

**FOR SALE**

**Craigalbert Farm**

Ballantrae, Ayrshire, KA26 0PD



**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS

# Craigalbert Farm

Ballantrae  
Ayrshire  
KA26 0PD

Craigalbert is an excellent farm in a blissful part of rural Ayrshire offering excellent grassland and wonderful views of the South Ayrshire coastline.

Extending to approximately  
100.89 acres (40.83ha) in total.

## Selling agents

**Davidson & Robertson**  
 Riccarton Mains  
 Currie  
 Midlothian  
 EH14 4AR  
 Tel: 0131 449 1155  
 Fax: 0131 449 5249  
 Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
 Web: [www.drrural.co.uk](http://www.drrural.co.uk)

## Situation

Craigalbert Farm is situated in South Ayrshire along the beautiful west coast of Ayrshire approximately 2 miles south of Ballantrae and 15 miles south of Girvan. The community of Ballantrae, 5 minutes drive away offers excellent amenities including a local Co-op, Home and Garden Centre, Primary Schooling and Ballantrae Bay Beach.

The seaside town of Girvan is around 25 minutes' drive and provides excellent transport links throughout Ayrshire and Glasgow via train and bus services. Large supermarkets, local cafes and restaurants, primary and secondary schooling offer useful amenities. The area also offers recreational leisure including Girvan Beach, local golf clubs, public parks and local youth football teams.

The local area offers habitat to a variety of wildlife including a diverse range of bird species, terrestrial mammals, marine mammals, amphibians and reptiles. Local outdoor pursuits include tree top trials, horse riding trails, water sports and plenty of beautiful walks.

## Access

The farm is accessed via a minor public road leading from the A77.

## Directions

From Glasgow follow the M77 south, continue to the A77 past Ayr until Ballantrae. After Ballantrae take the first right down the single track road. Follow this road for approximately 2 miles and Craigalbert will be on your left.

From Stranraer, follow the A77 north towards Ballantrae, just before entering Ballantrae, take the left turn onto the minor public road. Follow the road for approximately 2 miles and Craigalbert will be on your left.





### Description

Craigalbert Farm offers an opportunity to acquire 100.89 acres of fertile arable silage land, a farmhouse with 4 bedrooms and useful range of livestock, machinery storage and workshop buildings.

### Farmhouse

The farmhouse is a harled brick bungalow under a pitched slate roof, it has an additional extension adding extra bedroom accommodation. The farmhouse offers a kitchen, dining room, sitting room, lounge, 4 bedrooms, family bathroom and a floored upstairs loft.

Outside the property contains an enclosed garden, part gravel part bordered lawn. On the west side of the house parking is provided through a hard standing yard space, the east access to the farm steading also provides parking.

The property is serviced by 3-phase mains electricity, water is supplied by a private supply and drainage is to a septic tank, central heating is provided by an oil-fired boiler, and the house is double glazed.



## Buildings

The farm buildings at Craigalbert consist of a useful range of cattle housing, workshop space and general purpose storage. The buildings are described as:

