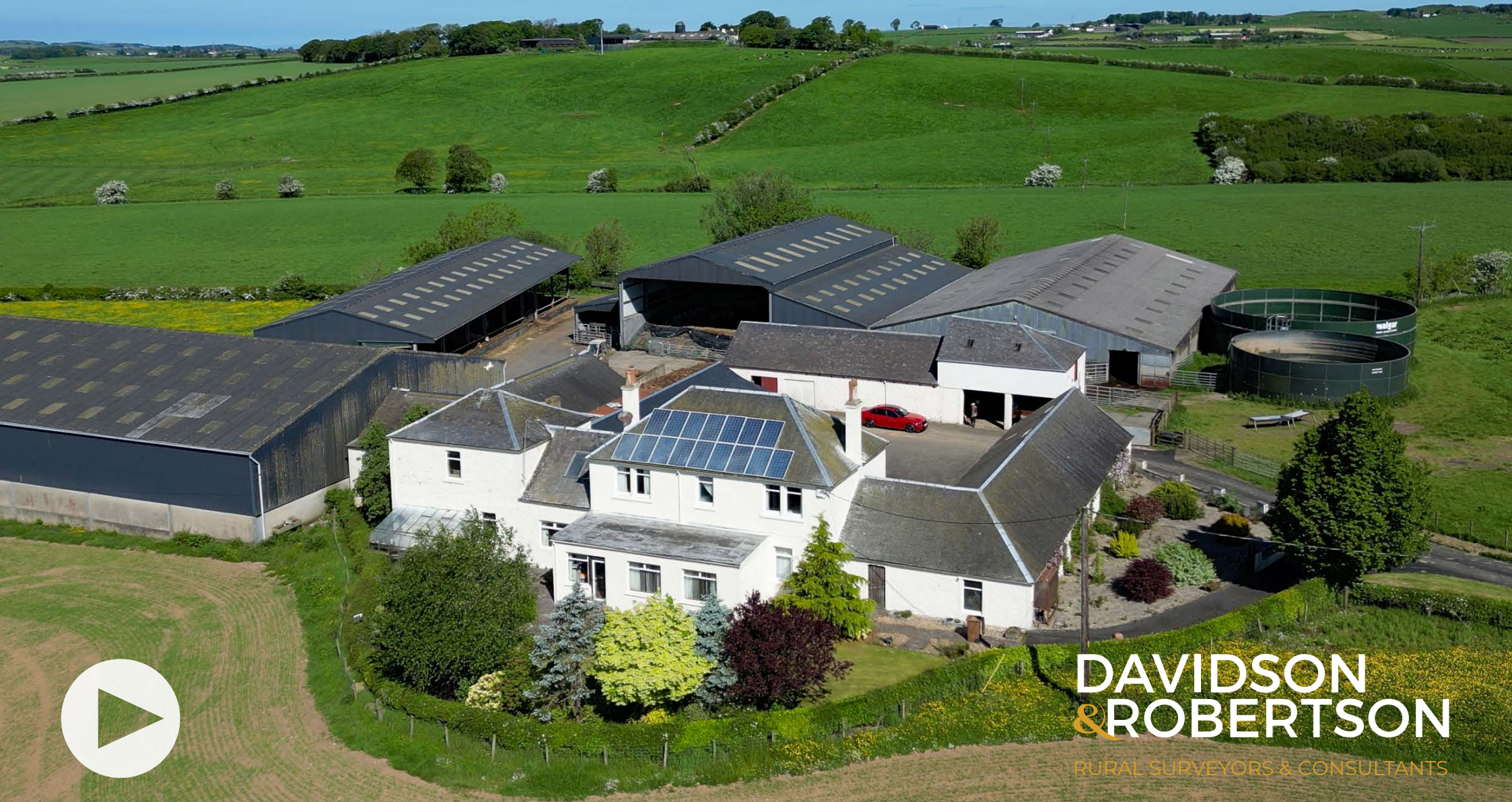


FOR SALE

Boghead & West Doura Farms

Tarbolton, Ayrshire, KA5 5LT



**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

Boghead & West Doura Farms

Tarbolton, Ayrshire, KA5 5LT

A unique opportunity to acquire an attractive commercial farm in a productive farming area extending to approximately 492.83 acres in total.

