

Edwin
Thompson



LAND AT DARNHUNCH FARM

Muirkirk, Ayrshire, KA18 3SD



Land at Darnhunch Farm Muirkirk, Ayrshire, KA18 3SD

Muirkirk 2.5 miles

Ayr 28 miles

Glasgow 41 miles

Dumfries 56 miles

A desirable parcel of farmland located a short distance from Muirkirk, East Ayrshire

Extending to 255.13 acres (103.25 hectares) or thereabouts of rough grazing and hill ground suitable for the grazing of sheep and cattle

Excellent investment opportunity with carbon and natural capital potential

Good access via a main A road

For sale by private treaty with vacant possession as a whole.

Guide Price - £360,000



Berwick upon Tweed

|

Carlisle

|

Galashiels

|

Kendal

|

Keswick

|

Newcastle

|

Windermere



Interest for Sale

The land at Darnhunch extends to some 255.13 acres (103.25 hectares) or thereabouts of hill ground suitable for the grazing of sheep and cattle. The land has been classified as grade 5.2 and grade 5.3 by the James Hutton Institute and the soils are classed as Noncalcareous Gleys Soils within the Rowanhill Series. The land lies at 316m above sea level at its highest point.

The majority of the fencing is in good condition however there are areas that require maintenance in order to make the boundaries stock proof. The boundaries will be the liability of the new owner.

There are no piped troughs however there is a watercourse that provides livestock with a natural water source.

Carbon and Natural Capital Opportunities

The land at Darnhunch may have carbon and natural capital potential which could be explored through projects such as peatland restoration and biodiversity net gain.

Woodland

The land at Darnhunch is classed as F4 land capability for forestry (land with moderate flexibility for the growth and management of tree crops). An assessment of the potential for woodland creation could be carried out by a forestry specialist with a view to establishing woodland carbon credits.

Situation

The land is located approximately 2.5 miles northeast of Muirkirk in East Ayrshire. The predominant land use in the surrounding area is a mixture of farming and forestry. Whilst the locality is distinctly rural in character with its scenic rolling landscape, the property benefits from close proximity to the A70, linking Ayr to the M74 and Glasgow.

Agriculturally, the local area is well serviced by merchants and suppliers, with Stirling Agricultural Centre (58 miles) and Borderway Mart at Carlisle (75 miles) providing outlets for livestock.

Location

What3words— [///wobbling.photos.unsightly](#)

Postcode—KA18 3SD



Basic Payment Scheme

The land is all registered with Rural Payments for IACS purposes and is all classified as Region 2 giving a total eligible claim area of approximately 103.25 hectares. There are no BPS Entitlements included with the sale and the 2026 payment will be retained in full by the current vendor.

Should entitlements be required by the purchaser, Edwin Thompson can assist with sourcing these under separate arrangement. For further information please contact Jack Frater on 01289 304 432, or via email to j.frater@edwin-thompson.co.uk.

There are no current Agri-Environment Climate Scheme or Woodland Creation contracts in place.

Less-Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Less-Favoured Area and therefore qualifies for LFASS Payments.

Nitrate Vulnerable Zone (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

Site of Special Scientific Interest (SSSI)

All the land is within a SSSI.

Minerals

All mineral rights are included.

Timber

All fallen and standing timber is included in the sale in so far as it is owned by the seller.

Sporting Rights

In so far as these rights form part of the property title they are included within the sale.

