

MEIKLE CREOCH FARM

NEW CUMNOCK, CUMNOCK







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KA18 4QE

New Cumnock: 2 miles Ayr: 20 miles Glasgow: 43 miles Edinburgh: 67 miles

STOCK REARING FARM WITH SUCCESSFUL HOLIDAY LETTINGS BUSINESS

Traditional farmhouse (2 reception rooms and 4 bedrooms)

Nith Cottage (1 reception room and 2 bedrooms)

Mote Cottage (1 reception room and 2 bedrooms)

70.0 acres silage ground

43.6 acres permanent pasture

80.9 acres rough grazing

16.2 acres woodland

About 221.4 acres in total

For sale as a whole or in 2 lots

Solicitors

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Situation

Meikle Creoch Farm is situated in the dramatic countryside of East Ayrshire approximately 2 miles from the town of New Cumnock where there is a nursery, primary school, fuel station, village shop and a doctor's surgery. The larger town of Cumnock is approximately 5.8 miles from the farm and has a secondary school, library, banking facilities and professional services including accountants and solicitors.

Rural Ayrshire is renowned for excellent outdoor and country sports including golf (New Cumnock, Turnberry and Royal Troon), hill walking, fishing and some excellent game shooting. Dumfries House, a category A listed building, is about 15 minutes to the north and is considered one of Britain's most beautiful stately homes.

Despite its rural location, Meikle Creoch is easily accessed by road, lying 2 miles to the east of the A76 which links Dumfries and Kilmarnock. Railway travel is available from New Cumnock, from where there are regular trains to Glasgow. The nearest international airports are at Prestwick (about 24 miles) and Glasgow (about 46 miles). Prestwick has regular flights to London Stanstead as well as a number of foreign destinations. Cairnryan lies just over 55 miles to the south west and is the ferry terminal for Northern Ireland with services to Larne and Belfast.

Description

Meikle Creoch is an attractive stock rearing farm with an established holiday lettings business. The majority of the farmland is let out on a seasonal basis to neighbours and the remainder is used for haylage

production. There is an 8,000sqft general purpose building along with traditional outbuildings which form an attractive courtyard with the farmhouse and Nith Cottage.

The farmhouse provides comfortable family accommodation over two floors and within close proximity is Nith Cottage, a beautifully appointed, single storey, stone and slate cottage currently utilised for holiday lettings but which could equally provide ancillary accommodation to the farmhouse. Closer to the main road, and away from the courtyard, is Mote Cottage which is an attractive single storey cottage also currently utilised for holiday lets.

The property extends in total to about 221.4 acres and is predominantly grassland. The land is classified as principally class 4₁ and 4₂ by the James Hutton Institute for Soil Research.



Lot 1 Meikle Creoch Farm 221.4 acres

Farmhouse

The farmhouse is situated in an attractive position overlooking the surrounding farmland and countryside beyond. There is a pretty west facing garden to the rear of the farmhouse. The farmhouse is of solid stone construction with part brick built extension all under a pitched slate roof.

The farmhouse has been lovingly refurbished in the 28 years of ownership and is finished to a high standard throughout. The accommodation comprises a utility room with cloakroom, dining kitchen, office, sitting room, 4 bedrooms and 4 bathrooms (3 en suite). There is an additional kitchen and sitting room which allow two bedrooms and bathrooms to form a self contained annexe with the benefit of separate access and separate stairs.

The farmhouse has benefited from improvements which have included replacement of the slate roof in 2012 and installation of loft and cavity wall insulation in the last five years.

Attached to the farmhouse are traditionally constructed outbuildings, accessed from both outside and inside the house; the first houses the biomass boiler while the other comprises a workshop.

The room dimensions and layout are shown on the accompanying floor plans.

Nith Cottage

Nith Cottage was converted from a derelict barn in 2006 and has extensive southerly views over the River Nith.

The cottage has been finished to an extremely high standard and comprises a kitchen with fully fitted floor and wall units, solid oak floor throughout and access to the rear terrace, utility room with built in floor and wall units and integrated appliances, sitting room with a multi fuel stove and sandstone surround, family bathroom with marble floor, whirlpool bath with shower over, WC and wash hand basin, twin bedroom, master bedroom and en suite wet room with electric underfloor heating, WC, wash hand basin and shower.

The room dimensions and layout are shown on the accompanying floor plans.