- Two attractive farmhouses
- A 3-bedroom cottage
- Range of good quality agricultural sheds
- Productive land ranging from class 3.2 to class 4.1

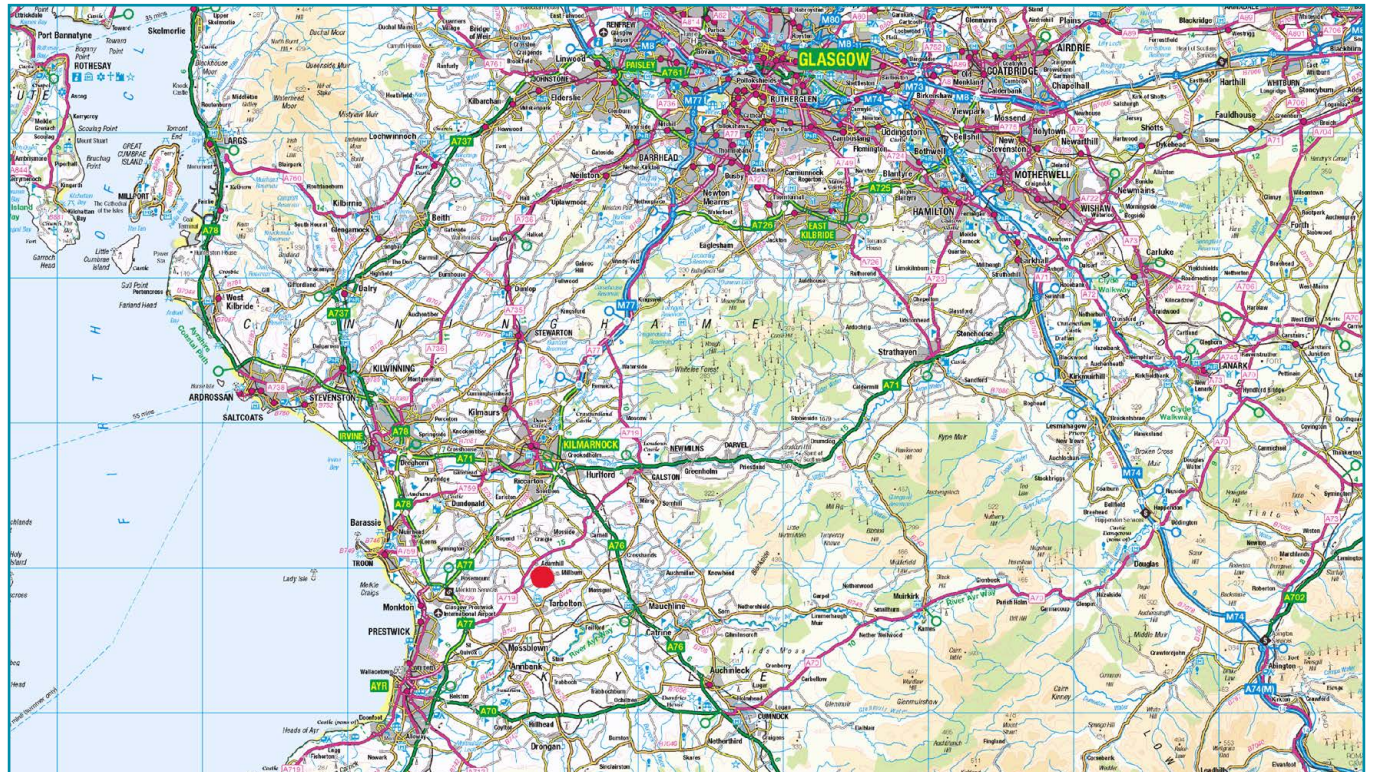
Available as a whole or in 4 lots

- Lot 1 – Boghead Farm – 295.51 acres
- Lot 2 – Land and Buildings at West Doura – 196.26 acres
- Lot 3 – West Doura Farmhouse and Buildings
- Lot 4 – Knowehead Cottage and Garden

Selling agents

Davidson & Robertson
 Rural Centre
 West Mains
 Ingliston, Edinburgh
 EH28 8LT

Tel: 0131 449 6212
 Email: sales@drrural.co.uk
 Web: www.drrural.co.uk



Situation

Boghead Farm is a well-located farm in South Ayrshire, close to the village of Tarbolton and the town of Mauchline. Tarbolton is a popular commuter town being only 30 miles from Glasgow offering a range of local services and is only a short distance from the larger settlement of Mauchline. The farm is situated 8 miles from the town of Ayr, a popular visitor destination for its vast beaches, golf courses and links to notable figures in Scottish history.

