



ROUGHSIDE

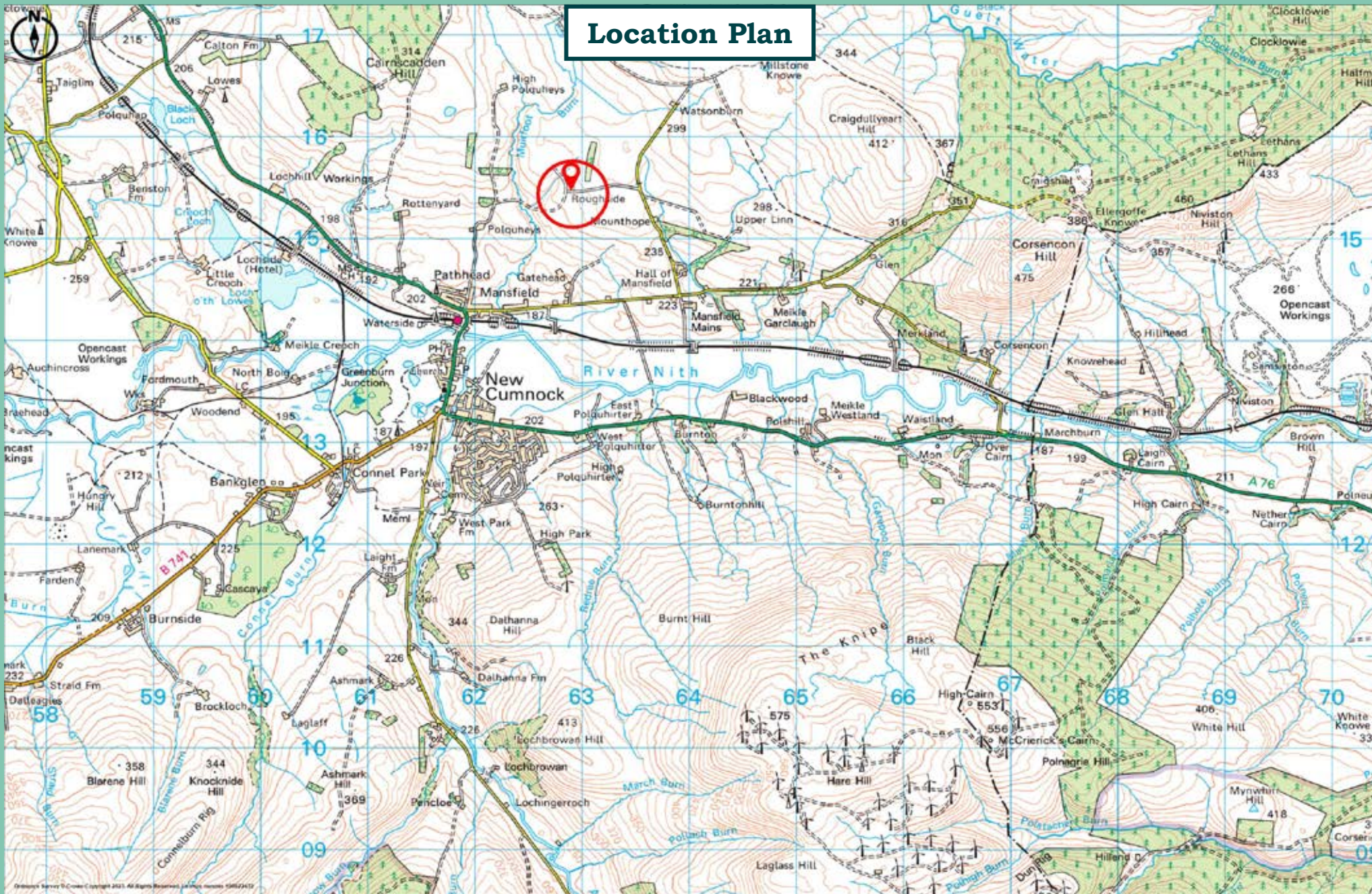
New Cumnock, Ayrshire, KA18 4NT



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



ROUGHSIDE

New Cumnock, Ayrshire, KA18 4NT

New Cumnock 3 miles, Ayr 22 miles, Glasgow 45 miles, Edinburgh 67 Miles

A DESIRABLE SMALLHOLDING SITUATED ON AN ELEVATED SITE WITH WONDERFUL FAR-REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- TRADITIONAL AYRSHIRE THREE BEDROOM FARMHOUSE
- MAINLY TRADITIONAL STEADING (DEVELOPMENT POTENTIAL)
- POTENTIAL FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL USES
- NO IMMEDIATE NEIGHBOURS
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- IN TOTAL ABOUT 15.067 ACRES (6.097 HECTARES)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Paul Ockrim
Freeths LLP
1st Floor, 1 Atlantic Quay
1 Robertson Street
Glasgow, G2 8JB
Tel: 0345 340 4219
Email: paul.ockrim@freeths.co.uk



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Roughside is situated just outside New Cumnock on an elevated site boasting stunning views across the surrounding countryside. The property sits away from the main road and is accessed by a single-track road of which Roughside is the last property at the end of this road. The whole property presents a fantastic opportunity for equestrian or small-scale agricultural uses or indeed, huge potential for some self-sufficient living. The property is within easy reach of major road networks and within reasonable commuting distance of the central belt.

Roughside benefits from a spacious traditional three-bedroom dwellinghouse which in parts would benefit from a degree of cosmetic upgrading, however, has huge potential to create a lovely family home. In addition, the property benefits from about 14.5 acres of grazing land along with a traditional courtyard steading which in recent times has been utilised for livestock and general storage. **Given that the steading is of traditional stone-built construction, there may exist some development potential for conversion to residential or indeed, extending the existing farmhouse.** Any interested party wishing to pursue this would need to make their own enquiries with the regional council. A relatively new four bay box profile clad agricultural building also provides useful storage and could be adapted for a variety of uses. A further feature of the property is the grazing land which amounts to about 14.5 acres, which at present is down to grass for grazing.

