

**FOR SALE**

**Land at Dalfram**

Muirkirk, Cumnock, Ayrshire, KA18 3NQ

**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS

# Land at Dalfram

Muirkirk, Cumnock, Ayrshire  
KA18 3NQ

A unique opportunity to acquire 203.83 acres (82.49 hectares) of permanent pasture at Dalfram, Ayrshire.

The Land is available as a whole or in two lots.

Lot 1 extends to 203.07 acres (82.18 hectares) or thereby.

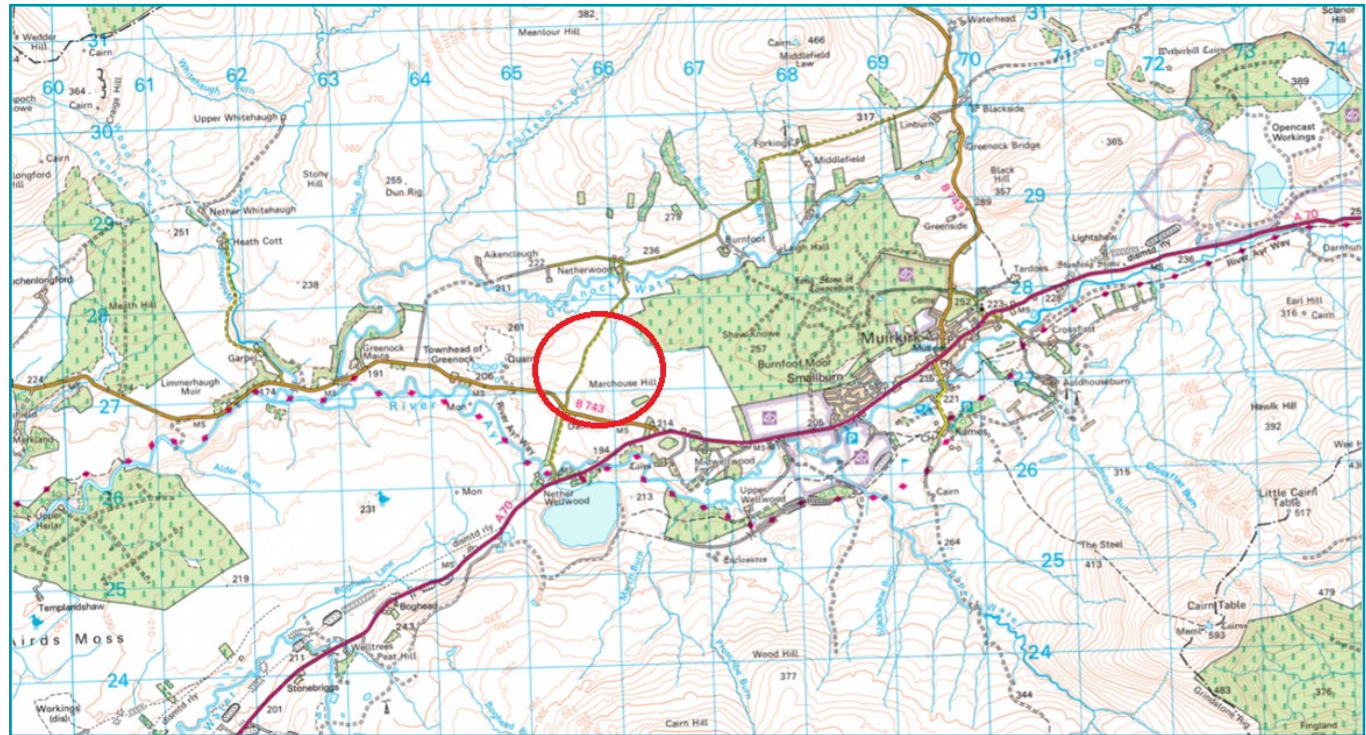
Lot 2 extends to 0.76 acres (0.31 hectares) or thereby.

- Potential development opportunity
- Good access to the A76 and M74

## 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

The Land at Dalfram is well-located in East Ayrshire, close to the village of Muirkirk and the town of Cumnock. Cumnock is a popular commuter town being close to the M74 providing access to Glasgow, which offers a range of services and amenities. Cumnock is also only a short distance from the larger settlement of Mauchline.

The land is situated 22 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

The Land at Dalfram can be accessed directly from the B743.

### Directions

From the centre of Cumnock, head South West on Tower Street towards New Bridge for 0.06 miles, then turn right onto Tanyard/

A70. Follow for 7.6 miles then turn left onto the B743. Follow the B743 for 0.1 miles. The Land at Dalfram is located on the right-hand side of the road.

From the centre of Muirkirk, head South on Glasgow Road/B743 towards Steven Crescent for 0.1 miles. Turn right onto Main Street/A70 and continue to follow for 2.1 miles, then take a left turn onto the B743 and continue for 0.2 miles. The Land at Dalfram is located the right-hand side of the road.

### Description

#### Lot 1

Lot 1 extends to approximately 203.07 acres (82.18 hectares) or thereby and is currently used for grazing cattle and sheep. The land is south facing and currently comprises four enclosures. The Land lies to the North of the B743 which provides excellent transport links. The land is predominantly class 4.2 & 5.1 as classified by the James Hutton Institute's Land Capability for Agriculture

**Lot 2**

Lot 2 known as Land at ‘Wee Dalfram’ extends to 0.76 acres (0.31 hectares) or thereby. The Land lies adjacent to the main A743 road. Wee Dalfram is a former house with some original walls still remaining.

Lot No.	Field No	Hectares	Acres
Lot 1	Field 1	13.62	33.66
	Field 2	8.74	21.59
	Field 3	57.72	142.63
	Field 4	2.1	5.19
	Total:	82.18	203.07
Lot 2	Total:	0.31	0.76

**Services**

Lot 2 - There are no services onsite although there is electricity close by. Prospective purchasers should make their own investigations into any services and seek professional and relevant professional advice.

**Clawback**

There are no current planning applications submitted for any part of the property. Please note; An overage payment in favour of the Seller will be reserved in respect of any future development of the land. The terms of this overage are to be agreed and will be secured by way of a standard security on the title.

**Basic Payment Scheme (BPS) & IACS**

The land is registered under the Basic Payment scheme and all the land is allocated as region 2. The payment for 2024 will be retained by the Vendors.

**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.

**Planning & Development**

Prospective Purchasers should make their own investigations into any planning and building consents and seek relevant professional advice.

**Health and safety**

We request that you take as much care as possible when inspecting the property for your own personal safety.

**Local Authority**

East Ayrshire Council  
London Road  
Kilmarnock  
East Ayrshire  
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 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**

Mr John Walker  
Kilpatrick & Walker  
4 Wellington Square  
Ayr  
KA7 1EN  
Tel: 01292 618585

**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.

### 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

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.

8. 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.

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

10. 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.

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

Particulars Prepared: August 2024  
Photographs Taken: July 2024

