

# FOR SALE

Strategic Development Land Adjacent To  
Glasgow Prestwick Airport, KA6 5HQ

DAVIDSON  
& ROBERTSON  
RURAL SURVEYORS & CONSULTANTS

## Strategic Development Land Adjacent To Glasgow Prestwick Airport, East Sanquhar, Ayr, KA6 5HQ

A unique and high-profile opportunity to acquire a block of strategic land with development potential adjacent to Prestwick Airport which it likely to attract a wide range of interest including those from overseas looking for an investment opportunity in Scotland. The opportunity lends itself to investors, developers and/or farmers to acquire a highly productive block of land with scope to add value in future years by way of alternative uses for example commercial or industrial in a highly accessible area.

Extending in total to approximately 187.41 acres (75.85ha) in total.

- Adjacent to Glasgow Prestwick Airport
- Excellent productive land
- Highly accessible with access onto the A77
- Future development potential (subject to the necessary consents)

Offers and expressions of interest are invited particularly from developers, investors and farming businesses.

### Selling agents

#### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



#### Situation

The land at 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 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  
Nearest Postcode : KA6 5HQ

#### 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 reach the land at East Sanquhar.

#### Description

The land at East Sanquhar presents a unique opportunity to purchase approximately 187 acres of strategic land with potential value for future development in an enviable semi-rural setting near the towns of Prestwick and Ayr. The land is within the Prestwick Airport Masterplan area, and offers exciting development prospects for the future. The land is within the National Aerospace and Space Centre Strategy zone.

The fertile land is classed as a mixture of Grade 2 and Grade 3.2 by the James Hutton Institute and has been well maintained in productive arable tenure. The current owner would be interested to continue farming the land under a contract agreement.

### Planning & Development

It is understood that the land is currently not zoned within the South Ayrshire Council Local Development Plan 2 however there may be scope for development in the future. The land is within National Aerospace and Space Centre Strategy Zone but we are aware that nothing is currently proceeding on that front. The planning history with regards to the property can be provided upon request. Prospective Purchasers should make their own investigations into the planning consents with the Council and seek professional advice. We have made no enquiries to the local authority and assume all current use is legal. Any development is likely to benefit from the sites existing access and services. It may be that the other uses for the site could be commercial, residential, renewables or mixed use including retail. Prospective Purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

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 1. The payment for 2024 will be retained by the vendors. The entitlements to the basic payment will be made available by separate negotiation.

### 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

### 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

Holmes Mackillop  
109 Douglas Street  
Blythwood Square  
Glasgow G2 4HB  
T +44(0)141 226 4942

