



DAVIDSON
& ROBERTSON
RURAL SURVEYORS & CONSULTANTS

Netherton Farm

Dalrymple, KA6 6AX

An expansive mixed livestock and arable farm extending to 399.44 acres (161.65 hectares) or thereby of Class 3.1 to 4.2 land.

- Two storey traditional farmhouse
- A well maintained steading with a range of traditional and modern buildings
- Good road access to fields
- Large field enclosures

Dalrymple 1.5 miles
Ayr 6 Miles
Glasgow 40 miles.

Selling Agents

Davidson & Robertson
Livestock Auction Mart
Whitefordhill
Ayr
KA6 5JW

Tel: 01292 265 851
Email: sales@drural.co.uk
Web: www.drural.co.uk



Situation

Netherton Farm is located approximately 1.4 miles south west of Dalrymple in South Ayrshire. The village of Dalrymple has a range of services including a primary school, post office, public house and bus services towards Ayr and Stranraer. A broader range of services can be found in Ayr, approximately 6 miles, where there are good rail and bus links to Glasgow and beyond.

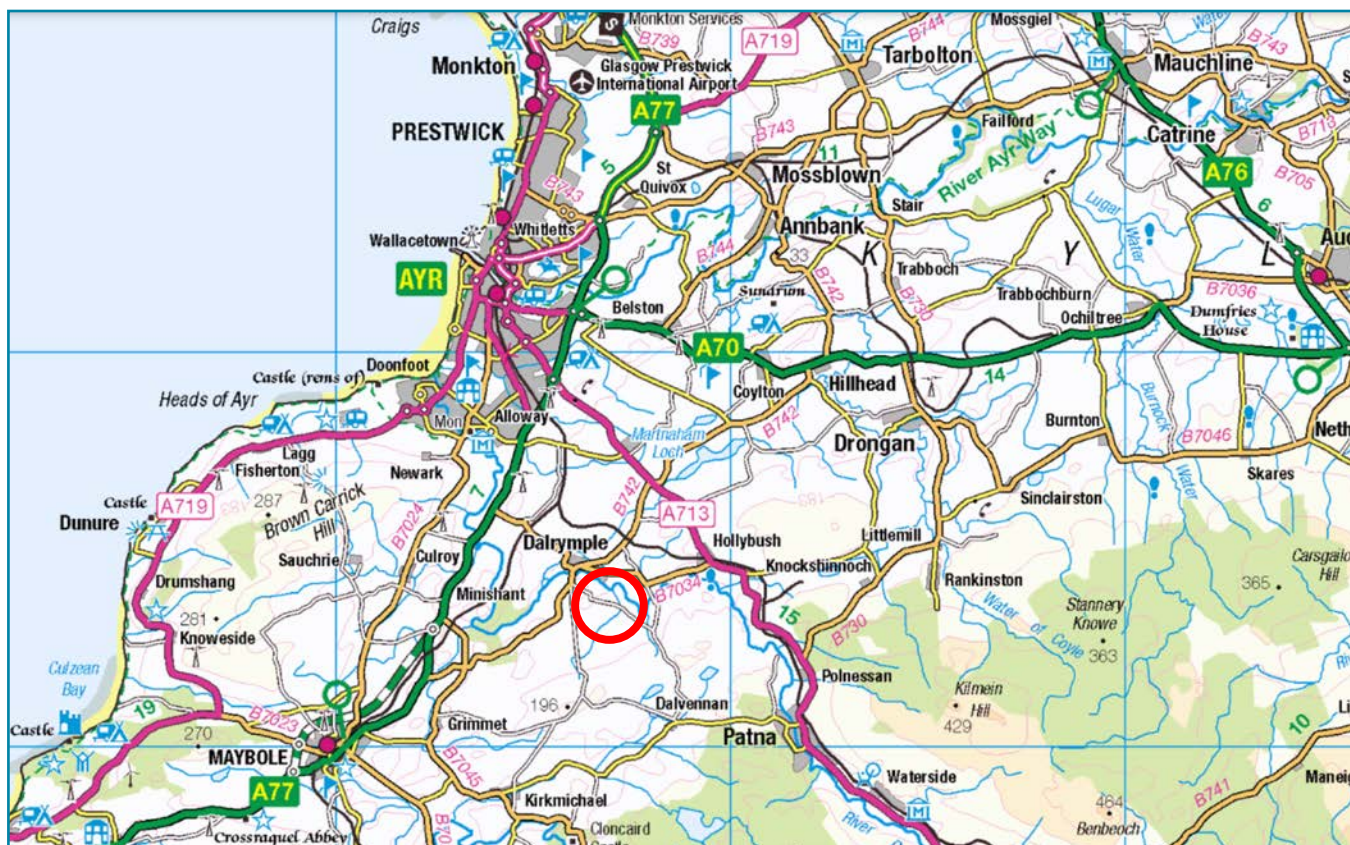
The local area is well served by agricultural merchants, suppliers and veterinary practices. Ayr Livestock Mart is approximately 7.5 miles from the farm.