Possession and Entry

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

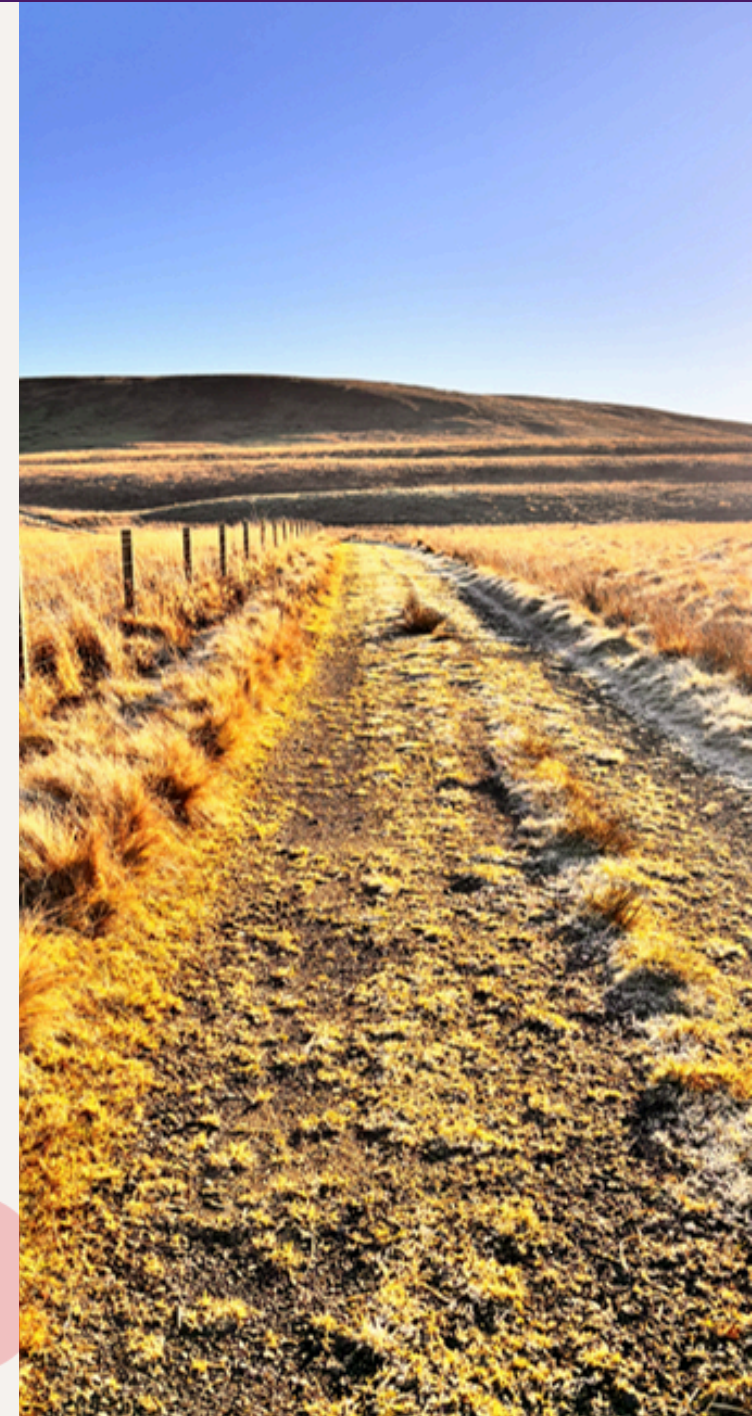
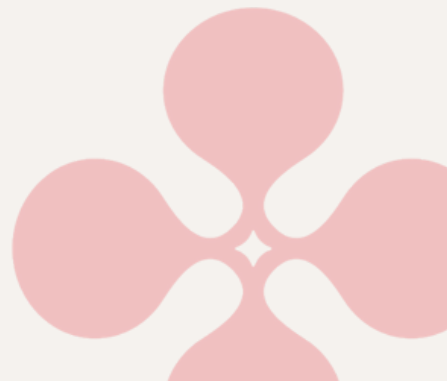
AMC PLC Finance

Edwin Thompson are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for the purchase of livestock, diversification projects, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Nigel Parmenter on 012389 304 432.

