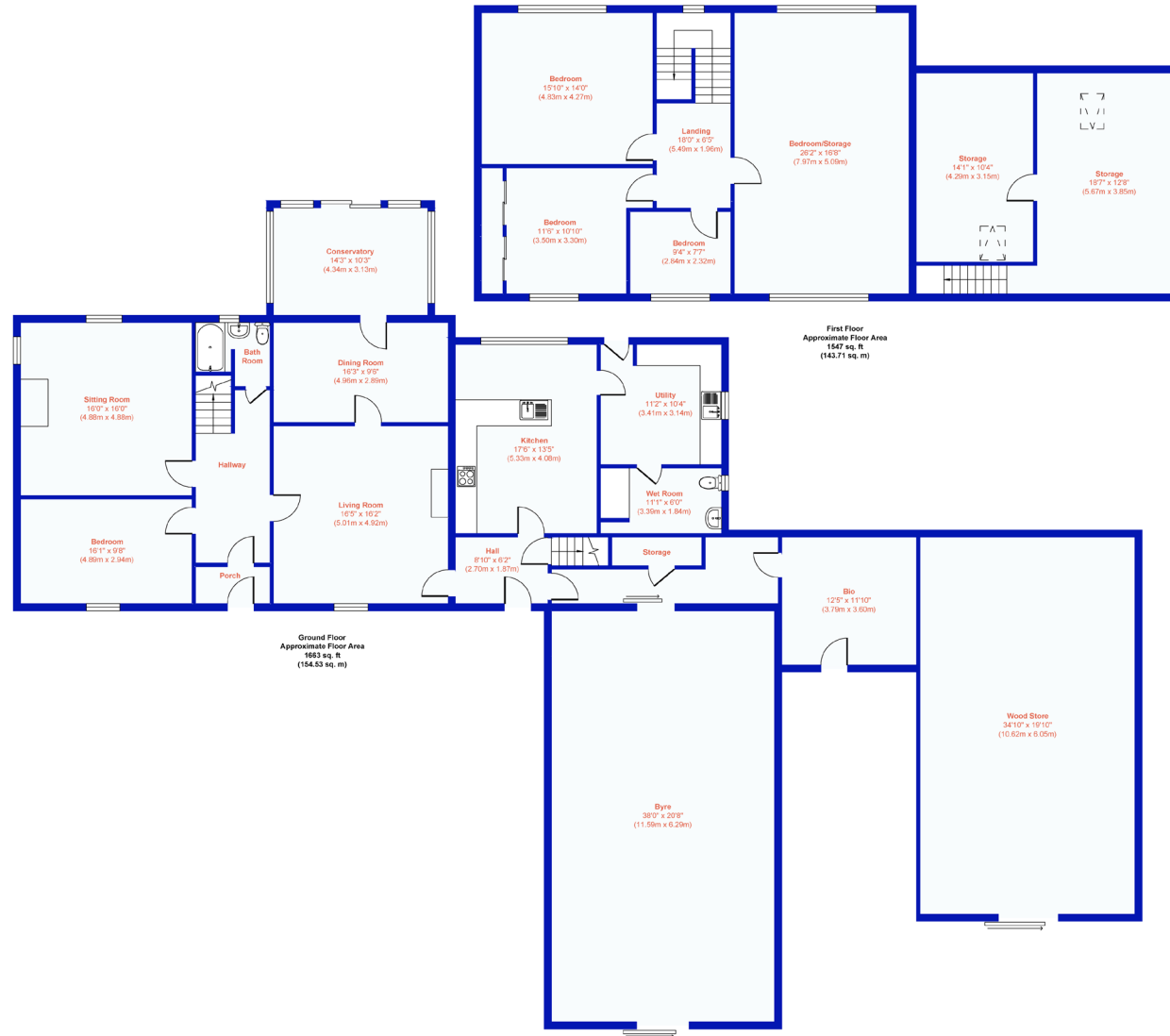
DEPOSIT

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 Glasgow take the M77 South towards Kilmarnock. Take Junction 2 B762 exit to Barrhead. Follow Barrhead Road to the A736 and continue through Lugton and Burnhouse. Turn right onto right onto the B707 just before Auchentiber. Sunnyside of Auchenmade is the first farm on the left hand side.

Sunnyside of Auchenmade



Approx. Gross Internal Floor Area 3210 sq. ft / 298.24 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 September 2023.