Access

Access to the farm steading is taken directly off the public highway.

Directions

From the A77 heading south towards Minishant, take the B7034 towards Dalrymple. At the T-junction in Dalrymple, turn right onto the B742. After 0.2 miles turn left and continue for 1 mile. Pass the cottages on the left and take the next sharp left turn onto the road leading to Netherton. There is a sign at the farm entrance.



Description

Netherton Farm is a productive mixed livestock and arable farm contained within a ring fence although split in two blocks by the public highway. It extends to 399.44 acres (161.65 hectares) or thereby.

Whilst the farm is predominantly laid to grass, some barley is grown and more could be brought into the crop rotation. The steading is a mixture of traditional and modern farm buildings. The attractive traditional farmhouse (two storey) forms part of the original courtyard.

NETHERTON FARMHOUSE

Netherton Farmhouse is a large, attractive two storey dwelling of stone construction under a pitched slate roof. It faces south west and nestled into a small wooded hillside to the south east.

Ground Floor

Entrance Hall

Front door and porch, hallway with varnished wood three-quarter height panelling and stairway to first floor.

Sitting Room

Attractive living room with gas fire, fireplace and double front facing window.

Lounge

Lounge with electric fire, fireplace and double front facing window.

Dining Room

Large dining room with window to rear façade.

Kitchen

Large kitchen, with fitted cupboards, two oven Aga oil fired range with front and rear facing windows.

