

FOR SALE

Agricultural Land

Land at Brickrow Farm, St Quivox, By Ayr, KA6 5AD



- Good quality agricultural land
- 13.17 ha (32.5 ac) approx.
- Sale in whole or part considered
- Offers over **£125,000**

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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LOCATION

The subjects are located to the north of the B743 close by the former Auchincruive College and around a half mile distant from the Whitletts Roundabout on the A77, a rural setting between Ayr and Mossblown.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of approx. 46,800.

DESCRIPTION

The subjects comprise good quality agricultural land including some mature trees, all accessed from a shared roadway.

AREA

The site area is approximately 13.17 ha (32.5 ac).

The land falls into two distinct lots and our clients may consider a part disposal, the approximate lot size being as follows:

Lot 1	5.34 ha (13.2 ac)
Lot 2	7.83 ha (19.3 ac)

PRICE

Offers over **£125,000** are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CLOSING DATE

It is likely a closing date will be set for offers and interested parties should note interest to this office.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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