

FOR SALE

Trabbochburn Farm

Stair, Mauchline, KA5 5JD

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

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Trabbochburn Farm

Stair, Mauchline, KA5 5JD

A productive former dairy unit extending to 136.90 acres (55.42 Ha) or thereby of Class 3.2, 4.1 and 4.2 land.

- Attractive two storey, C listed traditional farmhouse.
- Well-equipped steading with a range of traditional and modern buildings.
- Good roadside access to fields.
- Quality agricultural land.

For sale as a whole or in four lots:

Selling Agents

Davidson & Robertson Tel: 01292 265 851
 Livestock Auction Mart Email: sales@drrural.co.uk
 Whitefordhill Web: www.drrural.co.uk
 Ayr
 KA6 5JW

Lot 1: Trabbochburn Farmhouse, steading, 23.58 acres (9.55ha) or thereby of good quality mowing and grazing lands, and a small area of amenity scrub.

Lot 2: 45.72 acres (18.51ha) or thereby of good quality mowing and grazing lands.

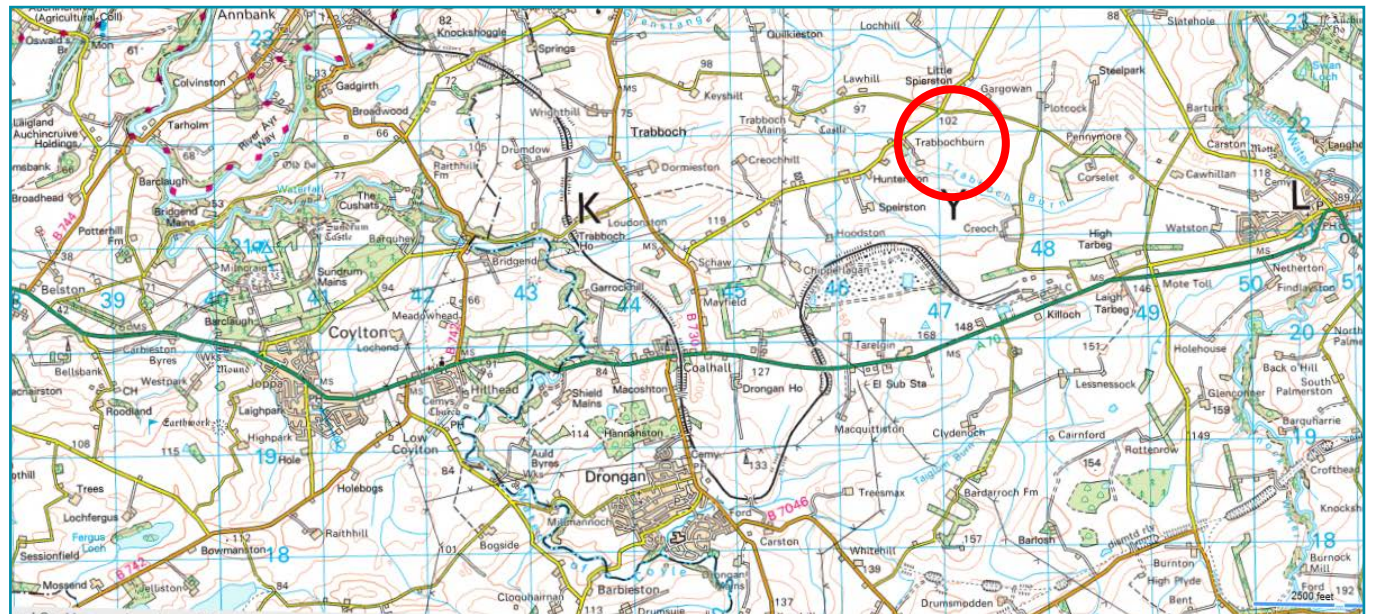
Lot 3: 42.33 acres (17.14ha) or thereby of good quality mowing and grazing lands.

Lot 4: 25.24 acres (10.22ha) or thereby of good quality mowing and grazing lands.

Situation

Trabbochburn Farm is located south east of Stair in East Ayrshire approximately 4 miles from the village of Coylton. Coylton provides a range of local amenities, shops, including primary school and public transport. A wider range of services, including secondary schools can be found in Ayr where there are good rail and bus links to Glasgow and beyond. A school bus is provided by the local authority to both the primary and secondary schools.

The local area is well served by agricultural merchants, suppliers and veterinary practices. Ayr Livestock Mart is approximately 6 miles from the farm.



Access

Access to the property is taken directly from the public highway.

Directions

From the Holmston roundabout on the A77 take the exit sign-posted 'A70 Coylton/Cumnock'. Continue on the A70 for approximately 5.7 miles. Turn left onto the B730 and continue along this road for approximately 0.6 miles. Turn right at the junction sign-posted 'Mauchline'. After approximately 1.2 miles the farm is on the right hand side.