There is a large timber decked terrace to the rear of the property leading to a lawned garden.

Biomass Boiler and Solar Panels

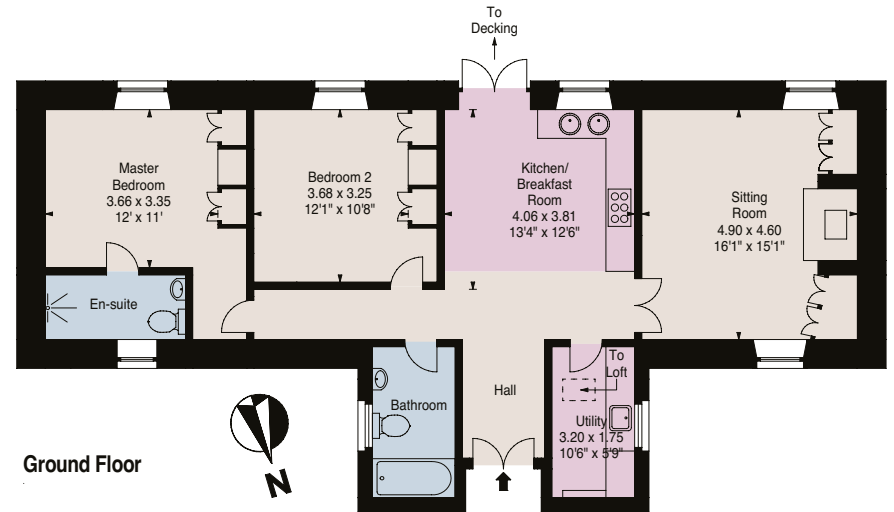
The farmhouse and Nith Cottage benefit from a 70kw wood pellet biomass boiler and 3.92kw solar panels. The biomass boiler was installed in April 2013 and benefits from non-domestic renewable heat incentives currently generating payments of approximately £7,500 per annum. The solar panels were installed in August 2011 and currently generate payments of approximately £1,800 per annum. Documentation is available upon request from the selling agents.



FLOORPLANS

Gross internal area (approx):
 Farmhouse: 341.78 sq.m (3679 sq.ft) (Including Workshop)
 Nith Cottage: 101.45 sq.m (1092 sq.ft)

For Identification Only. Not To Scale.





General Purpose Building

Opposite the farmhouse and adjacent to Nith Cottage there is a general purpose shed extending to 8,000 square feet which is of steel frame construction with block walls and profile metal sheet cladding and roof. The building is supplied by mains water, 3 phase electricity and benefits from a toilet and shower.