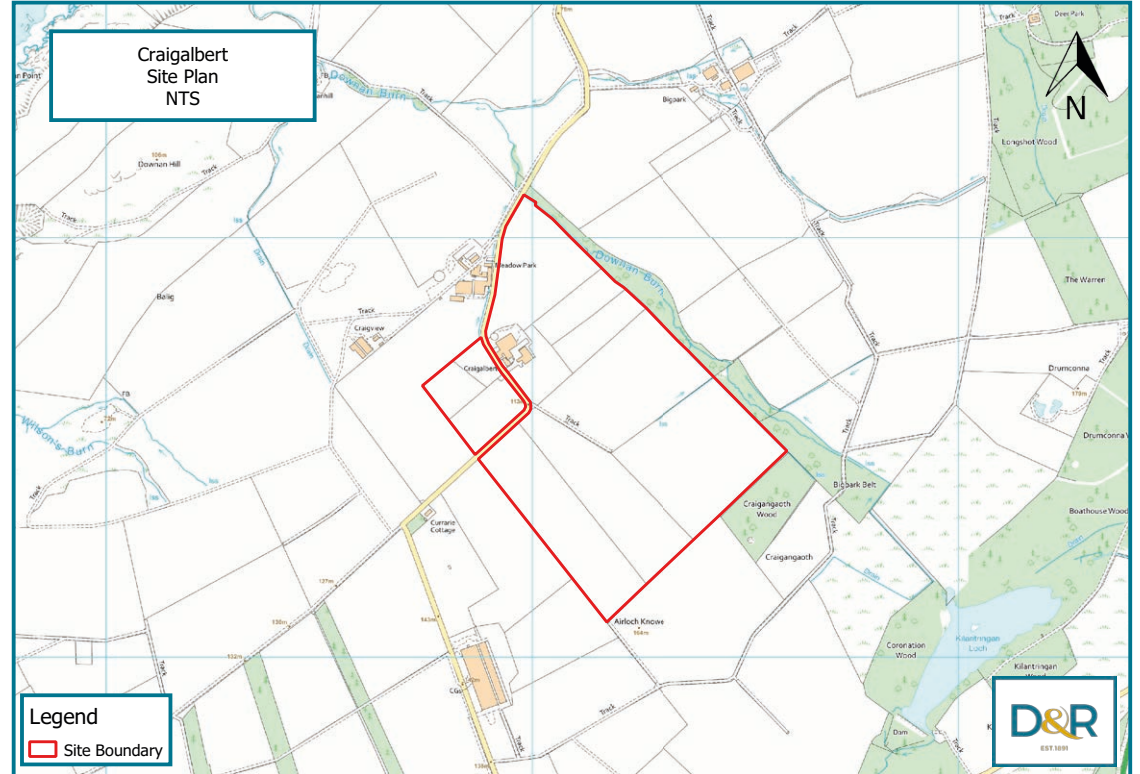
- Lean to shed 1 of steel portal construction under a corrugated roof with block walls and corrugated cladding.
- Brick built store for general purpose storage. There is a diesel tank situated next to this building.
- A workshop of steel portal frame construction under a corrugated roof with corrugated sheet panelling. The workshop features a mezzanine level for additional storage space.
- Cattle shed 1 is situated to the rear of the farmhouse and features 38 width adjustable cubicles. The building is of steel portal frame under a corrugated roof with corrugated cladding.
- Cattle Shed 2 is of steel portal frame construction under a corrugated roof with block walls and Yorkshire boarding. There is a central feed passage.
- Silage clamp – measuring approximately 105ft x 30ft x 15ft. the base is tarmac over concrete. It is estimated that the silage clamp will hold 600 - 700 tonnes.
- Cattle shed 3 is of steel portal frame under a corrugated roof with box profile cladding over concrete panel walls. This shed features a calf creep, double row cubicles and a central feed passage.
- General Purpose shed 1 adjoins Cattle shed 3 and is of steel portal construction under a corrugated roof. This shed is used for general machinery storage and has a feed bay.
- Slurry tank – A Permastore slurry tank and reception pit with capacity for 250,000 gallons.
- Former Byre of brick construction with a harled exterior under a pitched corrugated roof with adjoining lean-to of block construction with Yorkshire boarding under a corrugated roof. The old byre contains a calf creep.

## Land

The land at Craigalbert is all arable grassland and produces a good crop of silage. There are 10 field enclosures, and all are serviced by the farms private water supply. The land is classed as a mixture of Class 3.2 and 4.1 according to the James Hutton Institute for Land Classification.

The fields are accessed from an internal track or directly off the public road. The farm lies between 83m and 158m above sea level and is gently undulating. The fields are stock proof, and the fences and gates are all in good condition.





### Basic Payment Scheme (BPS) & IACS

The Basic Payment Scheme entitlements are included in the sale. The payments due under the scheme in relation to the years up to and including the current farming year will be retained by the sellers.

### Less Favoured Area Support Scheme (LFASS)

The farm lies wholly within a Less Favoured Area. The payments due under the scheme in relation to the years up to and including the current farming year will be retained by the sellers.

### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

### Ingoing Valuations

The Purchaser, in addition to the purchase price will be obliged to take on and pay for an independent valuation of any silage.

### 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.

### 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

The McKinstry Company  
146-148 Dalrymple Street  
Girvan, Ayrshire  
KA26 9BQ  
Tel: 01465 713 118

### 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 Easements

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.

Photos taken July 2022  
Particulars prepared July 2022



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**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.

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