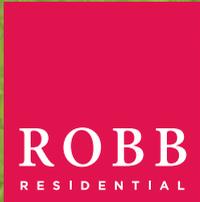
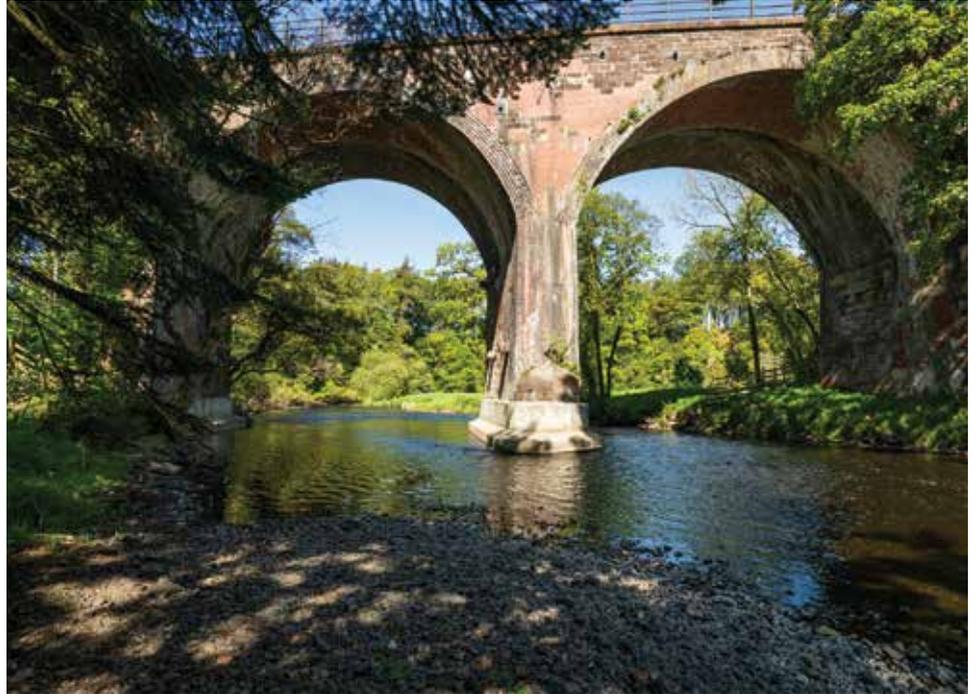




Monkwood Mill, Maybole, Ayrshire
www.robbresidential.com







Monkwood Mill

Maybole, Ayrshire KA19 7JL

Ayr 5.5 miles, Prestwick Airport 13.5 miles, Glasgow city centre
41 miles, Glasgow Airport 45 miles

A wonderful combination of property and land assets in a private, peaceful and scenic valley location on a soft meander of the river Doon and with excellent commuter benefits.

- Traditional 4-bedroom characterful detached farmhouse with pretty views to river, woodlands and countryside.
- 3-bedroom detached farm cottage.
- A range of traditional 'U' shaped farm steading outbuildings arranged to form an attractive courtyard.
- 3-storey stone former mill buildings and mill lade.
- Cattle court, loose boxes.
- About 92.6 acres permanent pasture.
- About 3 acres semi-ancient native woodland.
- Single bank fishing for salmon, sea and brown trout.

About 97.6 acres (39.5 ha) in total

For sale as a whole or in 2 lots

Situation

Situated about 5.5 miles south of the former Royal Burgh town of Ayr, Monkwood Mill has a remarkably private and tranquil position with protected boundaries and pretty views to the river Doon, surrounding woodlands and countryside. Monkwood Mill is accessed via a single track access road and is about 0.75 miles from the A77 which provides convenient access to Ayr and onwards to Glasgow.

Monkwood Mill is situated 1.5 miles south of the village of Minishant, which has a local shop providing for everyday needs and requirements as well as a local primary school. A wider range of shops, supermarkets and professional services are available in Ayr (5.5 miles). Secondary education is available at Ayr Academy and private co-educational schooling for pupils from the ages of 3 to 18 is also available at Wellington School in Ayr. A complete range of higher and further education is available in Glasgow. The Scottish Agricultural College has a campus at Auchincruive outside Ayr.

