

# LOW BOWHILL & LAND AT LOUDOUN MAINS

NEWMILNS • KILMARNOCK



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# LOW BOWHILL & LAND AT LOUDOUN MAINS

NEWMILNS • KILMARNOCK • KA16 9LG

Newmilns 2 miles, Kilmarnock 11 miles, Ayr 19 miles, Glasgow 26 miles  
(all distances approximate)

## Attractive livestock farm with redevelopment potential

Traditional farmhouse requiring full renovation

Range of outbuildings

148 acres permanent pasture

**ABOUT 161 ACRES IN TOTAL**

**FOR SALE AS A WHOLE OR IN TWO LOTS**



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## SITUATION

Low Bowhill and Land at Loudoun Mains are situated in East Ayrshire, approximately 11 miles east of Kilmarnock. The nearby villages of Newmilns, Darvel and Galston are within a popular commuter location in the Irvine valley, with a good range of services including primary schooling, shops and restaurants available. Galston also provides secondary schooling with Kilmarnock (11 miles) and Ayr providing a wider range of national shops and professional services with the latter also offering private education. Nearby Glasgow offers all the services expected of a major city. There is a well established livestock market in Ayr as well as in Lanark (29 miles) and Stirling (50 miles).

Ayrshire is renowned for an abundance of leisure and outdoor pursuit opportunities and famous golfing destinations such as the championship courses at both Troon and Turnberry. There is a thriving sailing community on the west coast with marina facilities in Troon, Largs and Ardrossan.

Communications in the area are excellent with the A77(M) accessible at Kilmarnock and providing links both to the north and south of Scotland. There are railway stations in Kilmarnock and Ayr, and international airports at Prestwick (19 miles) and Glasgow (30 miles). Ferry links to Ireland operate from Cairnryan (77 miles).

## DESCRIPTION

Low Bowhill and Land at Loudoun Mains have been in the current owner's family since the mid 1980s and together have been used principally as a livestock rearing unit and for cropping silage. They are available as a whole or in two lots.

### LOT 1 – LOW BOWHILL

The holding extends to approximately 92.2 acres (37.31 hectares) in a ring fenced block and includes a traditional farmhouse (presently in a derelict condition) and a range of buildings including a high level slatted shed with capacity for 120 head of cattle. The farmhouse has a southwesterly aspect with outstanding views over surrounding countryside



and together with the steading offers an opportunity for an exciting redevelopment of the site (subject to obtaining the necessary consents).

The farm is accessed over a private shared road and sits in an elevated position with gently sloping south facing enclosures. The land is a mixture of grades three and four according to the James Hutton Institute, and is all laid down to grass. The holding lies between 170 metres to 220 metres above sea level and offers good grazing and cropping potential, bounded by stock proof fencing and with water via mains and spring fed water troughs.

The land shaded purple on the sale plan is owned but excluded from the sale. This includes the wind turbine situated to the northern boundary of Lot 1. The hatched area on the sale plan identifies the land over which there is a restrictive burden in connection with the turbine. No structures can be placed on this area, nor can trees, shrubs or bushes of more than 4 metres in height be cultivated. Full rights of access and services will be retained over Lot 1 to the purple area.

### Low Bowhill Farmhouse

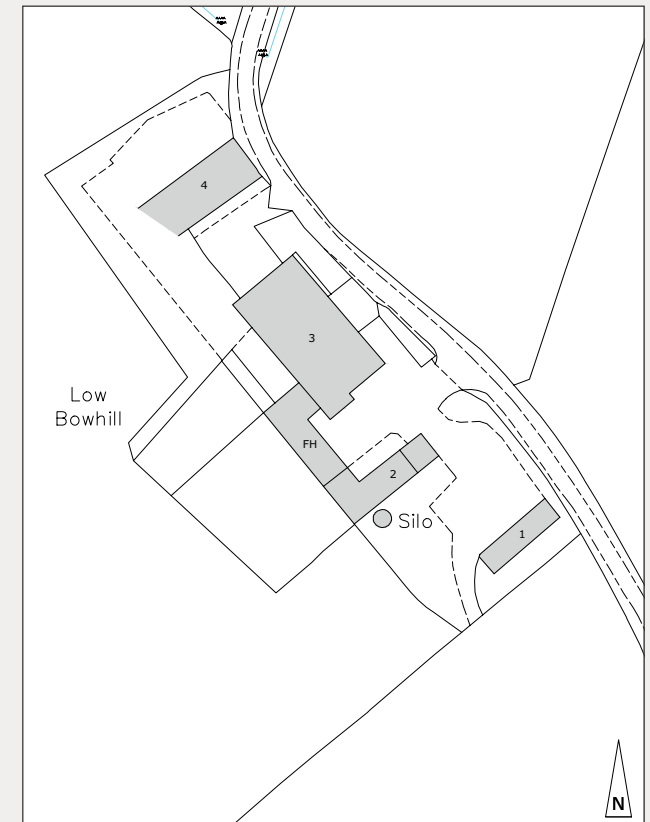
Low Bowhill Farmhouse is a traditional farmhouse of stone construction with a pitched slate roof. The farmhouse has been vacant since approximately 2006 and is now in a derelict state of repair requiring complete refurbishment. We understand the farmhouse accommodation presently consists of kitchen/dining room, sitting room and two bedrooms.