Description

Trabbochburn Farm is a productive stock rearing farm formerly run as a dairy, contained within a ring fence although split in two blocks by the public highway. It extends to 136.90 acres (55.42 Ha) or thereby. Whilst the farm is currently in grass ley, much of the land could be cropped. The steading is a mixture of traditional and modern farm buildings. The attractive traditional farmhouse (two storey) forms part of the original courtyard.

TRABBOCHBURN FARMHOUSE

Trabbochburn Farmhouse is a large, attractive two storey dwelling of stone construction, with painted finish on the rear and recently smooth render on the front elevation, under a traditional slate roof. The property has been extended in recent years, adding a sun lounge and utility room.

Ground Floor

Utility

Large utility room with fitted units and space for white goods.

Kitchen

Fitted cupboard units, Wellstood oil stove with front facing window.



Sunroom/Living Room

Cosy living area with windows to the rear and side.

Living Room

Attractive living room with open fireplace and front facing window.

Formal Lounge

Large lounge, electric fireplace within a traditional surround with windows to the front and rear.

Bedroom 1

Large double bedroom, front facing window.

Entrance Hall

Front door, stairway to first floor.

First Floor

Landing

Leading to all first floor rooms.

Bedroom 2

Large double bedroom with fitted wardrobe and front facing window.

Bedroom 3

Large double bedroom with front facing window.

Bedroom 4 (accessed via bedroom 3)

Large double bedroom with front facing window.

Bathroom

Fully tiled 3 piece bathroom suite with electric shower over bath.

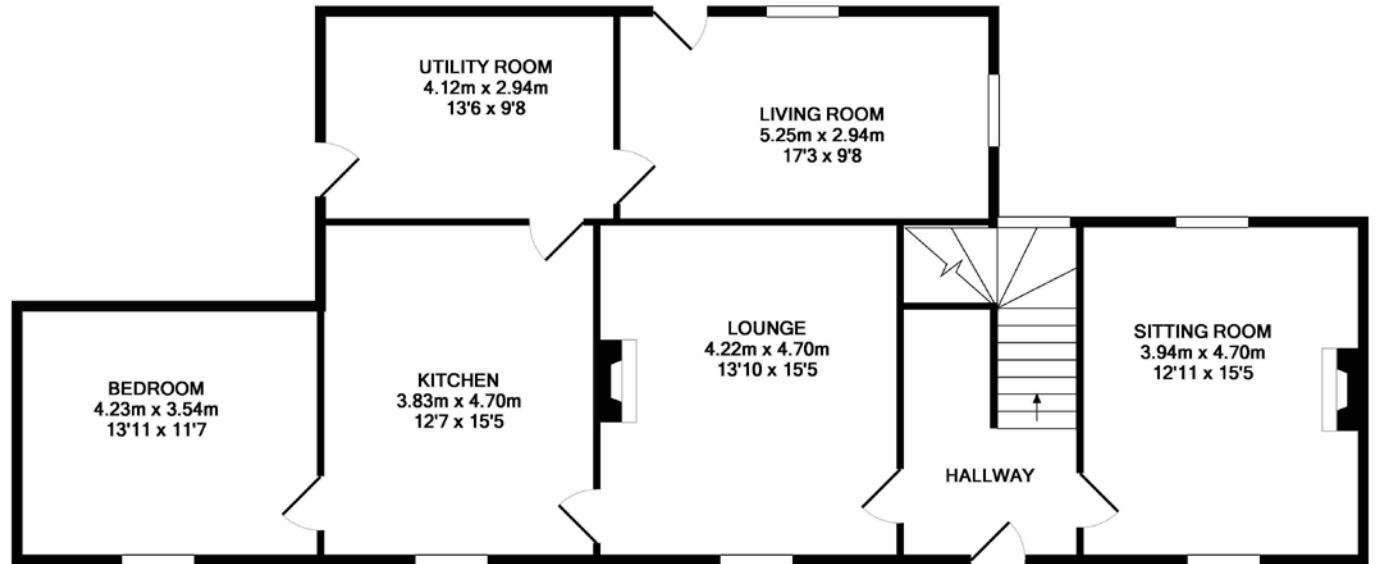
Garden

Located to the front of the house, there is a large area of decorative stone with lawn on either side, with a mix of shrubs and well-maintained flower borders. There is an additional vegetable garden to the rear of the farm steading.