Ayrshire is famous worldwide for golf with globally renowned championship courses including Royal Troon, Prestwick and The Trump Turnberry golf resort all within easy reach. With its 'famous four' rivers - The Ayr, Doon, Girvan and Stinchar - Ayrshire is a haven for salmon fishers. Monkwood Mill enjoys ownership of a 1.3km stretch of southern single bank fishing. Game shooting is also a feature of the area with driven shooting available to rent on a number of estates locally. For those keen on horse racing, Ayr Racecourse, home of the Scottish Grand National, is about 5.5 miles distant.

While enjoying a private, tranquil and land ring-fenced protected situation, Monkwood Mill remains remarkably convenient for commuter access to both Ayr and Glasgow via the A77. Trains run regularly north to Glasgow and south to Stranraer from Ayr. Prestwick Airport (13.5 miles) has frequent flights to London and European destinations, plus there are daily ferry crossings from Cairnryan (46 miles) to Ireland.

Monkwood Mill is surrounded by some of Ayrshire's most beautiful scenery and the area is renowned for its mild climate, unspoilt countryside and a diverse range of sporting and recreational pursuits. Ayrshire is one of the most agriculturally fertile regions of Scotland, with potatoes being grown on the low flat ground near the coast and livestock of distinction being raised on the edges of the Galloway hills in the south of the county.

Description

A feature of Monkwood Mill is its wonderfully private, tranquil situation located in soft rolling Ayrshire countryside on a gentle bend of the river Doon and with a backdrop of semi-ancient native woodland on the eastern bank providing shelter, privacy and spectacular autumn colours. The buildings are grouped within a pretty sheltered valley.

Monkwood Mill provides an excellent opportunity to own an income producing package of residential and development property assets which are protected by owned land boundaries. It also lends itself perfectly for small scale or hobby/organic farming with amenity and sporting elements.

For those who may want only the residential elements and a smaller land holding, the remaining land is readily lettable. Monkwood Mill lies in a single block with no exclusions from ownership within its boundaries. The farm has been owned by the sellers' family for two generations and in recent times has been subject to a selective programme of upgrading and improvement including new roofs and interior refurbishment, in all it comprises the following assets;

- Traditional 4-bedroom characterful detached farmhouse with pretty views to river, woodlands and countryside.
- 3-bedroom detached farm cottage. Currently let under SAT.
- A range of traditional 'U' shaped farm steading outbuildings arranged to form a pleasant courtyard. Currently let on annual tenancy on part of steading buildings
- 3-storey stone former mill buildings and mill lade.
- Cattle court, loose boxes.
- About 92.6 acres permanent pasture. Let on an annual grazing licence.
- About 3 acres semi-ancient native woodland.
- Single bank fishing for salmon, sea and brown trout. Currently let seasonally.



Monkwood Mill Farmhouse

A detached house with character of mainly stone construction with a brick extension to its southern side, all under a new slated roof. The accommodation is laid out over two light, bright and easily managed levels and in recent times the house has been subject to a programme of upgrading and improvements, including the fitting of a new kitchen and bathroom as well as redecoration.

The property is warmed by LPG central heating and the sitting and living rooms have wood burning stoves.

The ground floor has an entrance reception hallway, sitting room, living room, kitchen, scullery, utility area, inner hallway, bedroom 1 and bathroom.

The first floor has an upper hallway and bedrooms 2, 3 & 4.

Farmhouse Gardens

The house is set in mature and easily tended gardens bounded by fencing and wall, fringed with trees, shrubs and bushes. The gardens are laid mainly to grass and there is a gravel surfaced vehicle turning and hard standing area.

Farmhouse Outbuildings

Greenhouse

Farmhouse Services

The farmhouse is warmed by LPG central heating supported by 2 solid fuel stoves.

