



FOR SALE

East Sanquhar Farmhouse & Steading

East Sanquhar, Ayr, KA6 5HQ

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

East Sanquhar Farmhouse & Steading

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A rare opportunity to acquire a traditional Ayrshire Farmhouse and steading with previously approved planning permission.

- Previously approved planning for 5 residential units
- Additional land available by separate negotiation.

Selling agents

Davidson & Robertson

Rural Centre	Tel: 0131 449 6212
West Mains	Email: sales@drrural.co.uk
Ingliston	Web: www.drrural.co.uk
Edinburgh	
EH28 8LT	

Situation

East Sanquhar Farm enjoys a rural setting yet has excellent accessibility being less than 2 miles from the coastal town of Prestwick. It is conveniently positioned within commuting distance of Ayr, Kilmarnock and Glasgow, and with easy access to the A77 providing links south to Cairnryan for the ferry to Northern Ireland.

Prestwick International Airport is literally on the doorstep, while the beautiful Ayrshire coastline with its sandy beaches and world-renowned golf courses is just minutes away.

Access

Access to the property is via a private road directly off the A77 dual carriageway.

What3words: buck.tender.defeat

Directions

From the Whitletts Roundabout at Ayr, head north on the A77 dual carriageway for approximately a ¼ of a mile before turning left on to an unnamed road. Follow this road for approximately 500m before turning left to East Sanquhar Farmhouse.

Description

East Sanquhar Farmhouse and steading presents a unique opportunity to purchase a traditional 4-bedroom farmhouse and attractive steading of stone farm buildings in an enviable semi-rural setting near the towns of Prestwick and Ayr. With planning consent already granted to extend and convert the buildings to form additional dwellings, this property offers exciting development prospects as well as a wonderful family home.



East Sanquhar Farmhouse

A charming traditional stone-built farmhouse under a pitched slate roof, providing well-proportioned family accommodation over two floors comprising:

Ground Floor: Entrance vestibule, sitting room, dining room, kitchen, utility room

First Floor: 4 bedrooms, family bathroom

The house requires some modernisation but has character and has tremendous potential to create a delightful countryside home.

East Sanquhar Steading

An impressive U-shaped steading providing a range of traditional stone buildings and more modern outbuildings, with planning consent granted in 2020 for:
Alterations and extensions to the existing farmhouse
Conversion of the steading to form 3 additional dwellings
Construction of a new fifth dwelling in the courtyard

This offers buyers the chance to create a fabulous residential development within these historic buildings, capitalising on the high demand for rural properties in this area.

Land

The property is situated in a strategic location beside Prestwick Airport and the A77 trunk road. There is additional land adjoining the property that could be available by separate negotiation. The fertile land is classed as graded 3.1 by the James Hutton Institute and has been well maintained in productive arable tenure. Further information is available from the selling agents.

Services

The property benefits from mains electricity and water, with drainage to a septic tank.

Council Tax

This property is in the Council Tax Band F.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band F. For full copies of the EPC information and copies of the reports please contact the Selling Agent.



Ground Floor



First Floor

Planning & Development

Planning was granted at East Sanquhar for Alterations and extension to an existing farmhouse, change of use and alterations of outbuildings to form 3 dwellinghouses, and the erection of one dwellinghouse. The planning reference number is 20/00147/APP and full details can be found on the South Ayrshire planning portal

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 checked and computed by the selling agents however 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. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

Solicitor

Holmes Mackillop
109 Douglas Street
Blythswood Square
Glasgow G2 4HB
T +44(0)141 226 4942
Ref: Kevin Thompson

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

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

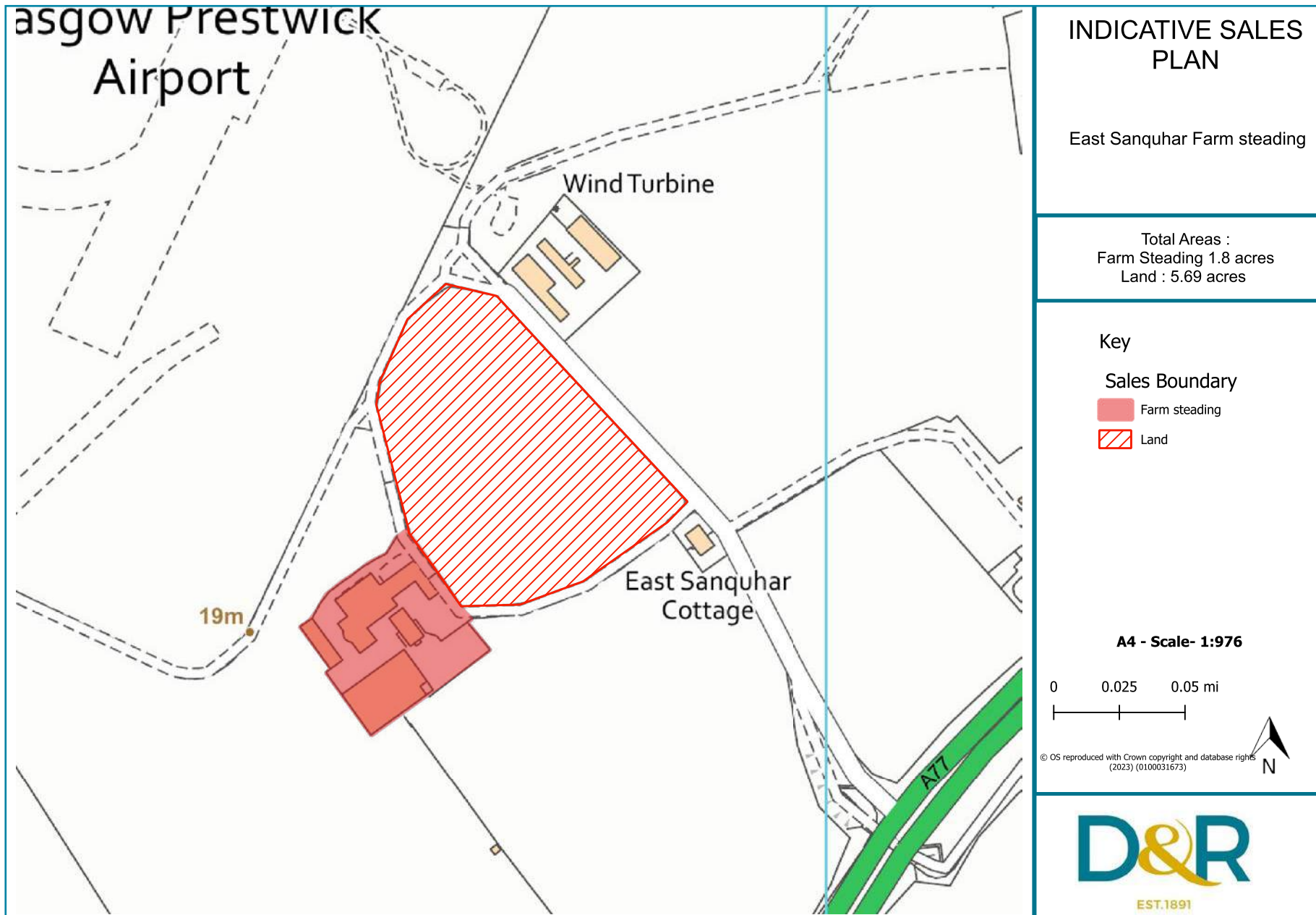
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

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.

