

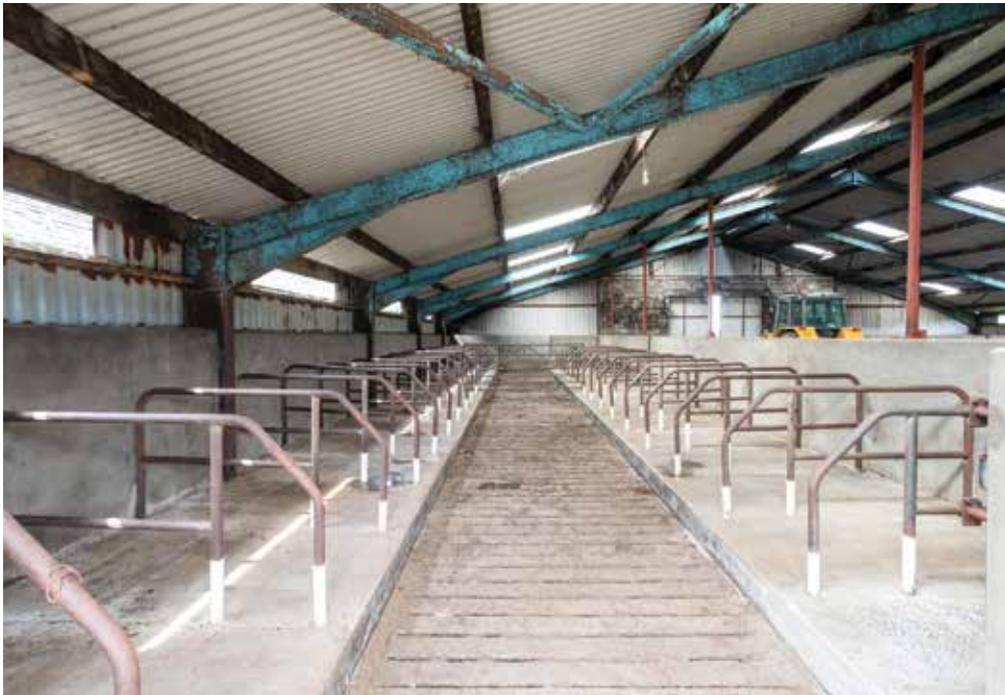


East Mosside Farm, Fiveways, Hurlford, Kilmarnock, Ayrshire

www.robbrresidential.com







East Mosside Farm

Fiveways, Hurlford, Kilmarnock, Ayrshire KA1 5JR

Kilmarnock centre 5 miles, Prestwick Airport 9.5 miles, Ayr 10 miles
Glasgow city 25 miles Glasgow Airport 29 miles

A fine package of residential property, land, flexible farm steadings and income producing turbines, all set in pleasant rural Ayrshire countryside.

Ground Floor:

Entrance porch, reception hall, under stairs stores, sitting room, family bathroom, dining room, winter sitting room, dining/breakfasting kitchen, shelved stores, home office/study, utility room and wc, garden room.

First Floor:

Staircase to broad upper hallway, bedroom 1 (master) with en suite shower room, family shower room, bedroom 2, bedroom 3, bedroom 4.

Buildings

A good range of traditional steading and more modern agricultural buildings with business-from-home and/or livery/equestrian potential.

Land

About 36 acres grass leys in 7 fields.

For sale as a whole

About 36 acres (14.5ha) in total

Situation

East Mosside Farm has an accessible situation in rural East Ayrshire. The farm is situated in very pleasant soft rolling Ayrshire countryside and farmland about 5 miles due south of the centre of Kilmarnock.

The farm is in a very accessible location with the A77 and the A76, both providing good road access to broader Ayrshire and Glasgow city.

Kilmarnock town centre is about 5 miles to the north where there is an extensive range of shopping and retail facilities, professional services, primary and secondary schooling, bus and mainline railway stations.

The A77 provides easy access to Kilmarnock, Ayr, Prestwick Airport and the developing Ayrshire coastline. Locally there are also the international airports at Prestwick and Glasgow which are 9.5 miles and 29 miles distant respectively.

The ferry terminal at Stranraer (56 miles) provides access to Ireland.