Monkwood Mill Cottage

Is a former farm worker's house and now an income producing secondary property. It is a detached cottage of white painted brick finish under a mainly slated roof. Accommodation is laid out over a single storey level comprising entrance area, large sitting room, kitchen, three bedrooms and bathroom. It has also been the subject of modernisation and improvement.

Cottage Gardens

The cottage has post and wire fence bounded gardens on the adjacent side of the track.

Cottage Services

Monkwood Mill Cottage is warmed by oil fired central heating. The sitting room is supported by a wood burning stove.

Buildings

The residential properties, steadings and old mill buildings are positioned to the eastern side of the farm. The buildings are arranged to form a courtyard to the rear of the house and cottage and are versatile in terms of their usage. The traditional farm steading buildings are of mainly stone construction under slated roofs.

The former mill buildings are of stone construction and have recently been re-roofed with box profile steel. Strictly subject to planning permission, the mill buildings lend themselves suitable for redevelopment and offer the potential to create a striking and unique residential home or homes. In addition, strictly subject to planning permission, the mill lade could offer potential for a small scale hydro-electric scheme.

Land

Comprising mostly permanent pasture, the land can be analysed as follows:

Description	Acres	Hectares
Permanent pasture	92.6	37.5
Woods	3	1.2
Roads, gardens, buildings and miscellaneous land	2	.080
Total	97.6	39.5

The land can be accessed from the farm yard and access tracks and is classified as grade 4² by the Macaulay Institute and is in one ring-fenced block.

The undulating land rises from 35 metres (98') above sea level at the river Doon to a high point of 74 metres (242').

Whilst the land is mainly in grass, hay, haylage and silage have been taken in recent years.

With mild average temperatures, the farm is well-suited to the purpose of stock rearing.

The farm is fenced for stock. The fencing has been subject to ongoing maintenance and much has been replaced and or repaired in recent times. The fields are easily accessible from the farm yard and a hard core farm track provides access to the centre of the land. There are three water troughs in the fields.

The land is currently let on an annual basis for grazing and silage.



Cottage Sitting Room



Sporting

The river Doon is one of the 'famous four' Ayrshire salmon fishing rivers. The fishing comprises single bank salmon, sea and brown trout fishing on about 1.3 km stretch with a number of good holding pools. The fishing is easily accessible, comprises lovely fly water and the pools are easily fished.

Lotting

Monkwood Mill is available for sale as a whole or in two lots.

Lots	Description	Acreage
Lot 1	Monkwood Mill Farmhouse, Cottage, outbuildings, land & fishing (highlighted in blue)	19.8
Lot 2	Remaining land (highlighted in red)	77.8
Whole		97.6

Prospective purchasers should note that Lot 2 will not be considered for sale ahead of agreement to sell Lot 1.

Solicitors

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Local Authority

South Ayrshire Council
County Buildings
Wellington Square
Ayr KA7 1DR
Tel: 0300 123 0900
www.south-ayrshire.gov.uk

Farm Code

The AFRC-RPID code for Monkwood Mill is 212/0089.

Basic Payment Scheme

The owners hold 36.98 Region 1 entitlements for the permanent grassland for the Basic Payment Scheme. The Basic Payment Entitlements in respect of Monkwood Mill for future years are included in the sale. The subsidy from the Basic Payment in relation to the 2019 farming year will be retained by the sellers.

Entry

Entry is available only by arrangement with the agents acting on behalf of the sellers.

Council Tax/Energy Performance Certificate (EPC)

Name of Property	Council Tax Band	Energy Performance Rating
Monkwood Mill	E	F
Monkwood Mill Cottage	C	G