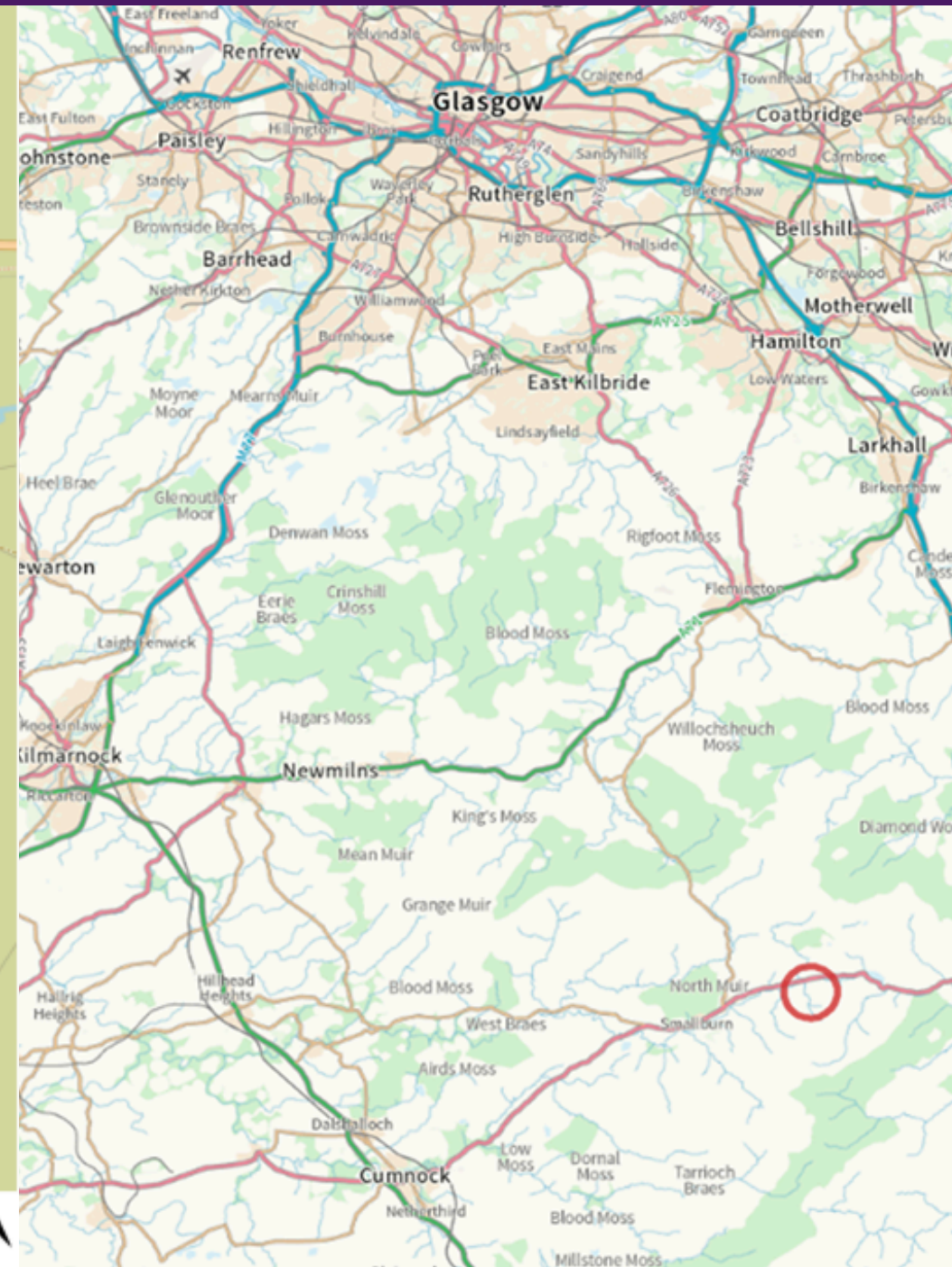
Email: n.parmenter@edwin-thompson.co.uk

Viewing

Strictly by appointment with the Selling Agents.



Farm Plans



Tenure

Absolute ownership.

Boundary Walls and Fences

In so far as it is known all boundary maintenance liabilities are shared equally with the adjoining owners.

Statutory Designations

The land has been designated as Environmentally Sensitive Grassland (ESG).

Servitude Rights, Wayleaves & Easements

The property is sold subject to and with the benefit of all servitudes and wayleave rights including rights of access and rights of way whether public or private. The Purchaser will be held to have satisfied themselves on all such matters and should note that further information is available from the Selling Agent.