Utility Room

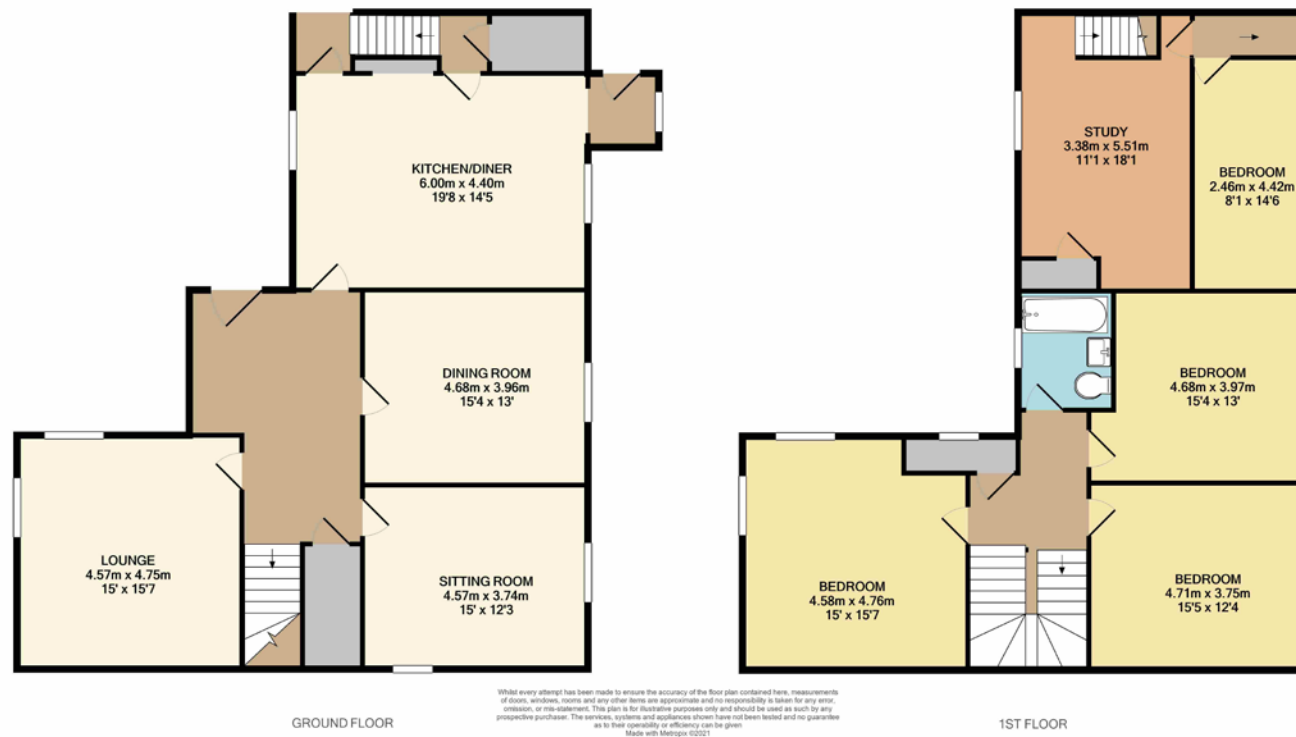
Large utility room with space for white goods, back door to farm steading and outbuildings.

Under Stairs Cupboard

Storage space.

Stairs to Landing

Leading to first floor rooms.



First Floor

Bedroom 1

Large double bedroom.

Bedroom 2

Large double bedroom.

Bedroom 3

Large double bedroom.

Bathroom

Fully tiled 3-piece bathroom with shower over bath, wash hand basin and WC.

Walk in cupboard

Back Stairs

Leading from kitchen to office.

Office

Former maid's room with combed ceilings and window.

Bedroom 4

Single bedroom

Garden

Located to the front of the house, facing south west and enclosed in a stone wall and railing fence the mature front garden is an area of lawn with a mix of shrubs and well-maintained flower borders. There is an additional vegetable garden to the rear of the farm steading.

Services

The farmhouse benefits from mains electricity and water, with drainage to a septic tank. Hot water is provided by the Aga and the central heating is provided by the oil-fired boiler which heats the downstairs rooms.

The farmhouse is double glazed with uPVC windows.

Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed at Band 'F'.

Council Tax

Netherton has been assessed as Council Tax Band E.





FARM BUILDINGS

Traditional farm buildings form a courtyard adjacent to the farmhouse with a range of modern farm buildings situated to the rear and adjacent to the traditional steading. The steading comprises the following buildings:

1. Farmhouse

2. Modern Shed (75 x 46 ft): modern steel portal frame and lean-to building under a pitched corrugated fibre roof, profile sheet metal cladding over a suspended slatted floor.