Listings and Environmental Stipulations

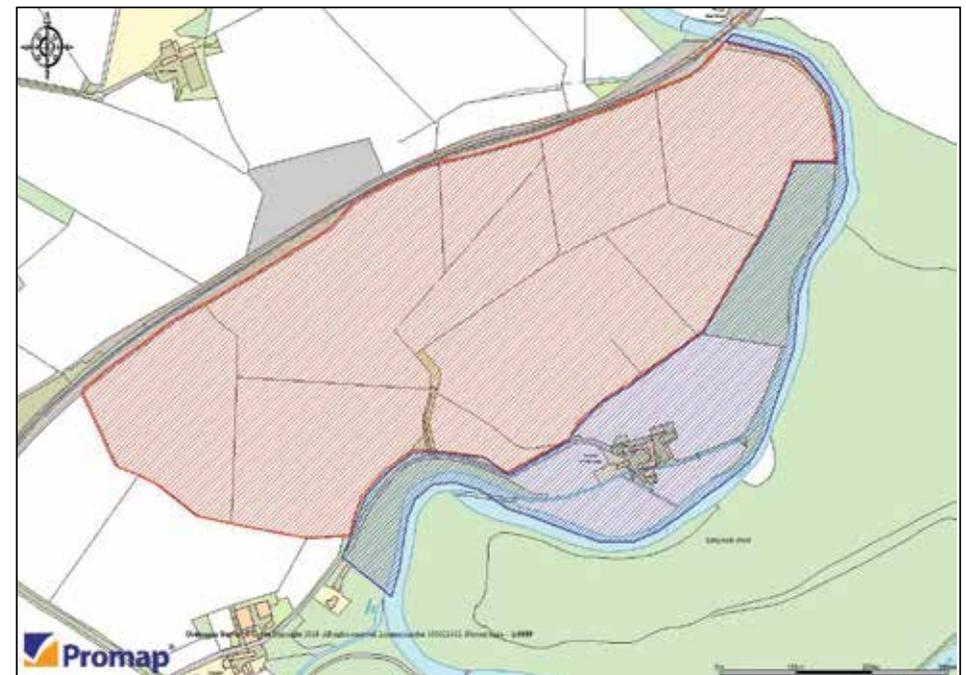
There are no Environmental Designations on the farm.

There are no buildings or structures on the farm that are listed by Historic Scotland.

Services

Name of Property	Primary Heating	Water	Drainage
Monkwood Mill	LPG	Mains	Private
Monkwood Mill Cottage	Oil	Mains	Private

Site Location



Rights of Way and Access

In the event that the property is sold in separate lots, the purchaser of lot 2 will retain a vehicular right of access to the fields as far as the field access track, on the left hand side, 0.1 miles from the ownership boundary on the driveway.

Whilst there are no recognised pedestrian rights of way, prospective purchasers should be aware that, as a result of freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of Scottish countryside.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The sellers will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Special Conditions of Sale

1. The purchaser(s) of the farm shall within five working days of conclusion of missives make payment as a guarantee for due performance of a sum equal to ten per cent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously, the sellers reserve the right to resile without further notice. The balance of the purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above the Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being of the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers in that event reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account for any loss and expense occasioned to them by the purchaser's failure and in the event of the loss and expenses being less than the amount of the said deposit the sellers shall account to the

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or alternative form of assurance from a bank which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Health and Safety

Given the hazards of a working farm we ask you to be as vigilant as possible when making your inspections, and take access at your own risk.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the sellers' solicitor and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

Strictly by appointment with the selling agents, Robb Residential (0141 225 3880)

purchaser for any balance thereof remaining in their hands.

2. The farm will be sold subject to all rights of way, rights of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.
3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the sellers of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and



Travel Directions

From Glasgow travel south on the A77 to Ayr. At Ayr at the Holmston roundabout continue in a southerly direction for 5.3 miles on the A77 continuing through Minishant. On leaving Minishant, turn left onto the B7045 signposted for Kirkmichael and Straiton. Proceed along the B7045 for a further 0.4 miles then turn left onto the access driveway that will lead past Crorieshill and on to Monkwood Mill at the end of the track.

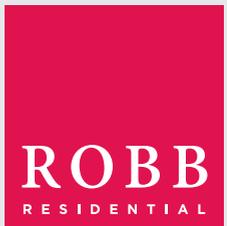
For those with satellite navigation, the postcode for Monkwood Mill is KA19 7JL.

occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the sellers. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Particulars prepared May 2019. Drone images taken May 2019, other images are from archive.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Robb Residential and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the farm.



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