

FOR SALE

Waterside

Dalmellington Road, East Ayrshire, KA6 7JC

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

16.0 acres at Waterside nr.
Dalmellington

Selling Agents

Davidson & Robertson
62 Bannatyne Street
Lanark
ML11 7JS

Tel: 01555 666655
Email: sales@dr rural.co.uk
Web: www.drrural.co.uk





Offices across Scotland and Northern England

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Situation

The land lies to the immediate south of the village of Waterside in East Ayrshire between the Chapel Row Cottages and the river Doon. The land is approximately 12 miles from Ayr and 37 miles from Castle Douglas via the A713.

Access

Access is available directly from the A713 road.

Directions

If heading from the north (Ayr) you will be travelling southwards towards Dalmellington. After the large bend on the right you will see the row of cottages (Chapel Row) on the righthand side. There is a field entrance just before the cottages and another further south beyond the bus stop by Saint Francis Xavier's church. The reverse is true if travelling from the South (from Dalmellington).

Description

The land forms a single block of Grade 4.2 Agricultural Land extending to 16.0 acres (6.48 Ha). It has not been farmed for some time and is overgrown. There are also areas of wetness and poor drainage. With some improvement the fields could be suitable for a variety of open space leisure uses, equestrian purposes or afforestation.

Development

The land is part of a Sensitive Landscape Area within the East Ayrshire adopted Local Development Plan and is identified on the SEPA Flood Map of being at risk of occasional flooding from the River Doon. Accordingly, it is unlikely that any built development would be favourably considered by the local authority.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

East Ayrshire Council
Council Headquarters
London Road
Kilmarnock
KA3 7BU

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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

CMS Cameron McKenna Nabarro Olswang LLP
1 West Regent Street
Glasgow G2 1AP

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.



PARTICULARS AND MISREPRESENTATION - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.