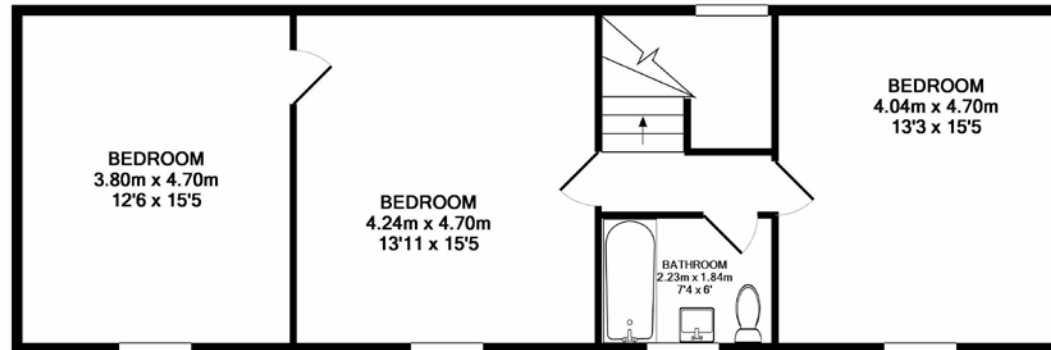
Services

The farmhouse benefits from mains electricity and water, with drainage to a septic tank. There is a PTO driven back-up generator included in the sale. Hot water is provided by the Wellstood oil stove whilst the central heating is provided by the oil fired boiler.

The farmhouse is double glazed with uPVC windows.



GROUND FLOOR



1ST FLOOR



Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed at Band F.

Council Tax

Trabbochburn has been assessed as Council Tax Band E.

FARM BUILDINGS

Traditional farm buildings surround the Farmhouse with a range of modern farm buildings situated to the rear of the house and traditional steading. The steading comprises the following buildings:

1. Garage/Workshop (12.3m x 6.5m). Stone walls, mix of slate and corrugated sheet roof, part earth and concrete floor.

2. Byre (19m x 7m). Stone walls, mix of sheeted and slate roof with concrete floor.

3. Calf Pens (18m x 3.5m). Stone walls under slate roof (re-roofed 1994) with concrete floor.

4. Collecting Area/Milking Parlour/Tank House (19m x 8.6m). Brick built walls under corrugated sheet roof.

5. Lean to (6.3m x 4.6m). Light steel frame, corrugated side and roof sheets with concrete floor.

6. Lean to (18m x 7.5m). Steel portal frame, PVC coated side and roof sheets. Forms part of collecting area and handling pens.

7. Hay Shed (18.3m x 7m). Traditional steel frame hay shed, corrugated roof and side sheets.

8. At-Cost Shed (18m x 9.5m). Concrete portal frame with fibre cement roof and side sheets. Concrete floor with feed barriers.

9. Implement shed (18.5m x 7.5m). Steel portal frame with brick walls and concrete floor.



10. Slatted Cubicle Shed (30m x 18m). 70 cubicles, slatted passages, approximately 135,000 gallons of storage capacity, internal feed passage and feed barriers. Steel portal frame, fibre cement roof and side sheets.