The area has strong agricultural roots and boasts one of the busiest livestock marts in Scotland.

Access

Boghead Farm is accessed from an adopted highway off of the A719.

The What3words address for the farm is: cropping.tens.always

Directions

From the north follow the A77 south before turning left onto the B730 Tarbolton Road. Follow this road until the T-junction and turn left onto the A719 and follow this road for 1.3 miles before turning right onto a minor public road signposted to Boghead. The main farm drive will be on the right after half a mile.

From the south follow the A77 north and exit on to the B742 from the Sandyford Toll roundabout. Immediately turn left onto the A719 signposted to Galston. Follow the road for 4.5 miles before turning right onto a minor public road signposted to Boghead. The main farm drive will be on the right after half a mile.





Description

Boghead Farm extends in total to approximately 492.83 acres and is in a contiguous block with a minor public road running through the middle of it. The land is a mixture of class 3.2 and 4.1 according to the national scale of land capability for agriculture. The soil is made up of Mineral Gleys from the Bargour series. The farm is gently undulating with excellent access throughout.

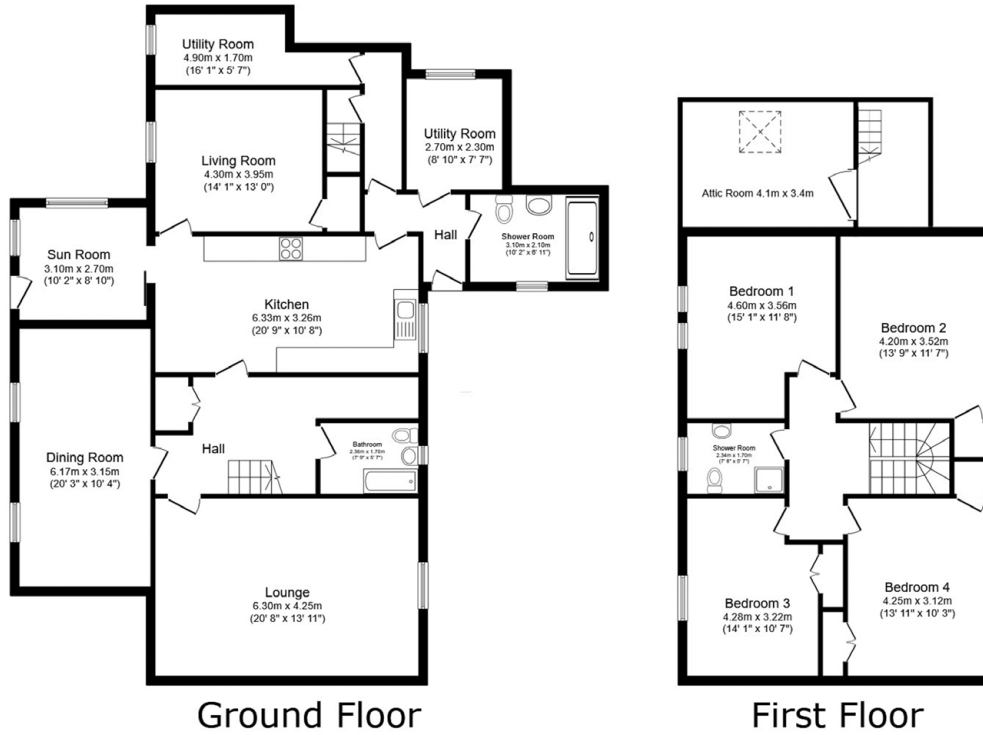
Lot 1 – Boghead Farm – 295.51 acres

Boghead Farmhouse is an attractive four-bedroom farmhouse located centrally within the farm. The house features a fitted kitchen with an oil-fired Rayburn, a dining room, a living room, an office, and

a family bathroom on the ground floor. The first floor consists of 4 bedrooms and a bathroom.

There is an enclosed garden to the front of the property, and a courtyard area at the back which provides parking for a number of cars. The courtyard is flanked by beautiful traditional stone-built steading buildings which provide general purpose storage or the ability to develop additional accommodation subject to obtaining the necessary consents.

