

**FOR SALE**

**Hillhead Farm**

Kilmaurs, Kilmarnock, Ayrshire, KA3 2PL

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# Hillhead Farm

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Ayrshire, KA3 2PL

A substantial equipped poultry rearing and laying unit, comprising of a spacious three-bedroom dwelling, traditional steading and range of poultry buildings. The property is set in a rural location with views towards Arran and Ailsa Craig. The property provides a generous site suitable for further expansion or alternative use.

Situated in Ayrshire with good road links to Glasgow and the wider central belt.

- Traditional three bedroom Farmhouse
- Traditional courtyard steading buildings attached to the Farmhouse
- Purpose built poultry sheds including:-
  - Six Laying Sheds and a packing house
  - Two Rearing Sheds

Stewarton – 3 miles  
Glasgow – 24 miles

## Selling Agents

Davidson & Robertson  
Livestock Auction Mart  
Whitefordhill  
Ayr  
KA6 5JW

Tel: 01292 265 851  
Email: sales@drrural.co.uk  
Web: www.drrural.co.uk

## Situation

Hillhead Farmhouse and poultry buildings lie south-west of Stewarton. Access to the farm is via a stoned track directly off the B769.

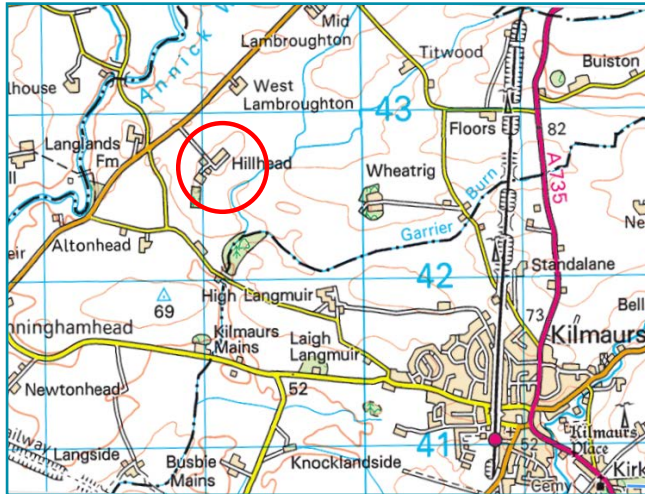
The town of Stewarton provides a range of local amenities, shops, schools, restaurants and public transport, including good rail and bus links to Glasgow. A wider range of services can be found in Kilmarnock.

## Directions

From Glasgow follow the M77 South towards Kilmarnock, exit the M77 at J7 and turn right at the end of the slip road under the M77. Take the second exit from the roundabout onto the B778 for Stewarton. Continue on this road for approximately 3 miles. Turn right at the T-junction to Stewarton centre.

From Kilmarnock, take the A77/M77 North towards Glasgow, exit at J8 signposted for Galston, take the second exit (A77) at the mini roundabout and continue north for about a mile then take the first exit from the roundabout onto the B778 signposted for Stewarton. Continue on this road for approximately 3 miles. Turn right at the T-junction to Stewarton centre.

From Stewarton turn left at the traffic lights and continue south on the A735 over two mini-roundabouts. 150m after the second roundabout turn right onto the B769, continue for around 2.3 miles and the farm road-end is on the left.



## Description

The attractive two storey farmhouse is centred within the original courtyard, surrounded by the traditional steading with a large lawned garden to the rear. Hillhead is a flexible poultry unit which could also be converted for alternative uses subject to obtaining the appropriate consents. The six large laying sheds were formerly used for caged egg production. Five of these have since been converted to barn egg production, each now has a 3,800 bird capacity. The remaining shed is no longer in use. The unit also includes a packing and storage shed.

The two rearing sheds previously reared stock to fully supply the caged egg enterprise.

The two areas of open land provide scope for expansion or alternative use subject to obtaining the necessary consents.

## Hillhead Farmhouse

Situated in the heart of the steading, Hillhead Farmhouse is a substantial two storey dwelling of stone construction with painted finish under a slate roof. The property offers spacious accommodation with courtyard to the front providing ample parking.

## Accommodation comprises:

### Ground Floor

#### Utility

Fitted units, ample space for appliances. Door to garden.

#### Kitchen

Fitted kitchen and range cooker. Windows to front and rear.

#### Games Room/Living Room

Converted from a traditional building to a flexible living or games room. Window to rear.

#### Sitting Room

Large sitting room with a wood burning stove and original cornice. Doors to garden and window to the front.

#### Bathroom

3 piece bathroom suite, wall shower and window to front.

#### Office

Study/office area.

#### Entrance Hall and Porch

Glazed front door leading to entrance hall with original staircase.

## First Floor

### Bedroom 1

Master bedroom – fitted wardrobe with front and rear facing windows.

### Bedroom 2

Double bedroom with front facing window.

### Bedroom 3

Double bedroom with rear facing window.

### Bathroom

3 piece bathroom suite, fully tiled with rear facing window.

### Services

The farmhouse is served by mains electricity and mains water with drainage to a septic tank. The property benefits from uPVC double glazing throughout and is heated by an oil fired central heating system.

### Garden

To the rear of the farmhouse is the attractive south and west facing garden which is mostly down to lawn.

### Energy Performance Certificate (EPC) Rating

The EPC rating for the farmhouse is assessed at Band E.

