



Land at Fisherton, Fisherton, Ayr

Offers Over **£400,000**

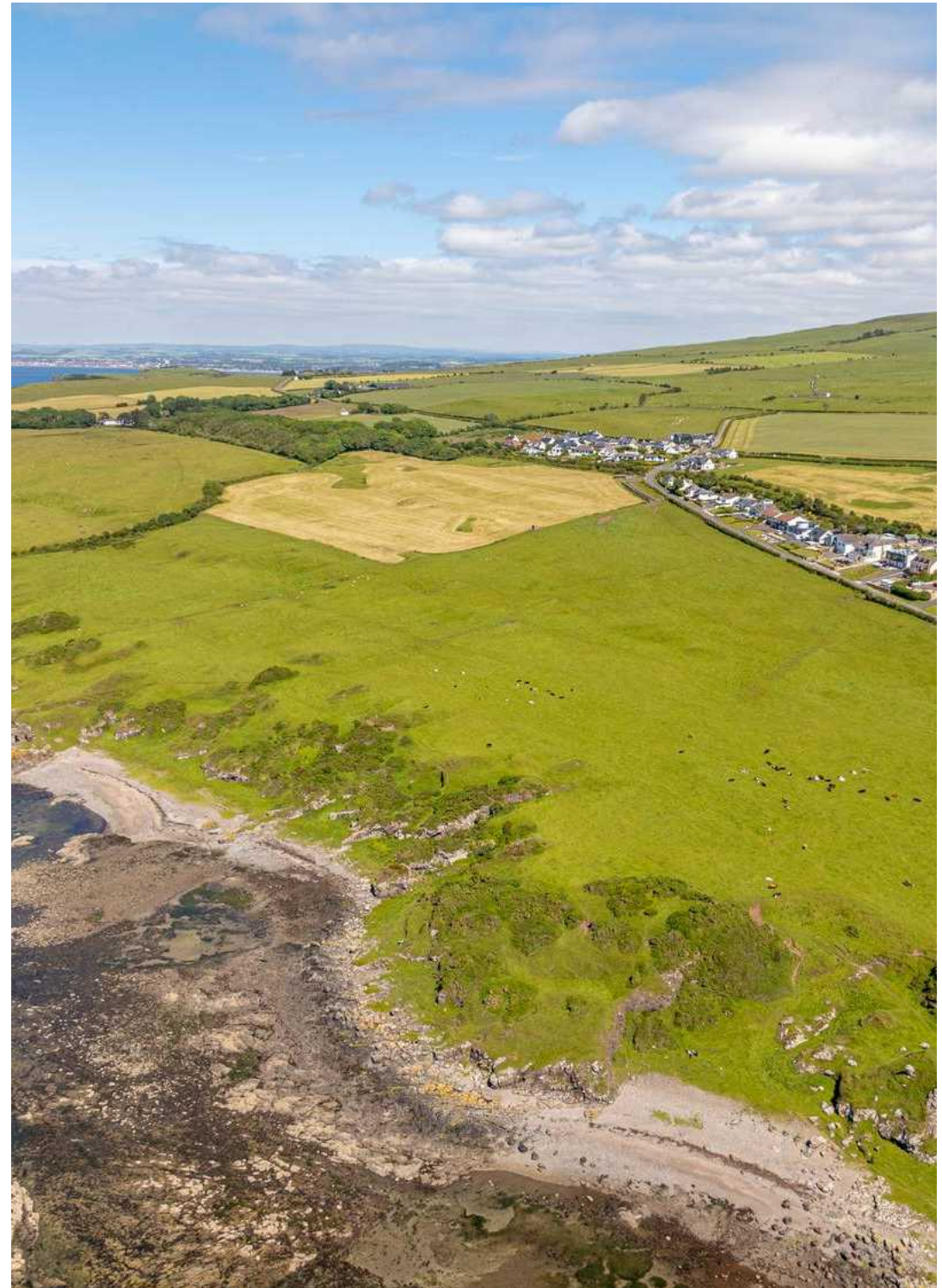


Land at Fisherton, Dunure

Ayr

- 71 acres of agricultural land
- Excellent handling facilities with off road vehicle access
- Located just off the A719