Boghead Farmhouse has a 4kw domestic solar panel array on the south facing pitch of the main roof.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



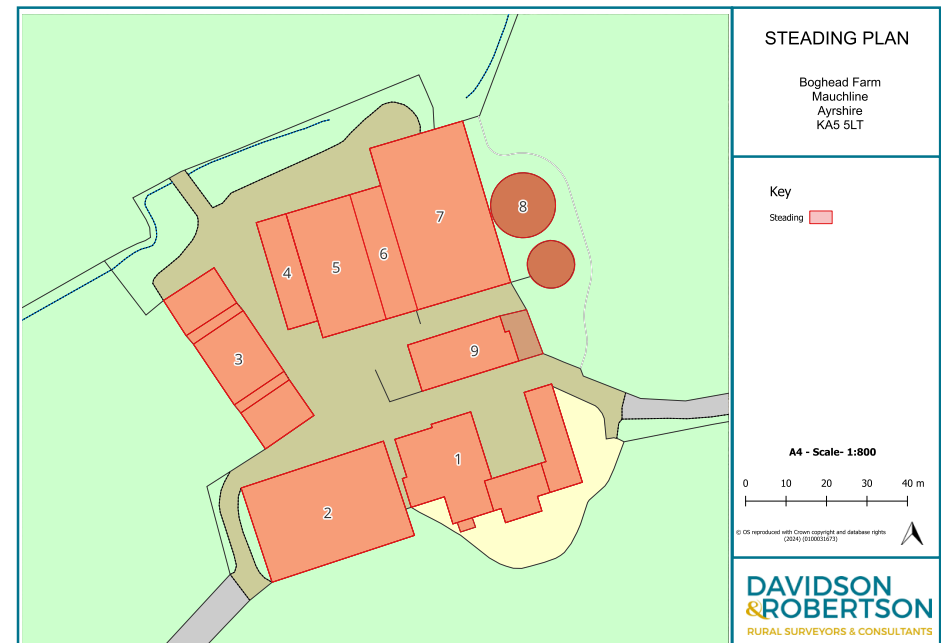
The buildings within the steading are as described below:

1. **Traditional buildings** – of traditional stone construction under pitched slate roofs these buildings consist of former byres and general-purpose buildings.
2. **Grain Store** – of steel portal framed construction under a corrugated roof with box profile cladding and concrete panel walls over a concrete base. Measuring approximately 36m x 24m the shed has an electricity supply and provides space for machinery storage as well as grain.
3. **Cattle Court 1** – of steel portal frame construction under a corrugated roof and concrete floor, measuring approximately 15.73m x 45.3m the shed is in 8 bays and has concrete panel walls. There is a feed barrier running the full length of the shed.
4. **Lean-to handling shed** – of steel portal frame construction adjoining the silage pit this building houses the cattle handling facilities. There is a cattle crush, and the shed has a concrete base.
5. **Silage Pit** – of steel portal frame construction over a concrete base with concrete panel walls. It is understood the pit takes approximately 90 acres of first cut and approximately 60 acres of second cut.
6. **Straw Shed** – situated between the silage pit and a cattle court the shed is of steel portal frame construction between the two buildings.
7. **Cattle Court 2** – of steel portal frame construction under a corrugated roof and concrete floor, measuring approximately 24.49m x 41.31m. There are 128 cattle cubicles and the shed features feed yolks, a central feed passage and automatic scrapers. There are tanks at the end of the building which are piped into the slurry towers.
8. **Slurry Towers** – there are two slurry towers situated to the east of Cattle court 2. One has approximately 100,000 gallons of capacity and the larger one has approximately 200,000 gallons of capacity.
9. **Old Milking Parlour** – of traditional stone construction under a pitched slate roof measuring approximately 12.43m x 24.4m.



The land within Lot 1 at Boghead Farm is predominately classified as Class 3.2 with an area of Class 4.1 at the Northeast boundary. The land is farmed on an arable rotation, with 207.82 acres of arable land. The remainder of the land is permanent pasture (82.53 acres) and a small area of woodland (1.73 acres) adjoining the field adjacent to Tarbolton Moss Landfill. Lot 1 is a ring-fenced block with the exception to two paddocks which are separated from the property by a minor road.

The land at Tarbolton Moss Landfill is located 1.6 miles Southwest of Boghead Farm steading, the land is classified as Class 3.2 on the National scale of land capability for agriculture. The land is west facing, lying between 73 and 95 metres above sea level. The 38 Acres is a productive grazing block in one compartment which includes a small area of Long Wood, approximately 1.73 acres in size. The land is accessed from the roadside and is currently down in permanent pasture and used for cattle grazing in the summer months.