3. Old Cart Shed (95 x 23 ft): traditional stone byre under a pitched slate roof over a solid floor.

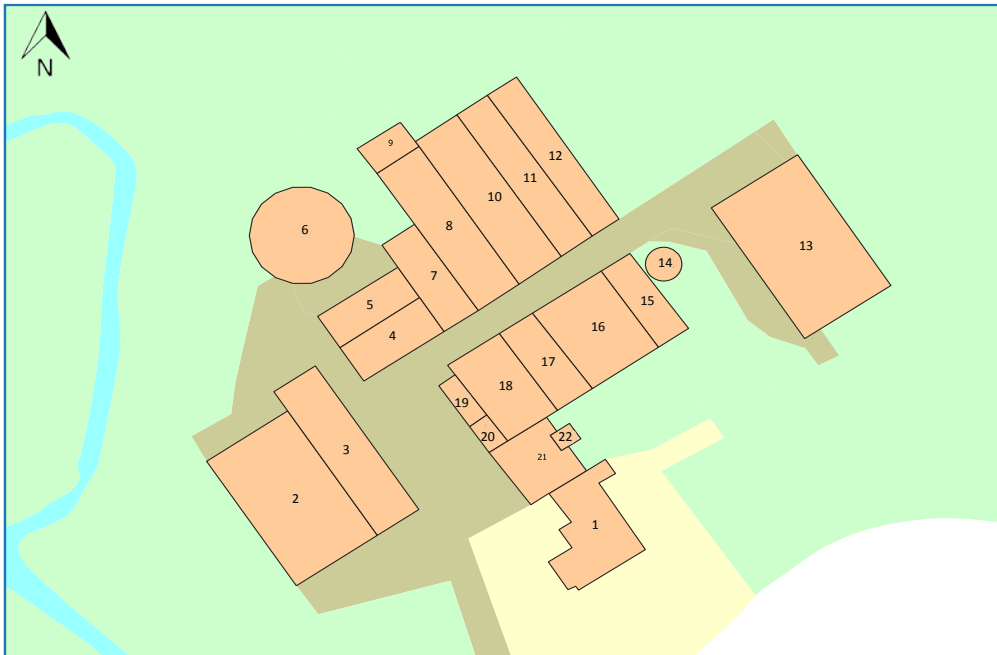
4. Old Stables (43 x 18 ft): traditional stone byre under a pitched slate roof over a laid brick floor.

5. Crimp Grain Store (43 x 18 ft): traditional stone byre under a pitched corrugated metal roof over a solid floor.

6. Boythorne Slurry Ring: a modern slurry tank with an approximate capacity of 240,000 gallons.

7. Lean-to (53 x 18 ft) and Concrete Pad (64 x 18 ft): stone and corrugated metal lean-to under a mono-pitched corrugated metal sheet roof over a solid concrete floor with a feed barrier on the western side running the length of the lean-to and concrete pad.

8. Dutch Barn and Hay Shed (80 x 21 ft): steel framed structure under a corrugated metal roof and cladding over a bare earth floor.



9. Machinery Store (16 x 21 ft): brick and block construction lean-to under a mono pitched corrugated steel roof over a bare earth floor.

10. General Purpose Shed (82 x 21 ft): steel framed structure under a pitched corrugated metal roof with no cladding over a half bare earth / half solid concrete floor

11. Grain Shed (82 x 16 ft): timber pole barn under a pitched corrugated fibre roof with no cladding and over a half bare earth / half solid concrete floor.

12. Lambing Shed (82 x 16 ft): timber pole barn under a pitched corrugated metal roof with half height cladding over a bare earth floor.

13. Modern General Purpose Shed (79 x 38 ft): modern steel portal frame building organised into 4 bays, under a pitched corrugated fibre roof, profile sheet metal cladding over a solid concrete floor.

14. Silo: modern free standing silo with capacity of approximately 75 tonnes.

15. Bull Pens and Grain Bruiser (48 x 18 ft): steel frame and brick building under a pitched corrugated tin roof over a solid floor.

16. Livestock Shed (49 x 35 ft): stone and brick building split in two by a central feed passage, under a pitched corrugated metal roof over a solid floor.

17. Old Dairy Byre No.1 (45 x 22 ft): traditional stone byre with 14 x 14 cubicles and a central passage under a pitched slate roof over a solid floor.