11. Silage Pit (42m x 12.7m). Concrete walls, tar floor and effluent collected in above mentioned slats.

12. Loose Box (7m x 5m). Brick walls, corrugated side and roof sheets with concrete floor.



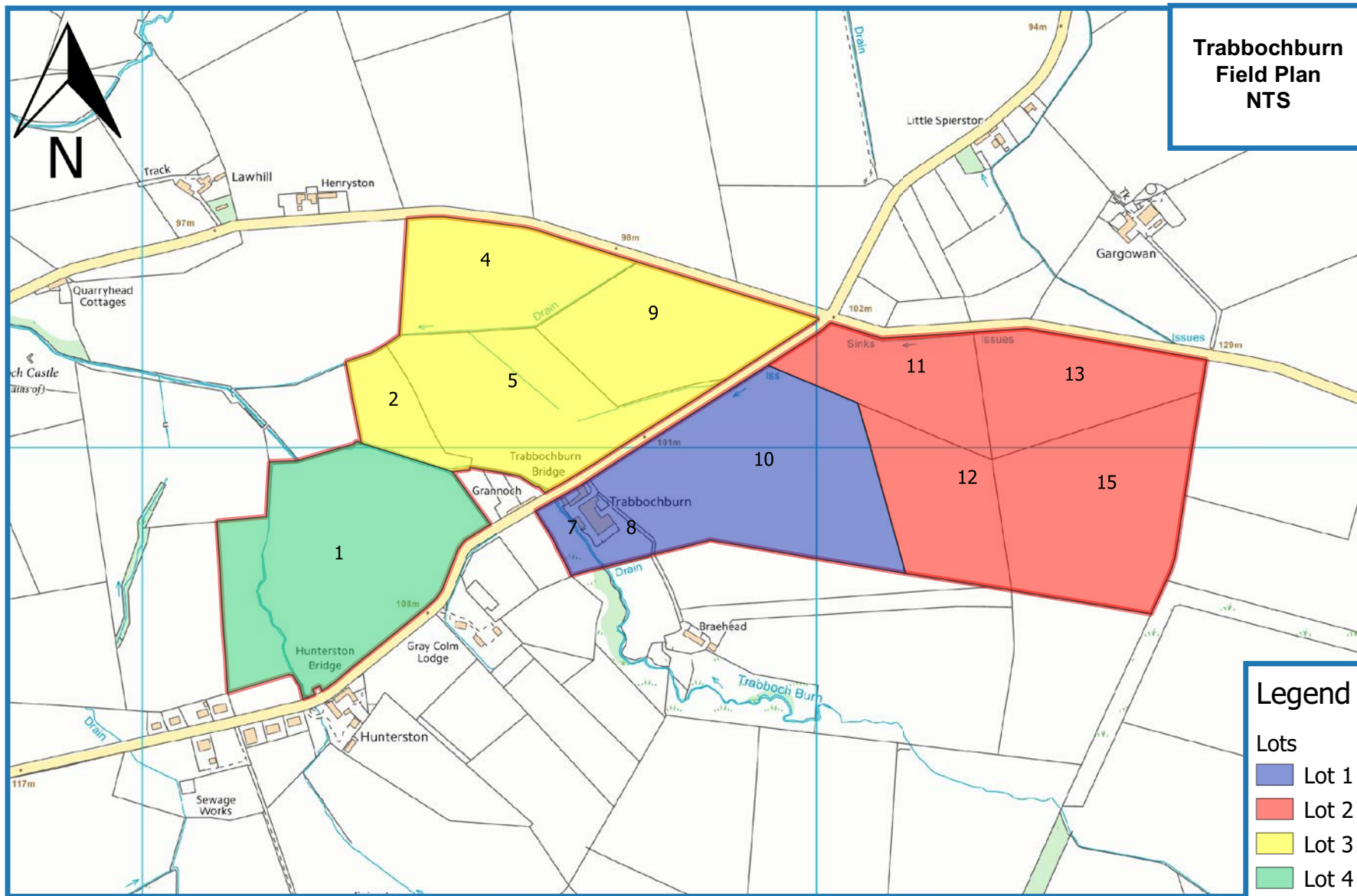
FARMLAND

The agricultural land extends to 137.70 acres (55.74 hectares) or thereby, lying between 90m to 140m above sea level. The farm is ring fenced, albeit split in two blocks by the public highway. The land classification ranges from Class 3.2 to 4.2 according to the James Hutton Institute's Land Capability for Agriculture Classification. All the land is laid to grass, with the vast majority suitable for mowing and cropping.



Field Schedule

Lot	Field	Area (ha)	Area (ac)	Soil Class	Land use	Payment Region
1	7	0.44	1.09	4.1	SCRUB	1
1	8	0.40	0.99	4.1	PGRS	1
1	10	8.71	21.51	4.1	PGRS	1
2	11	3.56	8.79	3.2/4.1	PGRS	1
2	12	3.72	9.19	4.1	PGRS	1
2	13	4.23	10.45	3.2	PGRS	1
2	15	7.00	17.29	3.2/4.1	PGRS	1
3	2	1.59	3.93	4.2	PGRS	1
3	4	4.42	10.92	3.2/ 4.1/4.2	PGRS	1
3	5	6.10	15.07	4.2	PGRS	1
3	9	5.03	12.42	3.2/4.1	PGRS	1
4	1	10.22	25.24	4.1/4.2	PGRS	1





Basic Payment Scheme (BPS) & IACS

The BPS entitlements detailed in the table below are included in the sale. The Vendor has completed a Single Application Form 2019. For the avoidance of doubt, the Vendor will retain the 2019 BPS payments in full.

Payment Region	Entitlements
1	56.67
2	0.36

If the farm is sold in lots the entitlements will be allocated pro rata relative to Payment Regions.

Less Favoured Area Support Scheme (LFASS)

The farm has Less Favoured Area status and receives Less Favoured Area Support Scheme payments.

Ingoing Valuations

The Purchaser, in addition to the purchase price, will be obliged to pay for an independent valuation of any silage and purchase it at the valuation value.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Fixtures and Fittings

All fitted appliances including the back-up generator, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances. White goods are also included in the sale

Plans, Areas and Schedules

These are based on the IACS, Ordnance Survey and Title Deeds 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 themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. An established biosecurity policy is in place at Trabbochburn. Interested parties are requested to clean their boots prior to viewing and utilise the disinfectant provided by the vendor on arrival.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitors

Frazer Coogans Limited
Solicitors
Dalblair House
46 Dalblair Road
Ayr
KA7 1UQ

Date of Entry

By mutual agreement.

Local Authority

East Ayrshire Council
London Road
Kilmarnock
KA3 7BU

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.