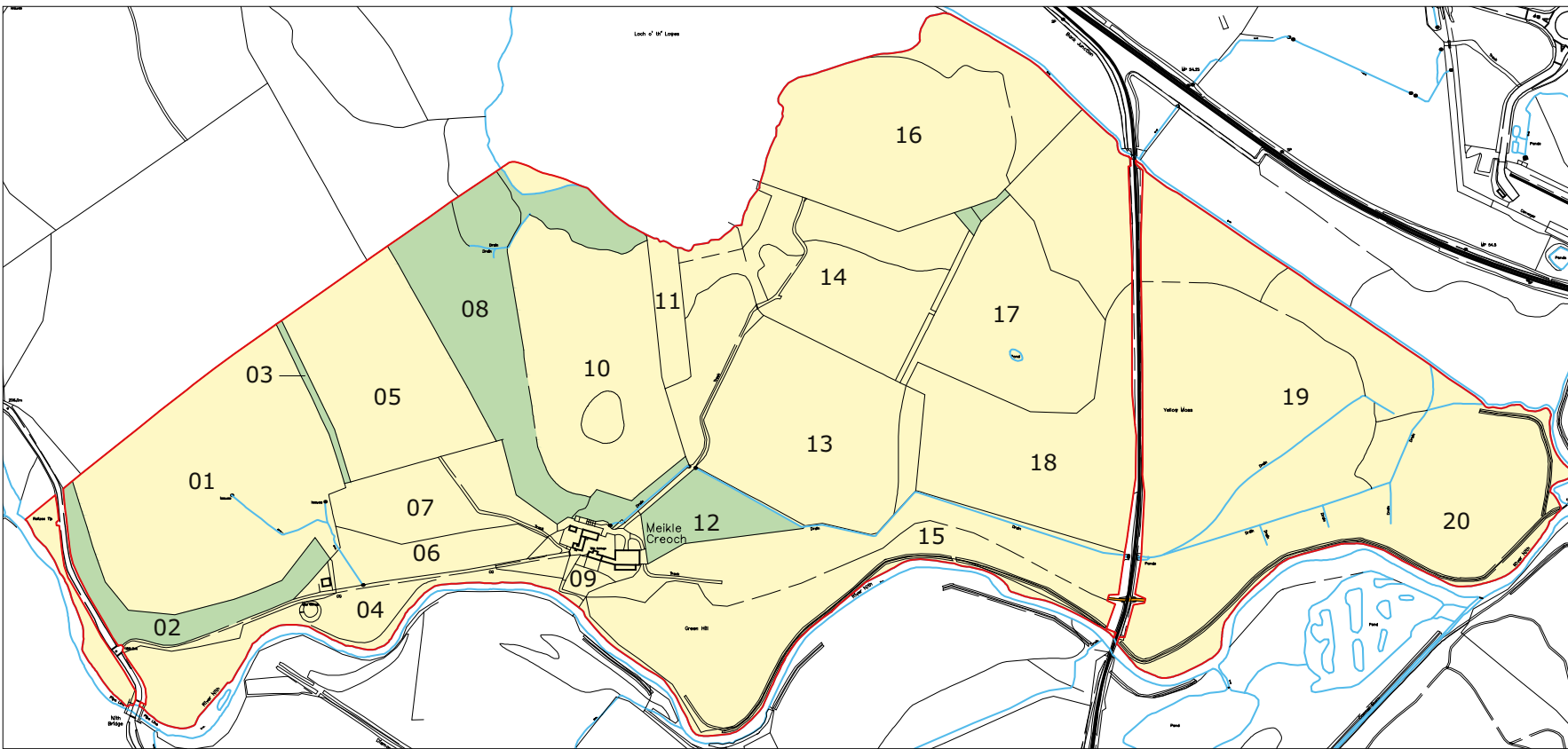
MEIKLE CREOCH



NOT TO SCALE



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MEIKLE CREOCH



WOODLAND



LEVEL CROSSING
RIGHT OF ACCESS



WATERCOURSE

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Farmland

The farmland extends to about 221.4 acres in total and comprises 70 acres of silage ground, 43.6 acres permanent pasture, 80.9 acres rough grazing, 16.2 acres woodland and the remainder being buildings, yard, roads etc. The land surrounds the farmhouse and steading extending extensively to the north, east and west. There is potential for some rough shooting, trout fishing on the River Nith and roe stalking for sporting enthusiasts. On the northern boundary of the farm is the 'Loch o' th' Lowes', the owner of Meikle Creoch Farm has rights to fish on this loch and moor one boat.

A privately owned farm road provides direct access from Boig Road to the property.



