



DRUMDOW FARM

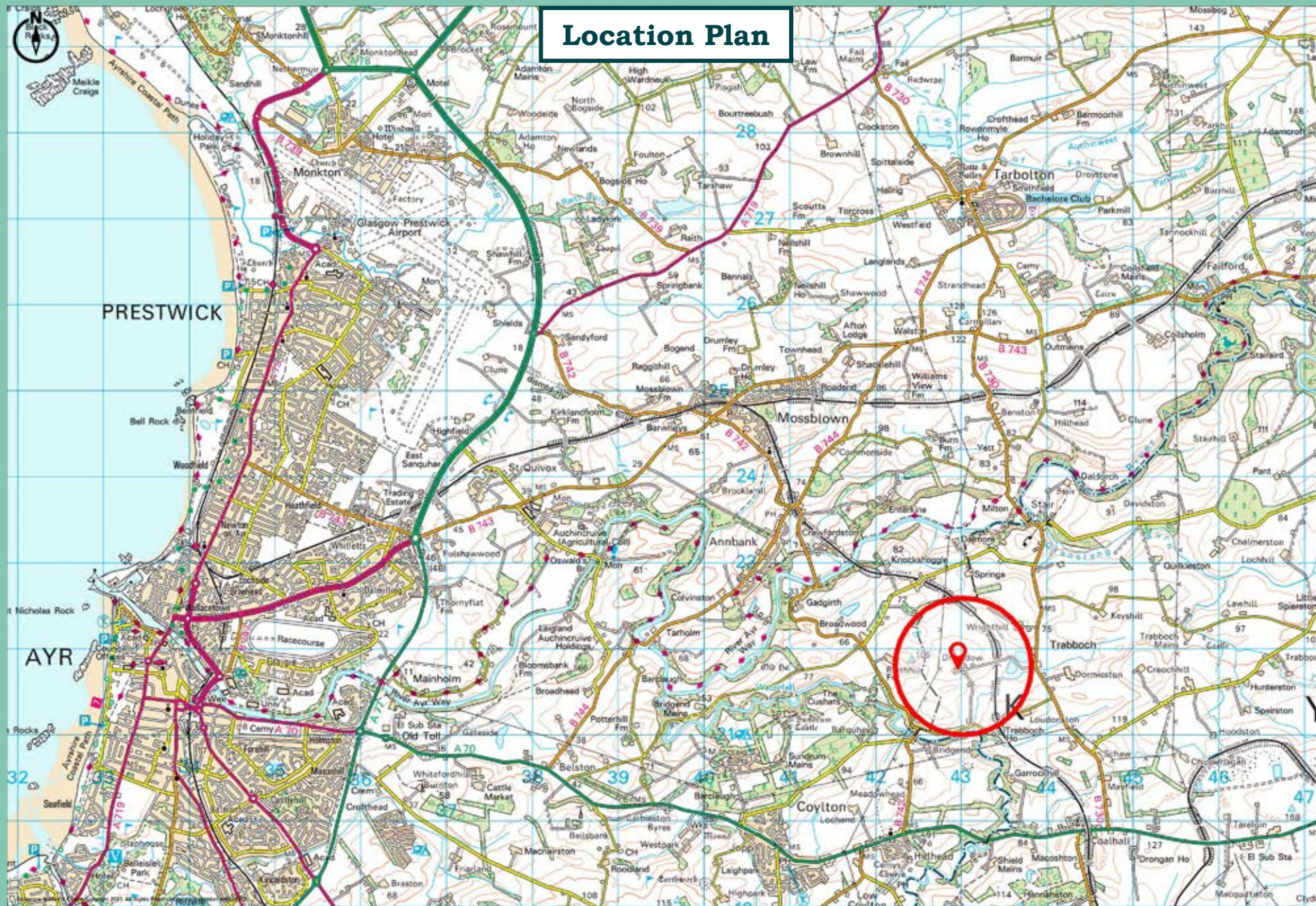
Stair, Mauchline Nr Ayr, KA5 5HY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



DRUMDOW FARM

Stair, Mauchline Nr Ayr, KA5 5HY

Mauchline 7 miles Ayr 7 miles, Glasgow 37 Miles, Edinburgh 84 Miles via M8 (70 miles via A70)

A HIGHLY PRODUCTIVE FORMER DAIRY FARM SITUATED ON AN ELEVATED SITE ON THE PERIPHERY OF THE VILLAGE OF STAIR WITHIN AYRSHIRE

- MODERN WELL-PRESENTED FOUR BEDROOM BUNGALOW
- CHARMING DETACHED THREE BEDROOM COTTAGE
- RANGE OF MODERN & TRADITIONAL FARM BUILDINGS
- MILKING PARLOUR & DAIRY STILL IN SITU
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT ENTITLEMENTS
- FARMHOUSE EPC RATING: D (55)
- COTTAGE EPC RATING: E (53)

IN ALL ABOUT 271.74 ACRES (109.97HECTARES)

VENDORS SOLICITORS

RB Campbell & Co Solicitors
7 Wellington Square
Ayr
KA7 1EN
Tel: 01292 261125



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Drumdown Farm occupies an elevated site in a fertile and highly productive area of Ayrshire. The property (a former dairy farm) is utilised as an exceptional stock rearing and arable farm benefitting from well-presented modern farmhouse, modern and traditional farm buildings (disused milk parlour and all dairy equipment all in situ), 3 bedroomed cottage and about 263 acres of agricultural land. The agricultural land is highly productive and is capable of growing a range of cereal and other forage crops. In addition to the productive land there are small areas of amenity woodland and a lochan on the property.