### Council Tax

Hillhead Farmhouse has been assessed for Council Tax as Band D.

### Steading

Hillhead Farm steading comprises of a traditional steading adjoining the farmhouse and a mix of poultry buildings, as set out on the plan within these particulars.

#### 1. Traditional Steading

The traditional buildings are attached to either side of the farmhouse and form an attractive U-shaped steading with potential for the house to be extended further subject to obtaining the necessary consents. The two ranges include the following:-

**a. East Range** – of traditional stone or brick construction providing the following:-

Byre (19.7m x 7.1m)  
Store (3.9m x 7m)  
Store (3.4m x 3.9m)  
Store (3.85m x 4.69m)  
Coal Shed (1.9m x 2.8m)  
Store (5.3m x 2.78m)

**b. West Range** - of traditional stone construction under a slate roof providing the following:-

Workshop (15.9m x 5.6m)  
Garage (5.5m x 3m)  
Garage (3.7m x 3m)

#### 2. Hay Shed (18m x 6m)

Traditional steel hay shed clad in corrugated sheeting.

#### 3. Six Laying Sheds (Each 9.5m x 53.5m)

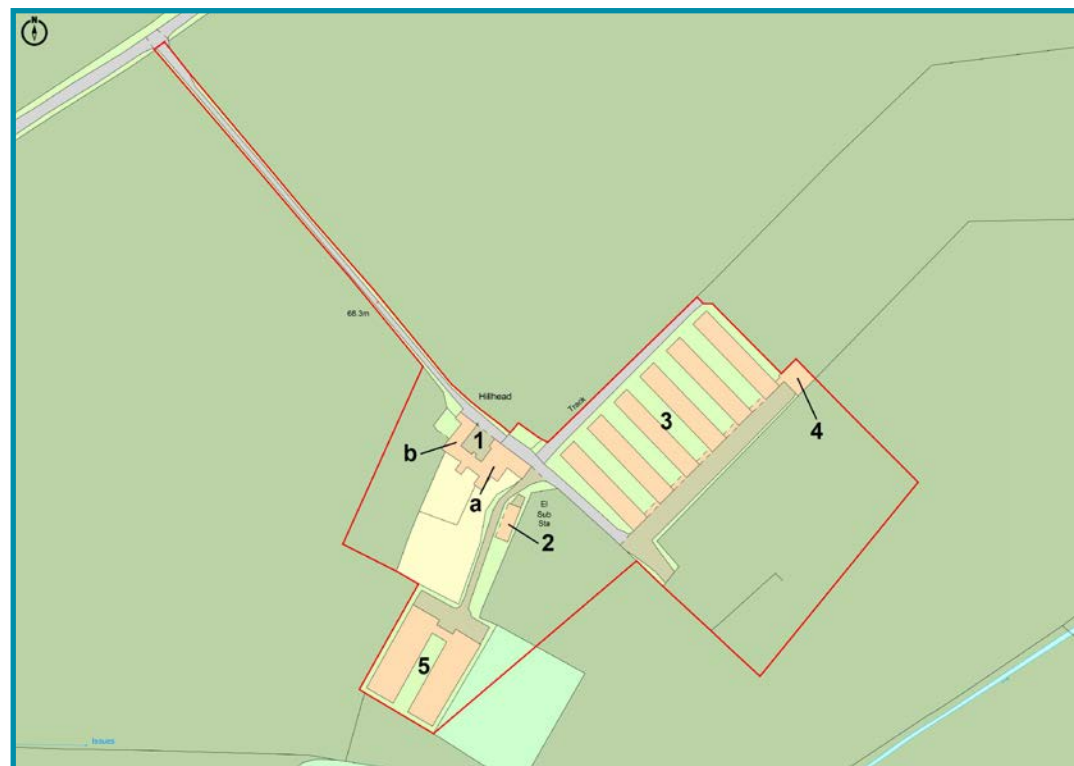
Block built laying sheds with corrugated sheet cladding and roofs over a deep manure pit system. Each shed has a feed bin adjacent and all are connected by a fully enclosed service walkway. Mains water and electricity are connected.

#### 4. Packing Shed (12.5m x 14m)

Portal frame shed with brick/ box profile sheet walls and roof sheets. Connected to the laying sheds by the service walkway. Includes Office, WC and Messing Area.

#### 5. Two Rearing Sheds (Each 48.7m x 14.9m)

Of timber construction on brick bases with concrete floors and sheeted roofs. Connected by a Service Building (9m x 4.6m). Mains electricity and water are connected. Two feed bins.





**Integrated Administration and Control System (IACS)**

The lands are IACS registered.

**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.

**Sat Nav**

For Sat Nav users, please note that the postcode does not take you to the property. It is recommended to use KA3 2PL.

**Plans, Areas and Schedules**

These are based on the 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 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.

**Fixtures and Fittings**

All fitted appliances, carpets and floor coverings are included within the sale at no extra charge. No warranties are given for the fitted appliances.

**Local Authority**

East Ayrshire Council  
London Road  
Kilmarnock  
KA3 7BU

**Viewing**

By strict appointment with the Selling Agents.

**Solicitors**

David Devine and Co  
Strathearn House  
211 Hope Street  
Glasgow  
G2 2UW

**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.

**Date of Entry**

By mutual agreement.

**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.