Lot 2 – Buildings and land at West Doura - 196.26 acres

Buildings

The buildings at West Doura are located centrally within the land and are accessed by a tarmac road.

Hay/Straw Shed – of concrete portal frame under a corrugated roof over an earth floor.

Machinery Shed – adjoining the hay/straw shed is a steel portal framed building over a concrete base.

Land

Extending to about 196 acres the land at West Doura is a ring-fenced block classified as Class 4.1 and 3.2 on the National scale of land capability for Agriculture. The land ranges from 89 metres to 106 meters above sea levels. The land is accessed from the public road and from internal roads and tracks.

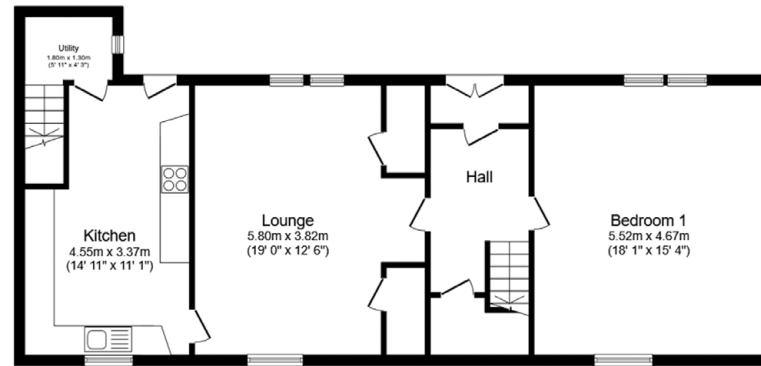


Lot 3 – West Doura Farmhouse and buildings

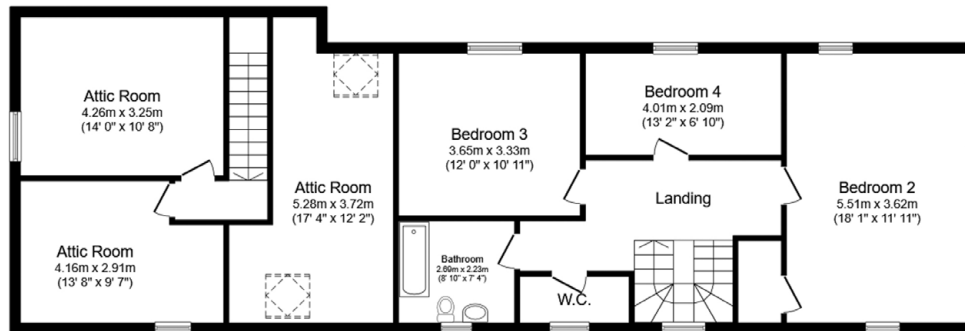
West Doura Farmhouse is located centrally within Lot 2. The house is a traditional stone-built farmhouse adjoining a traditional stone U-shaped courtyard. The property has recently been refurbished and is in good condition. The house comprises of 3 bedrooms, a large kitchen and living area, and two bathrooms. There is an opportunity to further renovate and extend the accommodation in the house.

There are a couple of useful sheds and outbuildings providing general purpose storage.