### 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.

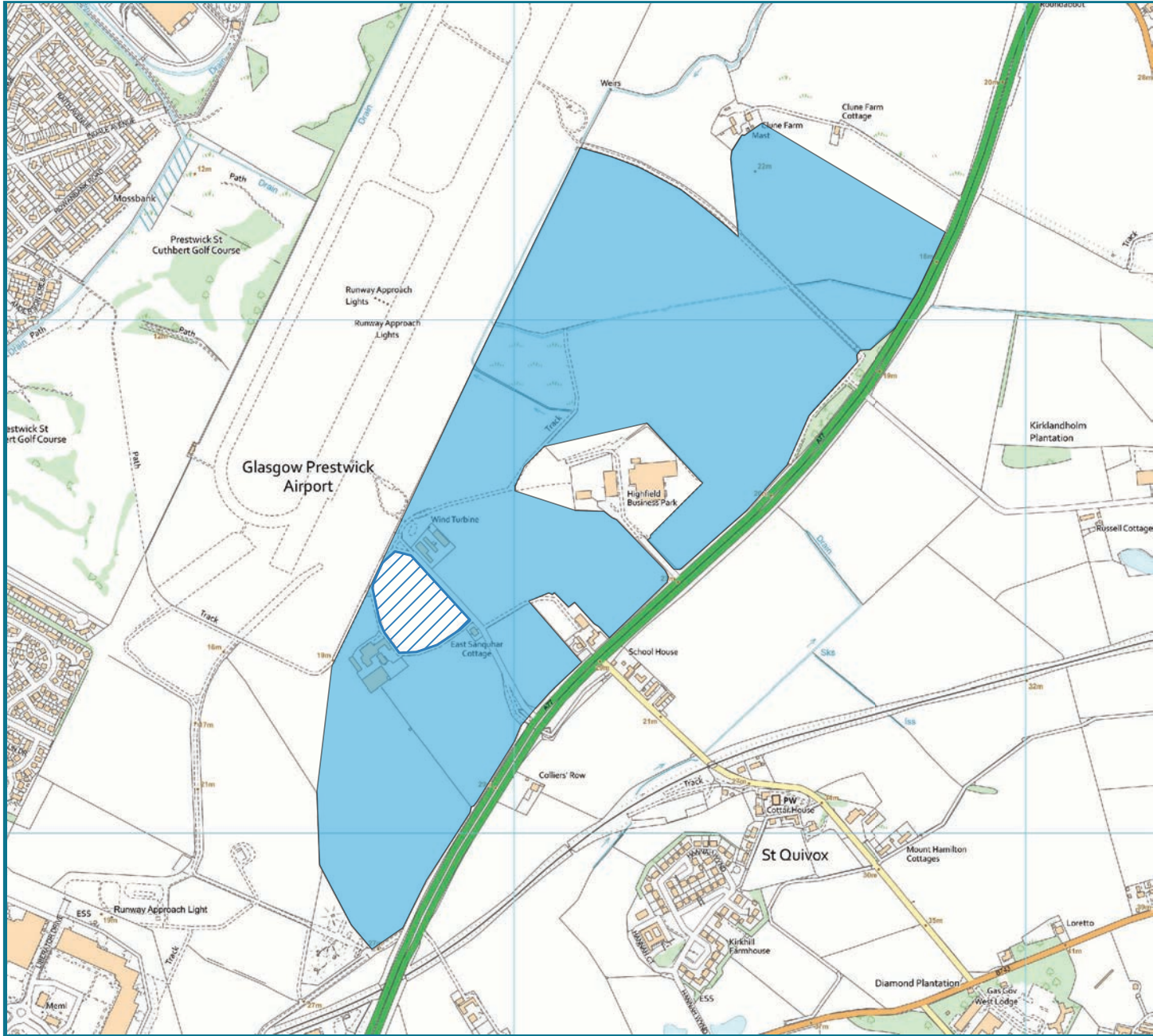
### Important Notes

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.





# INDICATIVE SALES PLAN

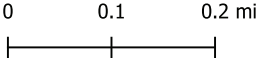
Land at East Sanquhar and Clune Farms.

Total Area:  
75.85 Hectares (187.41 Acres)

### Key

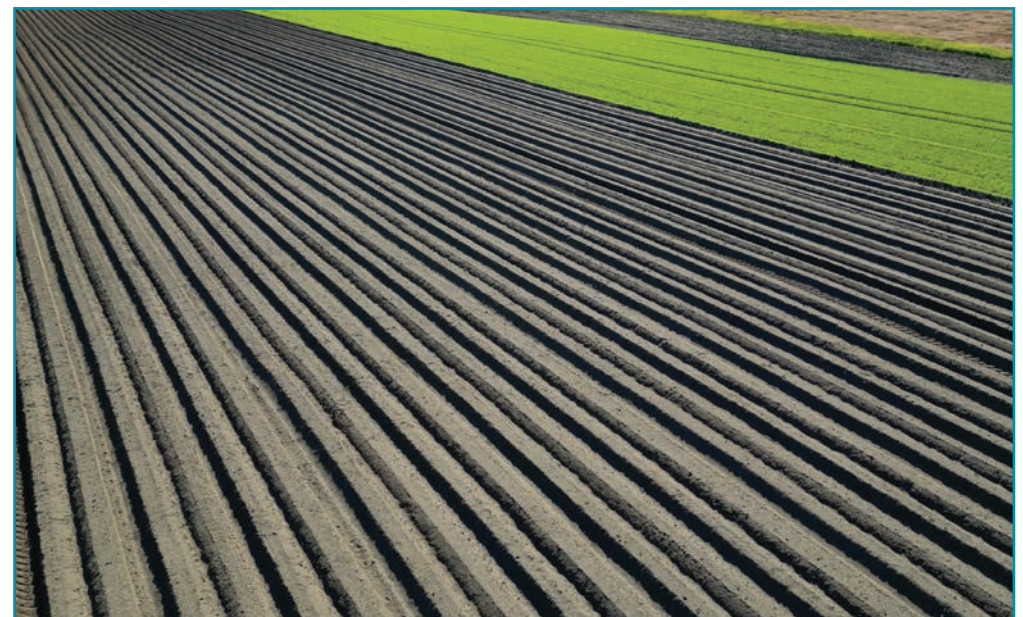
- Boundary - 73.59 Hectares (181.83 Acres)
- Paddock - 2.31 Hectares (5.71 Acres)

**A4 - Scale- 1:10,000**



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### 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

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