Ayrshire is renowned worldwide for golf with regular open championship venues including Royal Troon, Turnberry and the highly regarded Prestwick all within easy reach.

Along with farming and golf, the county is known for its excellent salmon fishing on the rivers Ayr, Doon, Girvan and Stinchar, all of which are within a short drive. Game shooting is also popular within the area, and there are a number of commercially run rough and low ground shoots in the district.

For those keen on a punt, Ayr Racecourse, home of the Scottish Grand National, is 10 miles distant.

The Firth of Clyde offers marine and chandlery services at Troon, Ardrossan & Largs together with highly scenic coastal sailing.



Description

East Mosside Farm has a combination of assets as follows:

- East Mosside Farm house.
- A range of traditional and modern farm buildings.
- 36 acres grass leys.
- Income producing micro-generation scheme and solar panels.

In total East Mosside Farm extends to about 36 acres (14.5ha), historically it was a dairy unit, in the recent past the land has carried some seasonal grazing sheep and the buildings do have wintered cattle.

All of the assets at East Mosside Farm combine to create the opportunity to run a successful range of private and/or commercial business opportunities, hobby farming, outdoor activities centre, potential for significant livery enterprise, kennels/cattery and/or all trades businesses from home.

East Mosside Farmhouse

Occupying a rural setting with a private south facing exposure and position, the farmhouse is completed in painted stone under a slated roof with flat roof sections.

The main farmhouse provides well-proportioned and flexible accommodation which is ideal for family living, and along with its period charm, is freshly presented and very comfortable by modern day living standards. The property is well presented and has been subject to a rolling programme of upgrading and improvement including engineered hardwood joinery.

The property and concreted yard can be accessed via a good driveway leading from the public highway and terminating at the farmyard.



Ground Floor

Entrance porch to main entrance reception hall, under stairs stores, formal sitting room with living flame effect (LPG) coal burning fireplace, main family bathroom with shower over the bath all recently refitted, formal dining room with decorative open fire, cosy winter sitting room with bay window formation and door to dining room, doors to reception hall and kitchen, generously proportioned breakfasting sized kitchen with matching base and wall units, door to shelved stores and access to fine home office/study. A leaded stained glass door from the kitchen leads to a rear access carport from where there is dry access to the kitchen and house, utility room and wc. A further door from the kitchen leads to a fine garden/dining room with full southerly exposure.

First Floor

Hardwood staircase leading to broad upper hallway, to bedroom 1 (master) with Velux and dormer window formations, fitted bedroom furniture, deluxe en suite shower room, family shower room, bedroom 2 with fitted bedroom furniture, bedroom 3 with double fronted wardrobe, bedroom 4 with mirrored bedroom furniture.

Gardens

Main farmhouse gardens to the southern side, gravel terraces, mown lawn surrounded by privet hedging, drying green, assorted shrubs and bushes. Gravel surfaced driveway from public road, concrete aprons around the house steadings and livestock handling areas.

East Mosside Farm Buildings

There are a range of former dairy byres and traditional stone steadings mostly painted white under slate as well as corrugated sheet clad barns, steel portal frame cattle courts over slats and general purpose sheds.

The traditional outbuildings are arranged around the main farmhouse with a good concrete yard with livestock handling areas and easy access to silage clamps and fields.

The traditional outbuildings are of white painted stone construction under a mixture of pitched slate and corrugated sheet roofs. The buildings have all been cleared and pressure washed down and are presented in good order.



The range of buildings comprises:

- Carport
- Garage with turbine gear and controls, domestic hot water tank, concrete floor.
- 4 Bay steel portal frame block and corrugated sheet clad workshop, concrete floor, sliding access doors, stairs to stores at mezzanine level.
- Brick built workshop under a corrugated sheet roof.
- Second steading/GP store under a slated roof
- Former milking parlour, rear hall with solar panel gear and pressure washer.
- Refuse/Bin stores
- Former 4 bay calf shed under fibre cement roof now offering machinery and equipment storage.
- Brick built, corrugated sheet roof cattle court, slats over slurry pits with central feed aisle.
- 4 bay steel portal frame corrugated sheet clad open shed with part concrete and part earth floor, large twin sliding access doors.
- 5 bay block wall and corrugated sheet clad 70 cubicle cattle shed with open courts over slatted slurry pits central feed aisle and large gable end sliding access doors.
- 2 x silage clamps.
- Midden
- Oil boiler house

Land

The land extends in total to about 36 acres (14.5 hectares). The land is easily accessed from the farm and yard and the land is classified as grades 3.2 and 4.2 by the Macaulay Institute and is mainly in a ring-fenced block.