Lot 1		
Field ID	(Ha)	(Acre)
1	2.86	7.07
2	3.88	9.59
3	1.3	3.21
4	2.19	5.41
5	3	7.41
Steading, Roads, Misc	0.71	1.75
TOTAL	13.94	34.45

Lot 2		
Field ID	(Ha)	(Acre)
6	5.17	12.78
7	4.65	11.49
8	3.56	8.80
9	6.89	17.03
10	1.12	2.77
TOTAL	21.39	52.85

Lot 3		
Field ID	(Ha)	(Acre)
11	3.79	9.37
TOTAL	3.79	9.37

POST CODE

KA13 7RS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///bigger.worlds.limit

SOLICITORS

Carruthers Curdie & Sturrock
1 Howard Street, Kilmarnock, East Ayrshire, KA1 2BP

VIEWING

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. 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

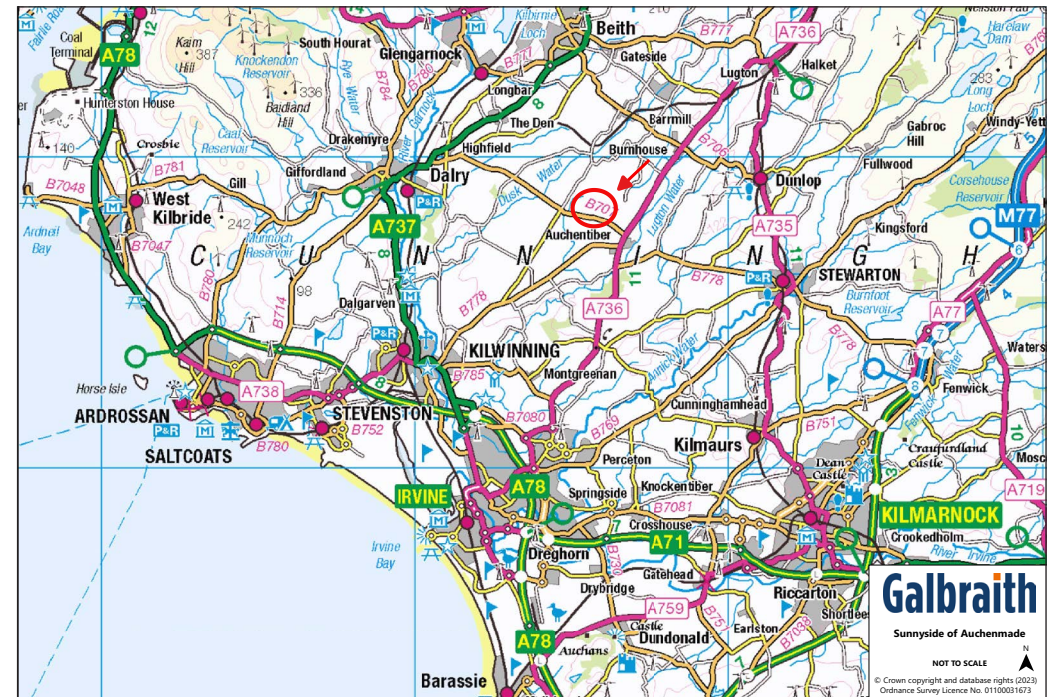
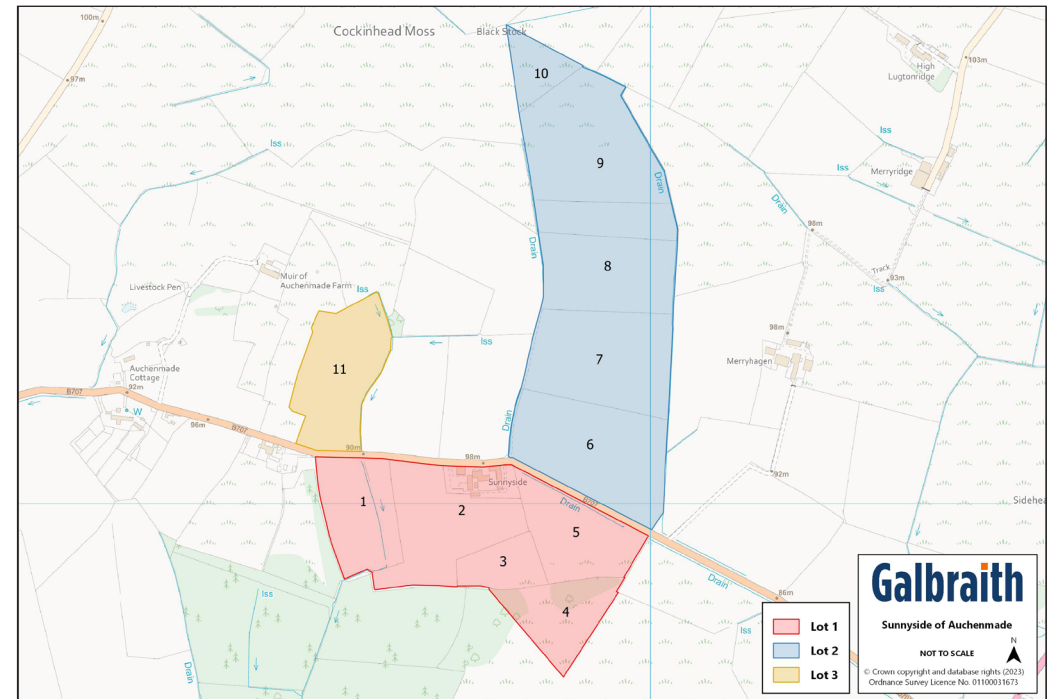
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

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





Galbraith




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