Externally the farmhouse benefits from a southwest facing aspect over a large garden and open countryside with outstanding views. To the rear, there are further traditional buildings in a courtyard formation providing a parking area.

### Farm Buildings

Low Bowhill Farm benefits from a range of buildings as set out below:

- 1) **Hayshed (18.2m x 5.1m)** Steel frame construction with timber trusses and corrugated iron cladding.
- 2) **Traditional outbuilding (11.2m x 5.6m) and (5.5m x 5.5m)** Stone construction with a pitched slate roof. Part of the steading roof has been removed.
- 3) **High level slatted cattle court (31.5m 17.8m)** Brick construction with an asbestos roof. Slurry storage below.
- 4) **Silage pit** Concrete panel and timber sleeper construction with earth bank extension.



## LOT 2 – LAND AT LOUDOUN MAINS

The Land at Loudoun Mains is just off-lying to the south of Low Bowhill and extends to approximately 69.65 acres (28.19 hectares). The farm is accessed from the public road to the north with gently sloping south facing fields. The land is a mixture of grades three and four according to the James Hutton Institute, and is all laid down to grass. The holding lies between 135 metres to 195 metres above sea level and offers good grazing and cropping potential. The land is fenced with post and wire fencing and benefits from natural water sources.

At the request of the vendors, the land at Loudoun Mains (fields 10, 11 and 12) will be sold subject to a 'clawback' obligation from the Purchaser(s) in favour of the Vendor(s) to pay 25% of any uplift in value occurring as a result of any non-agricultural planning permission granted in respect of any part of the property in the period of 25 years from completion. This obligation will bind successors in title and will be secured over the property by way of a standard security.

The farmland and lots are identified on the map with enclosure numbers detailed in the table on the final page.



LOT 2



LOT 2

## GENERAL REMARKS AND INFORMATION

**Viewing:** Strictly by appointment with Savills. Given the potential hazards of any farm, we request you take care when viewing the property, especially around the farmyard.

**Directions:** From Kilmarnock (Bellfield interchange) join the A71 heading for Galston. After 5 miles, take a left hand turning (after passing Loudon Golf Club). Continue on this road and take the second right hand turning. At the next junction continue straight on (to a private road) and Low Bowhill farm is located on the left. The postcode is KA16 9LG.

**Entry and Possession:** Entry by arrangement.

**Offers:** Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

**Solicitors:** Kilpatrick and Walker, 4 Wellington Square, Ayr KA7 1EN. Tel: 01292 618585

**Fixtures and Fittings:** The mobile cattle crush at Low Bowhill is available by separate negotiation.

**Basic Payment Scheme (BPS):** The BPS Entitlements are included in the sale. Copies of the SAF form for 2019 are available for inspection from the selling agents.

**Less Favoured Area Status Scheme (LFASS):** The farm has wholly LFA status.

#### **Services, Council Tax and Energy Performance Certificates**

Property	Services	Council Tax Band
Low Bowhill Farmhouse	Mains water and mains electricity available nearby.	A

**Sporting Rights:** The sporting rights are in hand.

**Mineral and Timbers Rights:** In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

**Ingoing Valuation:** The purchaser of the property, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.
3. Pit silage is to be included in the sale.

**Note:** If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

#### **STIPULATIONS**

**Purchase Price:** Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for

payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

**Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

**Plans, Areas and Schedules:** These are based on the Ordnance Survey 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 himself 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.

**Overseas Purchasers:** Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

**Lotting:** It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

**Generally:** Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

**Services:** It should be noted that there is presently no water or electricity to the farmhouse. There is mains water available nearby.

#### **Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights:**

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

2. It should be noted that High Bowhill and Whatriggs have a right of access over the farm road with responsibility for maintenance according to a 'user' basis.
3. It should be noted that a right of access and connection to services in respect of the wind turbine will be retained by the seller.
4. There is a 400 metre exclusion zone surrounding the wind turbine which is annotated on the accompanying plan where no structures shall be erected nor shall any tree's, shrubs or bushes of more than 4 metres in height shall be cultivated. The property is offered for sale subject to this exclusion zone.
5. It should be noted that there is a jointly shared water pipe with High Bowhill.
6. It should be noted that there are wayleaves in place for powerlines.
7. There is a shared used by a third party of the access track at Land at Loudon Mains hatched green on the accompanying sale plan.

**Apportionments:** The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

#### **IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/06/06 JST