The land is to permanent pasture with 7 fields, all with water troughs and all of which are in good heart, relatively free draining and suitable for cropping, livestock grazing and equine pursuits.

The area is renowned for its livestock farming due to the climate, soil and topography. The majority of the land is generally level with the fields of a good size, shape and gradient for modern agricultural machinery. With relatively high rainfall and mild average temperatures, the farm produces good grass swards. The district is well served by agricultural merchants and suppliers.

The land is capable of producing 2 cuts of silage annually.

The majority of the land is generally level and gently rises from 102 metres (334 feet) at the southern boundary to a high point at circa 119 metres (390 feet) above sea-level at the northern end.



Turbines

Two turbines are located within the fields. The turbines are part of a microgeneration scheme and produce a FIT annual income of about £18,000 per annum. The turbines have 13 years remaining on the FIT contract.

Solar Panels

Photovoltaic solar panels produce a FIT annual income of about £1,300, with 16 years remaining of the current FIT contract.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Entry & Possession

The date of entry will be by mutual agreement between the purchaser and the seller.

Services

The farm benefits from mains water (metered) and electricity supply, oil-fired and electric infra red central heating, private drainage, double glazing.

Note: The services have not been checked by the selling agents.

Council Tax

East Mosside Farmhouse is in Band E and the amount of council tax payable for 2019/20 is £1,690.



Rights of way, wayleaves and easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Mineral rights

As far as they are owned the minerals are included in the sale.

Timber

All standing and fallen timber is included in the sale.

Local Authority

South Ayrshire Council

SGRPID

Russell House, King Street, Ayr KA8 OBE.

Tel: 01292 291 300. Fax: 01292 291 301.

Ingoing Valuation

The purchaser(s) of East Mosside Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish branch), the following:

1. All silage, hay, barley, straw, fodder, roots and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

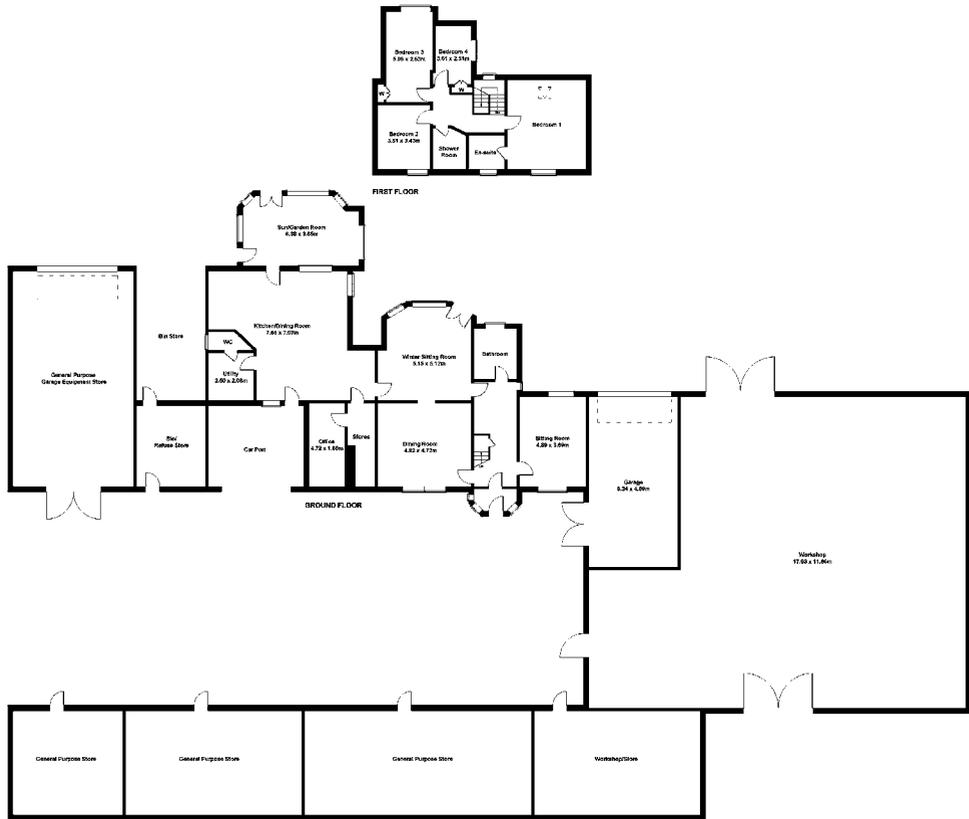
Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Robb Residential shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over the Royal Bank of Scotland borrowing rate.