Local services at New Cumnock include a nursery, primary school, village shop and doctor's surgery and the larger town of Cumnock, about 7 miles away, provides a secondary school and a larger selection of amenities.

Roughside boasts excellent communication and commuting links with Ayr only a 20-minute drive away and Glasgow only a 40-minute drive from the property. Railway travel is available from New Cumnock from where there are regular commuting trains. The nearest international airports can be found at Prestwick and Glasgow, which are both within easy reach.

The region is well-known for the quality and variety of both field 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. The area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

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.

GUIDE PRICE

Offers for Roughside are sought **in excess of: £500,000**

VIEWING

By appointment with the sole selling agents:

**No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY**

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE



ROUGHSIDE DWELLINGHOUSE

Roughside dwellinghouse is of traditional construction set under a slated roof. The property occupies a stunning elevated site and benefits from views over the open countryside.

The accommodation is set over two floors, briefly comprises:

- **Rear Entrance Porch**
- **Kitchen**
With floor and wall units, plumbed for white goods, double aspect windows, doors off to the former milk house / storeroom and former maids quarters located on the first floor.
- **Living Room**
With an open fire and a window to the front affording lovely, elevated views across the surrounding countryside. A door off gives access to a study / office.



- **Central Hallway**
With stairs off to the first floor and door to front door porch.
- **Family Bathroom**
With a bath, shower cubicle, WC, WHB, heated towel rail.
- **Lounge**
With a window to the front affording the same wonderful views as the rest of the living accommodation to the front of the property.

