



BORLAND MAINS

Cumnock, East Ayrshire, KA18 3BX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



About : 3.544 ha (8.758 acres)



FOR IDENTIFICATION PURPOSES ONLY

BORLAND MAINS

Cumnock, East Ayrshire, KA18 3BX

Cumnock 2.5 miles, Ayr 17 miles, Glasgow 40 miles, Edinburgh 62 Miles

A RURAL SMALLHOLDING INCORPORATING A TRADITIONAL FARMHOUSE WITH A RANGE OF FARM BUILDINGS AND GRAZING PADDOCKS SITUATED ON AN ENVIABLE ELEVATED SITE WITH STUNNING OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE

- TRADITIONAL FOUR BEDROOM FARMHOUSE (REQUIRES COMPLETE REFURBISHMENT)
- MODERN & TRADITIONAL FARM BUILDINGS (DEVELOPMENT POTENTIAL)
- SUITABLE FOR EQUESTRIAN / SMALLSCALE AGRICULTURAL OR HORTICULTURAL USES
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- NO IMMEDIATE NEIGHBOURS
- WITHIN CLOSE PROXIMITY TO LOCAL SERVICES & MAJOR ROAD NETWORKS
- IN TOTAL ABOUT 8.758 ACRES (3.544 HECTARES)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Robert Bree
Morton Fraser
Capella Building
60 York St
Glasgow, G2 8JX
Tel: 0141 303 1100



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Borland Mains are sought **in excess of: £280,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

BORLAND MAINS DWELLINGHOUSE

Borland Mains dwellinghouse is of traditional construction set under a slated roof. The property occupies a stunning elevated site and benefits from views over the surrounding countryside. The accommodation is over two floors and comprises: kitchen, pantry, back stairs leading to a storage room, four bedrooms, sitting room (with open fire), dining room, family room and a family bathroom. There is a range of traditional outbuildings of stone construction under slate/partial box profile roofs that adjoin the farmhouse.

As mentioned earlier, the farmhouse requires full renovation but offers huge potential to create a lovely family home with potential for equestrian or smallscale agricultural uses, along with some development potential. **There are no internal photographs of the property, however, a floor plan is contained within these particulars showing the dimensions and layout of the accommodation.**

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	N/A (Oil Rayburn)	F	G 03

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. See the plan.

THE FARM BUILDINGS

There is a range of traditional outbuildings of stone construction under slate/partial box profile roofs that adjoin the farmhouse. These buildings could have some **development potential** to increase the footprint of the farmhouse or indeed conversion to an annex or such like. These buildings briefly comprise:

- Shed (9.51m x 6.27m)
- Shed (11.84m x 8.48m)
- Byre (14.36m x 6.04m)
- Store (5.41m x 3.21m)
- Store (5.37m x 4.34m) of stone and slate construction.

The remainder of the buildings comprise:

- Dutch Hay Barn (18.5m x 7.2m).
- General Purpose Shed (22.7m x 18.5m)
- Brick Outbuilding (4.07m x 6.06m)
- Tin Lean-to (3.7m x 10.5m)



THE GRAZING PADDOCKS

Two of the grazing paddocks lie to the west and east of the house with the third paddock running up the side of the access road. These paddocks have been utilised for the grazing of livestock, but as mentioned earlier, could be utilised for a number of uses.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Robert Bree, Morton Fraser**, for a definitive list of burdens subject to which the property is sold.



APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared January 2025