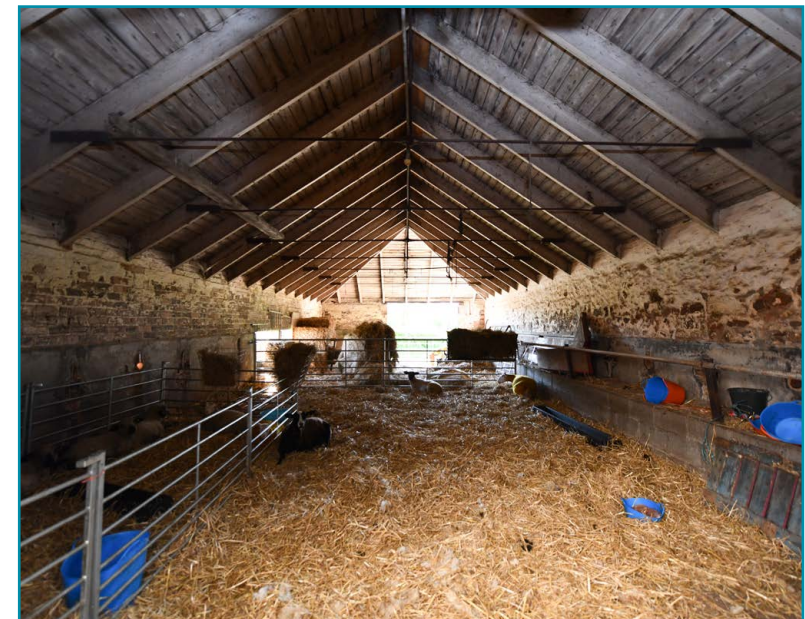




Ground Floor



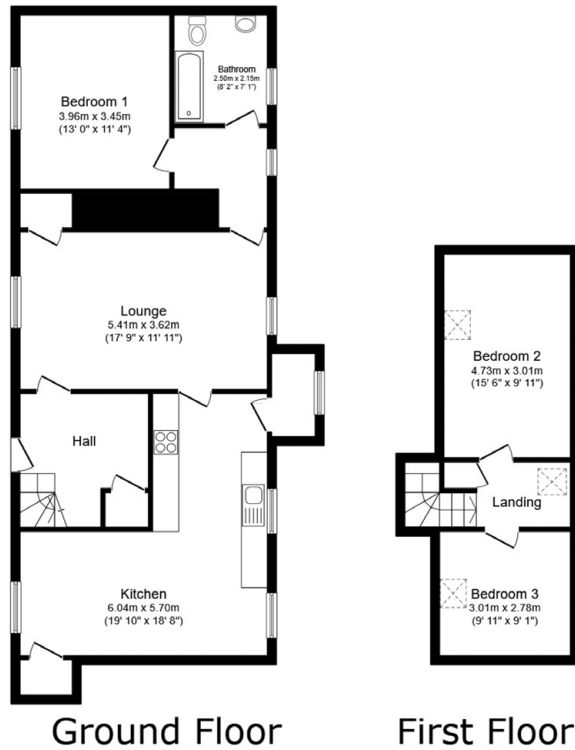
First Floor



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Lot 4 – Knowehead Cottage and Garden

Knowehead Cottage is a traditional stone cottage with an adjoining garage. The cottage comprises 3 bedrooms, a living area, a kitchen, and a bathroom. There is an enclosed garden which is laid to lawn and access to the property is taken directly from the public road.



Field Schedule

Field Schedule	Ha	Ac	AR	PP	WD
Lot 1 - Boghead Farm					
2	4.09	10.11	10.11		
3	13.73	33.93	33.93		
4	10.95	27.06	27.06		
5	15.27	37.73		37.73	
6	1.34	3.31		3.31	
7	0.7	1.73			1.73
8	7.99	19.74	19.74		
9	0.02	0.05	0.05		
10	10.01	24.73	24.73		
11	5.52	13.64	13.64		
12	6.88	17.00	17		
13	14.4	35.58	35.58		
14	5.49	13.57		13.57	
15	8.27	20.44	20.44		
20	11.3	27.92		27.92	
16	2.24	5.54	5.54		
Misc	1.39	3.44			
Total	119.59	295.51	207.82	82.53	1.73