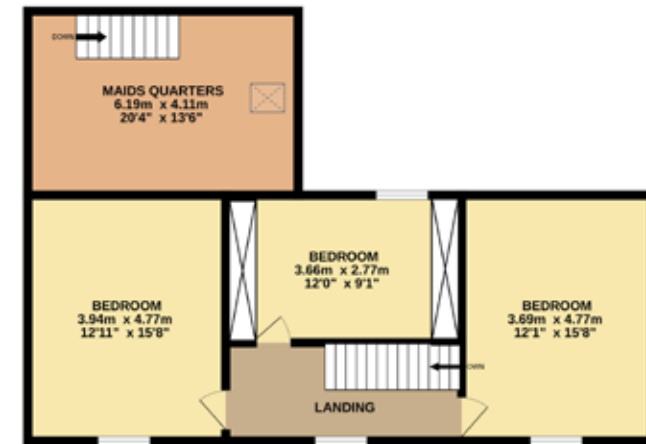


FIRST FLOOR

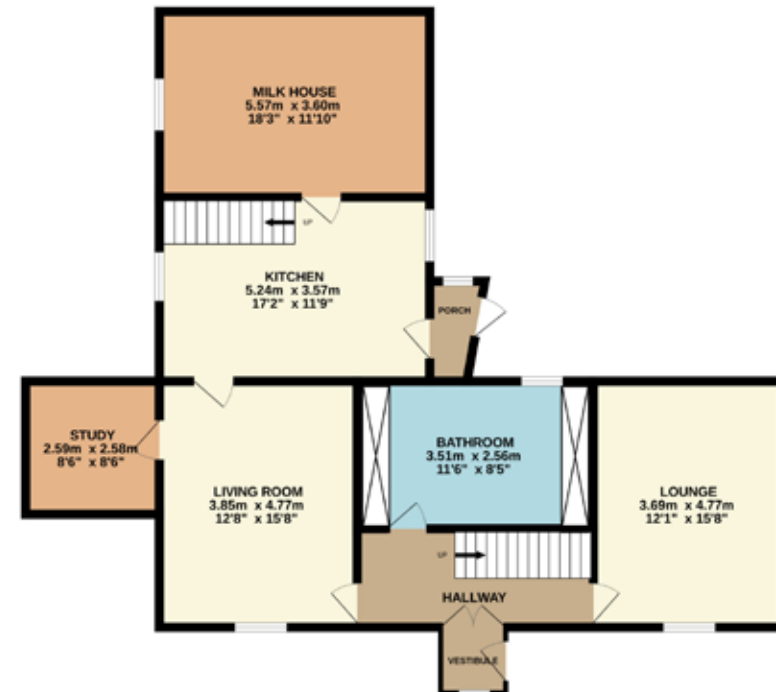
- **Upper Hallway**
With window to the front.
- **Bedroom 1**
With a window to the front.
- **Bedroom 2**
With window to the rear.
- **Bedroom 3**
With a window to the front.



1ST FLOOR



GROUND FLOOR



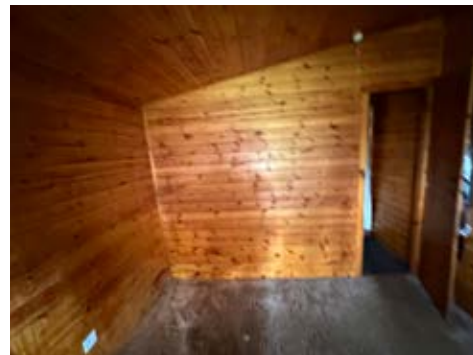
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains/Solar Panels	Oil	Farmhouse D Lodge A	E48

THE LODGE

A detached lodge is situated to the front of the farmhouse and in recent years was utilised for family members. The lodge has two bedrooms, a living room with veranda off and a wet room. The lodge benefits from electricity and water laid in and a council tax banding.



THE AGRICULTURAL STEADING

As mentioned earlier, Roughside Farm benefits from mainly traditional farm buildings. In recent years the traditional buildings have been utilised for the housing of livestock and are now mainly used for storage purposes. These buildings could have some development potential for change of use to residential, but again, any interested party wishing to pursue this would need to make their own enquiries with the regional council. A more modern agricultural building with four bays provides storage for feed and fodder, but could be utilised for many different purposes. In addition there are a bank of solar panels fixed to roof of one of the agricultural buildings.

THE GRAZING LAND

The land at present is all down to grass for grazing. The addition of this land provides a fantastic opportunity for equestrian or smallscale agricultural purposes.





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, **Mr Paul Ockrim, Freeths LLP**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.





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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 October 2023



Sale Plan



Area: 6.097 ha (15.067 acres)