18. Old Dairy Byre No.2 (45 x 20 ft): traditional stone byre with 14 x 14 cubicles and a central passage under a pitched slate roof over a solid floor.

19. Calving Box (27 x 8 ft): traditional stone and brick lean-to under a mono-pitched slate roof over a solid floor.

20. Calf Meal Store (11 x 8 ft): traditional stone and brick lean-to under a mono-pitched slate roof over a solid floor.

21. Covered Porch and Lean to: traditional stone and brick building under a pitched slate roof over a solid floor. The lean-to is under a mono-pitched slate roof over a solid floor.

22. Old Dairy (13 x 24 ft): brick building under a pitched half slate / half corrugated sheet metal roof, internally clad in a smooth render over a solid floor.

FARMLAND

The agricultural land extends to 399.44 acres (161.65 hectares) or thereby, lying between 65m to 120m above sea level. The farm is ring fenced, albeit split into two blocks by the public highway. According to the James Hutton Institute's Land Capability for Agriculture Classification the land ranges from Class 3.1 to 4.2. It is predominantly laid to grass with some barley grown. The vast majority is suitable for mowing and cropping.

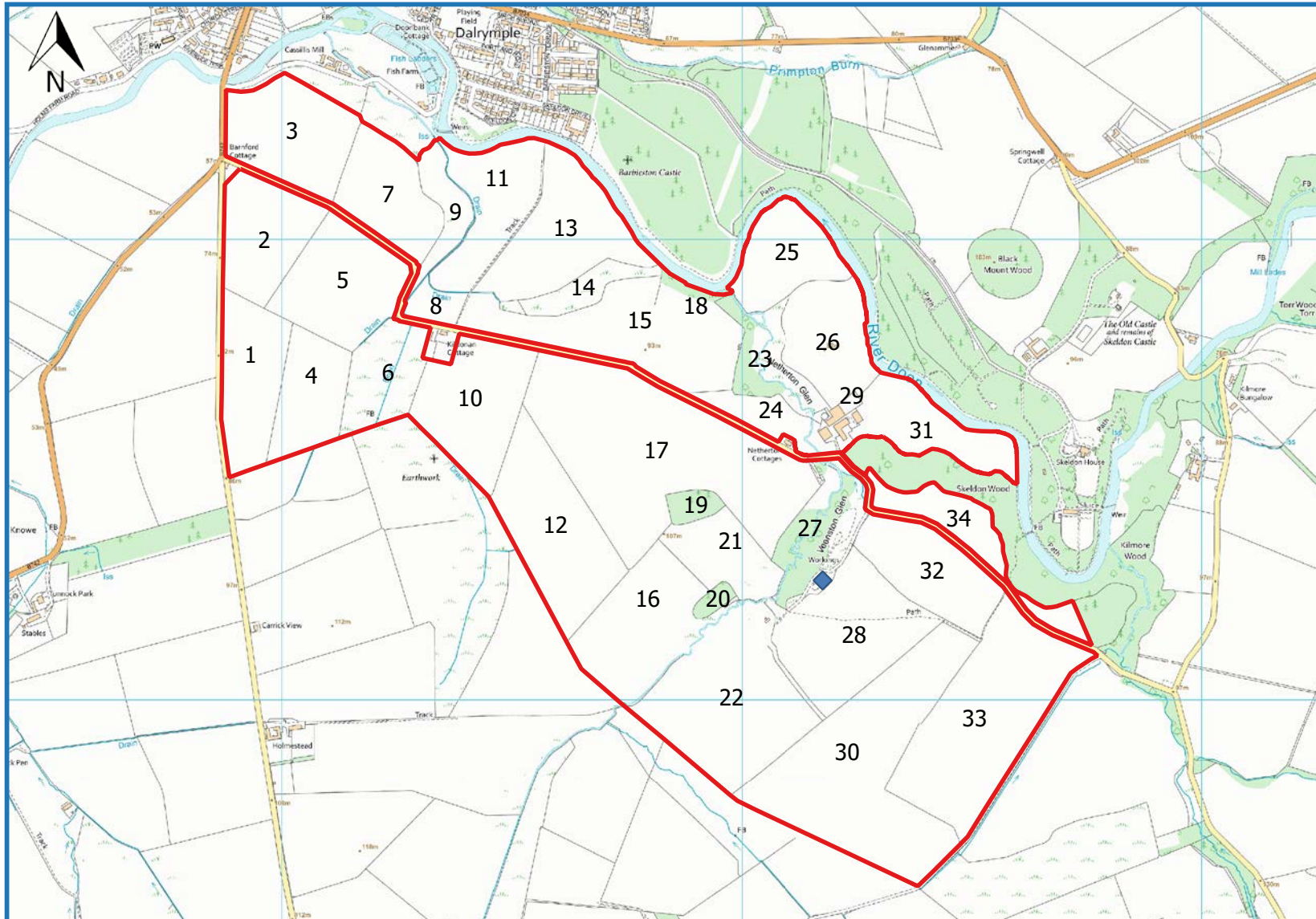
Except for 2 water meters servicing 5 water troughs from the mains supply, all other water is provided by natural springs and water courses.