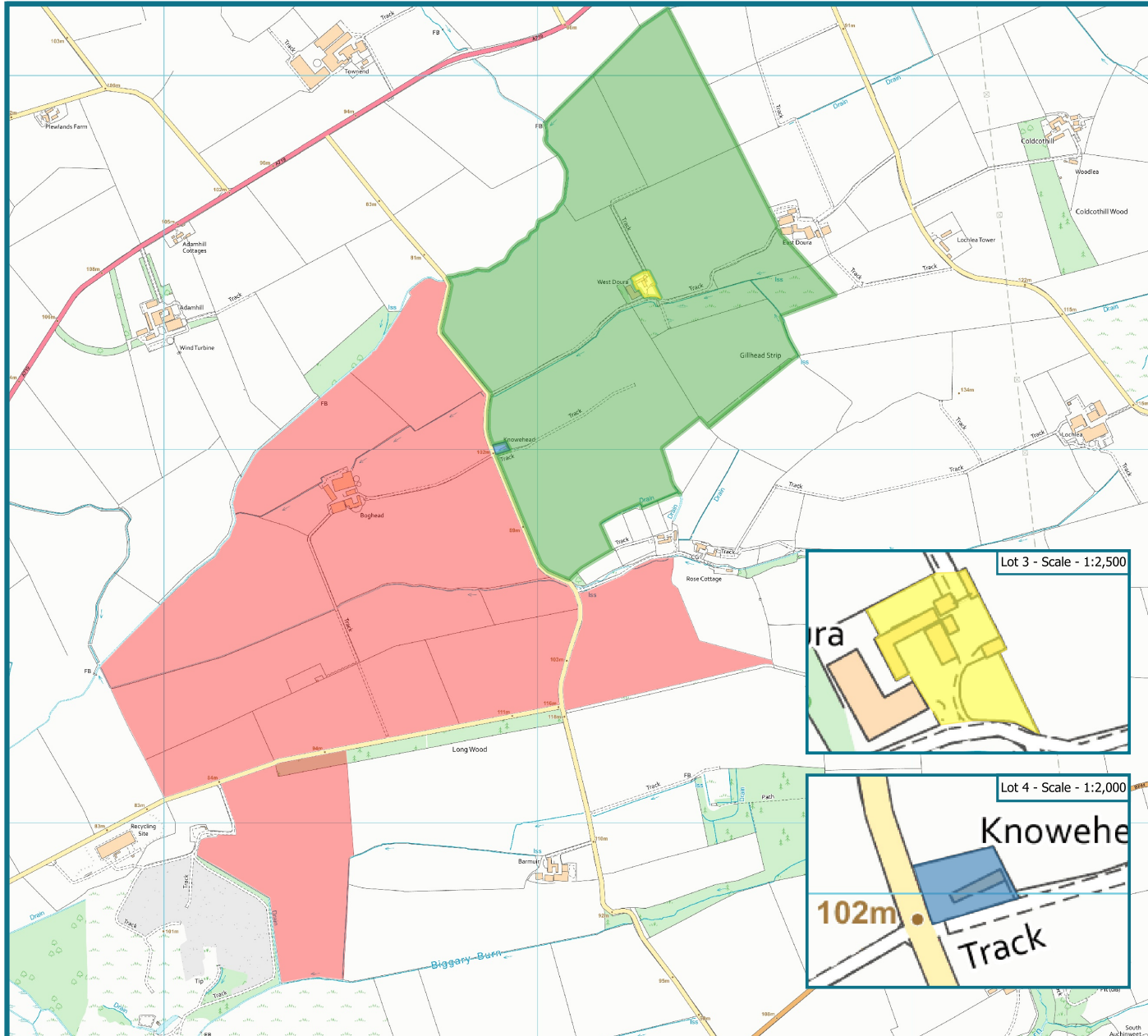
Lot 2 - West Doura land					
17	15.19	37.53	37.53		
18	23.57	58.24	58.24		
19	5.65	13.96	13.96		
21	9.87	24.39	24.39		
22	2.2	5.44		5.44	
23	10.36	25.60	25.6		
24	7.09	17.52	17.52		
25	0.35	0.86			0.86
26	1.62	4.00	4		
27	1.66	4.10		4.1	
Misc	1.86	4.62			
Total	79.42	196.26	181.24	9.54	
Lot 3					
	0.30	0.76			
Lot 4					
	0.10	0.25			
Misc					
	0.02	0.05			
Total	199.44	492.83	389.06	92.07	2.59

Services

	Heating	Water	Drainage	EPC	Council Tax
Boghead	Oil	Mains	Septic tank	F	E
West Doura	Oil	Mains	Septic tank	E	D
Knowehead	Oil	Mains	Septic tank	F	C

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.



SALES PLAN

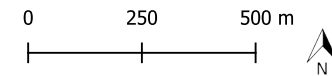
Boghead Farm,
Mauchline,
Ayrshire,
KA5 5LT

Total Area:
492.83 acres

Key

- Lot 1 - Boghead Farm 295.51 Acres
- Lot 2 - Land at West Doura 196.26 Acres
- Lot 3 - West Doura Farmhouse 0.76 Acres
- Lot 4 - Knowehead 0.25 Acres

Scale- 1:13,500



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Basic Payment Scheme (BPS) & IACS

The land is registered under the Basic Payment Scheme and all the land is allocated as region 1. The payment for 2024 will be retained by the vendors. Should the property be sold in lots, the sellers will apportion the entitlements between the lots 1 and 2.

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

South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR
Tel: 0300 123 0900

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

Solicitor

James Guthrie & Co LLP
3 Portland Road
Kilmarnock
KA1 2AN
TEL: 01563 525 155

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

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.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date.

Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

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.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an

admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars prepared: June 2024
Photographs taken: May 2024



**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

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.

f DRRural **in** davidson-robertson **@** Davidson_and_robertson

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