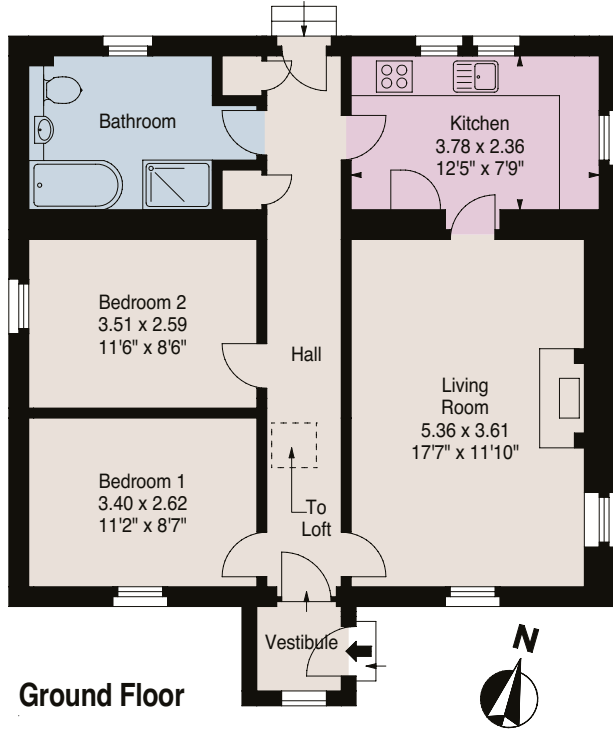
Area Schedule

Field No.	Ploughable Pasture		Permanent Pasture		Rough Grazing		Woodland		Other		TOTAL	
	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
1			7.7	19.1							7.7	19.1
2							1.4	3.5			1.4	3.5
3							0.2	0.4			0.2	0.4
4			2.3	5.7							2.3	5.7
5	4.3	10.5									4.3	10.5
6					1.3	3.1					1.3	3.1
7	2.2	5.4									2.2	5.4
8							3.8	9.3			3.8	9.3
9			0.1	0.3							0.1	0.3
10					5.3	13.2					5.3	13.2
11					0.7	1.6					0.7	1.6
12							1.2	2.9			1.2	2.9
13	5.2	12.9									5.2	12.9
14	5.9	14.7									5.9	14.7
15			7.4	18.4							7.4	18.4
16	6.8	16.7									6.8	16.7
17	4.0	9.8									4.0	9.8
18					7.2	17.9					7.2	17.9
19					11.2	27.6					11.2	27.6
20					7.1	17.5					7.1	17.5
Other									4.3	10.7	4.3	10.7
TOTAL:	28.3	70.0	17.6	43.6	32.7	80.9	6.6	16.2	4.3	10.7	89.6	221.4

FLOORPLANS

Gross internal area (approx):
Mote Cottage: 72.18 sq.m (777 sq.ft)

For Identification Only. Not To Scale.



Lot 2 Mote Cottage

Mote Cottage is set on the access road into Meikle Creoch and is therefore located away from the farmhouse, Nith Cottage and buildings as shown on the farm plan. The cottage enjoys uninterrupted views over the River Nith and the countryside beyond. There is a good sized garden to the rear of the property which is well sheltered and supports mature shrubs and fruit trees.

Mote Cottage is traditionally constructed in roughcast stone and brick walls under a slate roof. The property benefits from UPVC double glazed windows, mains water and electricity and private drainage. The cottage comprises a kitchen with fully fitted floor and wall units, living room with a multi fuel stove, two bedrooms and a bathroom with a bath, separate shower cubicle with electric shower, WC and wash hand basin. The room dimensions and layout are shown on the accompanying floor plan.

A private farm road provides direct access from Boig Road to the cottage. If purchased separately, the purchasers of the cottage will have a right of access over the farm road up to Mote Cottage.

A home report for Mote Cottage is available upon request.

General Remarks & Information

Viewing

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

Directions

From Dumfries, travel north along the A76 towards Ayr until you reach New Cumnock. Upon entering the village turn left onto the B741. Follow the B741 for approximately 0.7 miles until you reach a right turn for Boig Road. After approximately 1 mile and once over a bridge, there is a right turn for Meikle Creoch Farm which is signposted. The postcode for the property is KA18 4QE.

Entry & Possession

Entry by arrangement.

Ingoing Valuation

The purchaser of Meikle Creoch Farm shall, in addition to the purchase price, 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:

All hay, straw, fodder, roots, silage, whole crop and farmyard manure and other produce at market value.

All oils, fuels, fertilisers, sprays, chemicals, seeds, wood pellets and sundries at cost.



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.

Fixtures & Fittings

All fitted carpets and integrated appliances in Meikle Creoch Farmhouse, Nith Cottage and Mote Cottage are included in the sale.

Services, Occupancy, Council Tax and Energy Performance Rating

Property	Occupancy	Services	Council Tax Band	EPC Rating
Meikle Creoch Farmhouse	Owner Occupied	Mains water, mains electricity, private drainage	E	D
Nith Cottage	Holiday Let	Mains water, mains electricity, private drainage	Rateable Value £1000	D
Mote Cottage	Holiday Let	Mains water, mains electricity, private drainage	Rateable Value £800	D

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

- The property is sold subject to and with the benefit of all existing 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(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.
- If the property is sold in lots, appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.
- The farm road is privately owned by Meikle Creoch Farmhouse. If sold in lots responsibility for maintenance of the farm road will be split between the two purchasers on a per user basis on the shared section of the road.
- An electric and mains water wayleave runs through the property. Documentation is available for inspection from the selling agents.

- The property has a boundary with the Loch of the Lowes and has fishing right over the loch and a right to moor a boat.

Basic Payment Scheme

There are no BPS Entitlements included in the sale.

Sporting Rights

The sporting rights are included in the sale.

Mineral and Timber 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.

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.

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(s) who is resident outwith 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 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.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Apportionments

The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) 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.