Netherton Farm Acreage Schedule

Field ID	Area		Land use
	Ha	Ac	
1	4.57	11.29	TGRS
2	4.48	11.07	PGRS
3	5.52	13.64	SB
4	3.56	8.80	TGRS
5	5.62	13.89	PGRS
6	3.30	8.15	PGRS
7	4.22	10.43	PGRS
8	0.94	2.32	PGRS/TGRS
9	1.72	4.25	RG
10	5.76	14.23	PGRS
11	4.71	11.64	TGRS
12	7.05	17.42	PGRS
13	6.18	15.27	SB
14	1.57	3.88	RG
15	8.21	20.29	PGRS
16	6.11	15.10	PGRS
17	15.46	38.20	PGRS
18	0.39	0.96	RG
19	0.71	1.75	RG
20	0.39	0.96	RG
21	3.06	7.56	PGRS
22	9.64	23.82	PGRS
23	2.71	6.70	RG
24	1.95	4.82	PGRS
25	3.84	9.49	PGRS
26	4.28	10.58	PGRS
27	3.56	8.80	PGRS
28	7.05	17.42	PGRS
29	0.14	0.35	PGRS
30	12.78	31.58	PGRS
31	3.78	9.34	PGRS
32	4.66	11.51	TGRS
33	10.42	25.75	PGRS
34	3.31	8.18	PGRS
Total	161.65	399.44	





Basic Payment Scheme (BPS) & IACS (if applicable)

The Basic Payment Scheme (BPS) Entitlements in respect of Netherton Farm are included in the sale. The vendors have submitted an application to claim Basic Payment for the farming business. Any payments relating to the 2021 scheme year will be retained by the vendors.

Further information in relation to the Basic Payment can be obtained from the selling agents.

Less Favoured Area Support Scheme (LFASS)

Netherton lies wholly within a Less Favoured Area and therefore qualifies for LFASS payment.

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.

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.

Fixtures and Fittings

Carpets and floor coverings in the farmhouse are included within the sale at no extra charge.

Ingoing Valuations (if applicable)

The Purchaser, in addition to the purchase price, will be obliged to purchase any standing crops, silage and other livestock fodder and pay for an independent valuation of these items.

Local Authority

South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR

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 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

By strict appointment with the Selling Agents. An established biosecurity policy is in place at Netherton. Interested parties are requested to clean their boots prior to viewing and utilise the disinfectant provided by the vender on arrival.

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

Mathie Morton
4 Alloway Place
Ayr
KA7 2AD

Date of Entry

By mutual agreement between vendor and purchaser.

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.







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.
Details and photos prepared April 2021.