Drumdown Farm is some 7 miles from the Village of Mauchline which provides a good range of local services, The regional centre of Ayr is some 7 miles to the southwest, providing a full range of both retail and professional services. The area is well catered for with a variety of agricultural merchants & a well-supported livestock market on the outskirts of Ayr.

The region is well-known for the quality and variety of both country sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, fishing, cycling and for the golfer there is an abundance of good local courses including Turnberry and Royal Troon. Equestrian activities are a feature of the county.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance. Regular sailings to Northern Ireland from the Port of Cairnryan which is 50 miles distant.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Drumdown are sought **in excess of £1,600,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

DRUMDOWN FARMHOUSE

The farmhouse at Drumdown occupies a spectacular elevated site and offers. The house is of modern construction, is well maintained offering bright, spacious accommodation over a single floor. The accommodation briefly comprises:



- **Rear Entrance Porch**
With part glazed UPVC door and cloakroom off with WC &/ WHB.

- **Kitchen / Diner**

With a range of floor and wall units, plumbed for white goods, window overlooking the rear of the property.



- **Central Hallway**

With built-in storage cupboards and door off to the front door porch.

- **Sitting Room**

With double aspect windows to the rear.

- **Lounge**

With a picture window to the front affording spectacular elevated views across the surrounding countryside.



- **Double Bedroom 1**

With a window to the front and built-in storage cupboard.

- **Double Bedroom 2**

With window to the front and built-in storage cupboards.

- **Double Bedroom 3**

With window to the front and built-in storage cupboards.

- **Double Bedroom 4**

With a window to the rear and built-in storage cupboards.

- **Family Bathroom**

With modern sanitary ware, bath, and corner shower cubicle.



SERVICES

- Mains water & electricity
- Private drainage.
- Oil fired central heating
- The telephone is installed subject to the normal BT regulations.



DRUMDOW COTTAGE

The farm cottage sits away from the main farming operations and provides lovely open views across the rear. The cottage is arranged over a single floor and benefits from a kitchen, living room, bathroom, three bedrooms and a family bathroom. The cottage benefits from its own well-kept garden grounds.

SERVICES

- Mains water & electricity
- Private drainage.
- Oil fired central heating in both properties.
- The telephone is installed subject to the normal BT regulations.

DRUMDOW FARMHOUSE

GROUND FLOOR



DRUMDOW COTTAGE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE FARM STEADING

The farm steading comprises of a range of both traditional & modern portal farm buildings, which have been utilised in the past for dairy production. The steading is well set up around a traditional courtyard and contains a former dairy with 20/20 Westfalia milking parlour with feeders and ACR's, three cubicle sheds with slatted passages, three portal sheds containing bedded courts, former covered silage pit, two outdoor silage clamps, range of traditional barns and byres, slurry ring along with two portal livestock sheds with bedded courts and two traditional Dutch barns.

The steading provides adequate overwintering for the present farming system and could easily revert to milk production if the purchaser was so minded.





THE LAND

The lands of Drumdow extend in total to about 271.74 acres (109.97 Ha), including the areas occupied by the farmhouse, cottage, steading, yards, access roads, lochan, woodland, etc.

The holding lies in well-defined field enclosures, which are currently all down to grass for grazing or mowing with three fields sown out in spring barley. The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.

A program of reseedling has been undertaken in recent years with cereal break crops and with the exception of three areas adjacent to the lochan and to the eastern side of the railway the land lies within region 1, as defined by the SGRPID.

BASIC PAYMENT ENTITLEMENTS

The whole of the agricultural land has been allocated payment regions 1 & 2 and we are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We

are further informed that the sellers completed an IACS/SAF submission 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Drumdow benefits from region 1 entitlements with an illustrative unit values of €164.65 (Euros) with the exception of 6.55 hectares of region 2 with an illustrative value €36.16 (Euros). The property also benefits from the standard Greening rates. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2023 Basic Payment and 2023 greening payment and LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross-compliance documentation 2023, this obligation expires on 31st December 2023.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor **RB Campbell & Co Solicitors** for a definitive list of burdens subject to which the property is sold.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over all clamped or baled silage, straw, etc. Valuation arranged and instructed by Threave Rural Ltd, whose opinion as to quantity and value will be binding to both seller and purchaser.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge with the exception of anything already surveyed for. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2023

Field Number	LPID	Area (Ha)	Comments/BPS Ineligible
1	NS/42629/22296	5.69	
2	NS/42630/22433	2.54	
3	NS/42704/22078	8.32	
4	NS/42741/21857	5.53	
5	NS/42742/21127	2.88	SPRING BARLEY
6	NS/42776/21688	7.73	
7	NS/42797/21025	2.02	WOODLAND 2.02
8	NS/42803/22423	3.13	
9	NS/42974/22451	4.45	
10	NS/42911/21314	6.88	SPRING BARLEY
11	NS/42930/21501	8.73	
12	NS/42967/21145	4.51	SPRING BARLEY
13	NS/42982/21676	1.02	
14	NS/43008/21969	1.85	
15	NS/43022/21873	1.15	
16	NS/43038/22253	7.21	
17	NS/43162/21400	1.49	
18	NS/43171/21849	2.8	
19	NS/43191/21649	4.97	
20	NS/43229/22059	10.75	
21	NS/43239/21449	1.14	
22	NS/43334/21714	3.56	
23	NS/43351/21862	0.24	REGION 2 0.24
24	NS/43465/21981	2.9	REGION 2 0.49
25	NS/43539/21754	5.12	REGION 2
A	ROADS YARDS AND BUILDINGS ETC	2.33	N/A
B	LOCHAN	1.03	N/A
		Total: 109.97 Ha (271.74 Acres)	

Disclaimer

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **109.97 Ha (271.74 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

Sale Plan