Tenure: Freehold



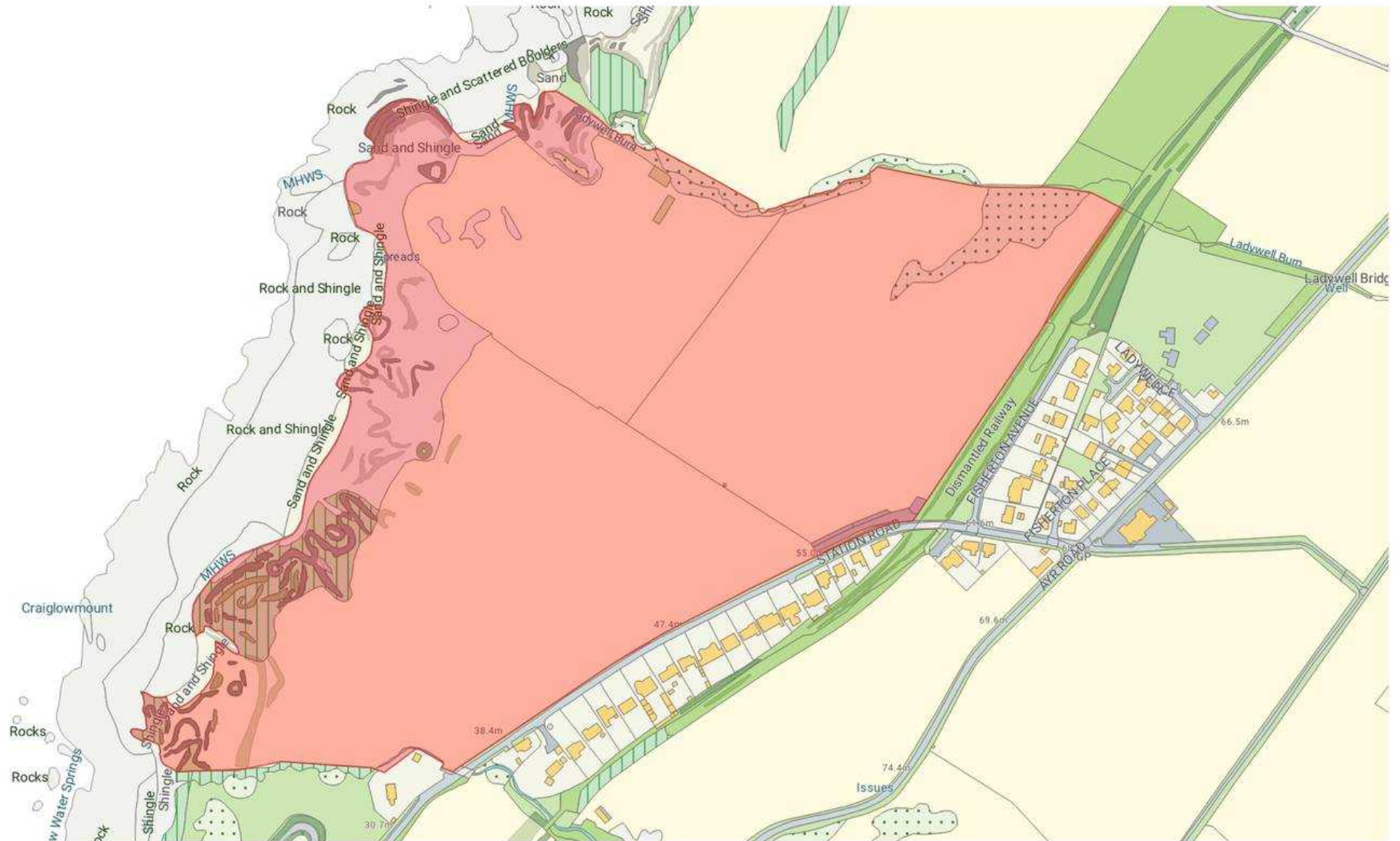


Land at Fisherton

This block of 71 acres (28.73ha) of land is situated just off the A719 at Fisherton on the Ayrshire coast. The land is currently in 2 land parcels and is in good heart. The land is good grazing and mowing land and is graded as 4.1 by the Hutton Institute. There are excellent handling facilities with the ability to get vehicles and trailers off the road with gates closed for loading. The handling facilities include concrete based pens and cattle crush plus additional pens with a race for loading. There is water in both fields and both fields are well fenced.



Land at Fisherton



Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting and fishing rights are included.

BPS: The land is all registered with SGRPID and extends to 28.73ha all of which has been claimed every year. A total of 28 Region 1 Entitlements are included in the sale. The purchaser shall pay to the selling agents £250 + VAT to cover the costs of transferring the entitlements and completion of the relevant paperwork. The vendors will retain the full payment for 2024.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



C&D Rural

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Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and