Floorplan and Site Location

East Mosside Farm, Hurlford, Ayrshire



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Farm code

East Mosside Farm is registered by Scottish Government Rural Payments and Inspections Directorate (SGRPID) under the code 177/0012.

Plans, Areas and Schedules

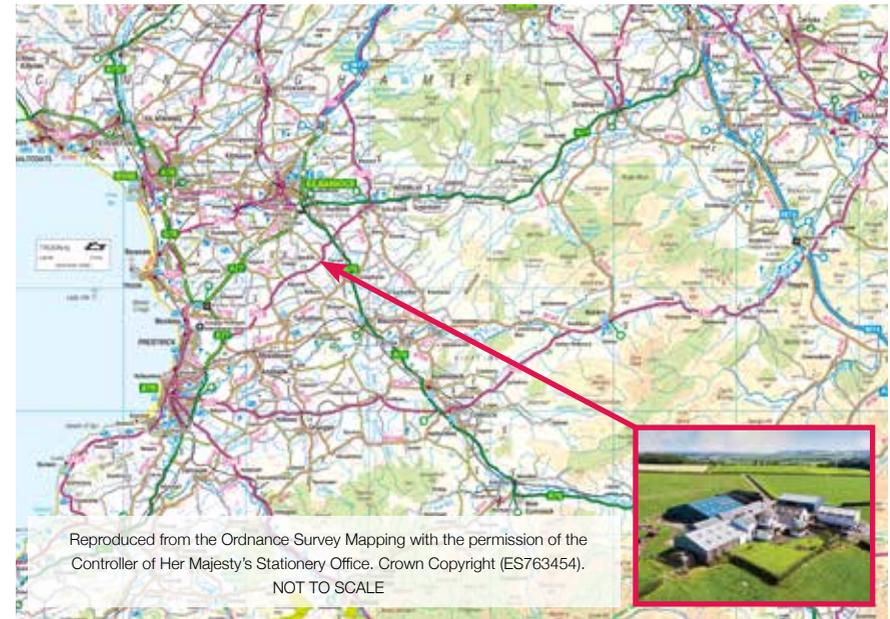
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale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

Generally

Should there be any discrepancy between these particulars, the General Remarks and Stipulations, Special Conditions of Sale and the Missives of Sale, the latter shall prevail.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable



Travel Directions

From Glasgow city centre proceed west on the M8, travel for 2.5 miles bearing left on the M77. After 19.5 miles turn left off the M77 following signs Kilmarnock, Irvine, Dumfries, Edinburgh. At the roundabout take the second exit onto the A76. Continue for 2.3 miles. At the roundabout, turn right, take the third exit following signs Ayr on the A719. Travel for 1.3 miles then turn right onto the road signposted Kilmarnock 3 miles. Continue on the unmarked road for 0.4 miles to find the entrance to East Mosside Farm on the left-hand side.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(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 the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, 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 seller 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. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

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

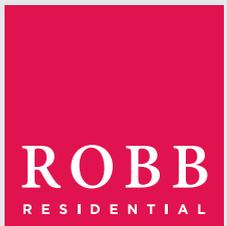
IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors 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 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 Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and particulars prepared in July 2019.

MEASUREMENTS AND OTHER INFORMATION

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



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