Access

Access is off the A70.

Fixtures & Fittings

No other items are included unless mentioned in the sales particulars.

Health & Safety

Given the potential hazards of a working farm we request that appropriate caution should be exercised at all times during inspection to ensure your own personal safety.

Overseas Purchasers

Any offers by a purchaser(s) who is a resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the seller.

Plans

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of the prospective Purchaser only. Their accuracy is not guaranteed.

Guide to Interested Parties

Whilst we use our best endeavours to make our sales details accurate and reliable please contact us if there is any point which you wish to clarify. We would be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property.

Overage Agreement

The Vendor reserves the right to include an Overage Agreement relating to the development of the land for renewable energy, forestry or building development. Further information on this is available from the Selling Agent.

Restrictive Agreements

None known.

Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest to Edwin Thompson, in writing, will be advised of the closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Offers

Written offers should be submitted in formal Scottish legal form to the Selling Agents, all offers must be clearly marked with 'Land at Darnhunch' and sent to the following:

Edwin Thompson LLP
44-48 Hide Hill
Berwick upon Tweed
Northumberland
TD15 1AB

Email: l.murray@edwin-thompson.co.uk

Solicitors
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
0131 228 8111



a. On conclusion of missives a non-refundable deposit of 10% will be paid by the Purchasers to the Vendors Solicitors, with the balance of the purchase price being paid on completion, failing which interest will become payable on the outstanding amount at 4% above the Bank of Scotland base rate.

b. In addition to the purchase price the Purchasers will be required to take over at valuation the items described below. The valuation will be made by two Valuers, one representing the Vendor and the other the Purchasers. Failing agreement between the Valuers, the valuation will be referred to the decision of a single arbitrator to be appointed by mutual agreement and, failing agreement, by the President for the time being of the RICS. Each party will be responsible for meeting its own valuation costs.

1. Any growing crops on the basis of the cost of seed, sowing, fertiliser, chemical and ancillary costs plus an allowance for enhancement. CAAV costings will be used where relevant.

2. All silage, hay, straw, feedstuffs, FYM and other produce at market value.

3. All fertiliser, chemicals, seed, oils, fuels and other items in store not required by the Vendor at cost.

The valuation will be undertaken on or immediately before the date of completion with payment being made to the Vendor within seven days thereafter, failing which interest will become payable on the outstanding balance at 4% above the Bank of Scotland base rate.

c. No claims will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values.

d. The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other item or matter.

e. The vendor shall be responsible for any rates, taxed and other burdens up to the date of the completion of Sale. Where necessary all rates, taxes and other burdens will be apportioned between the Vendor and the Purchaser as at the completion date.

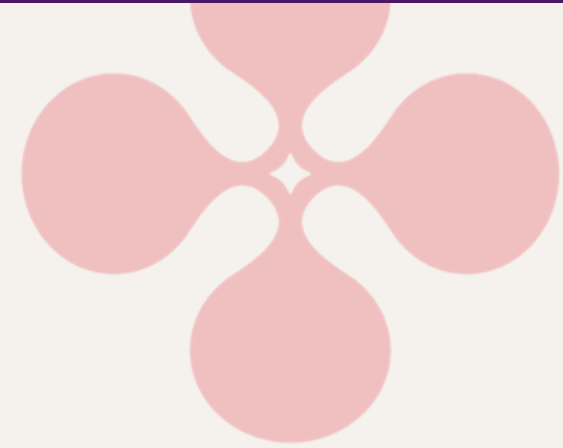
The Vendor will retain the right of holdover in respect of any unharvested crops at the date of completion.

Important Notice

Edwin Thompson for themselves and for the Vendor of this property, whose Agent they are, give notice that:

a. The particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, any offer or contract.

b. All descriptions, plans, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending Purchaser should not rely upon them as statements or representations of fact but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them.





c. Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that horticultural condition, nor should any statement as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters.

d. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendor or their Agent.

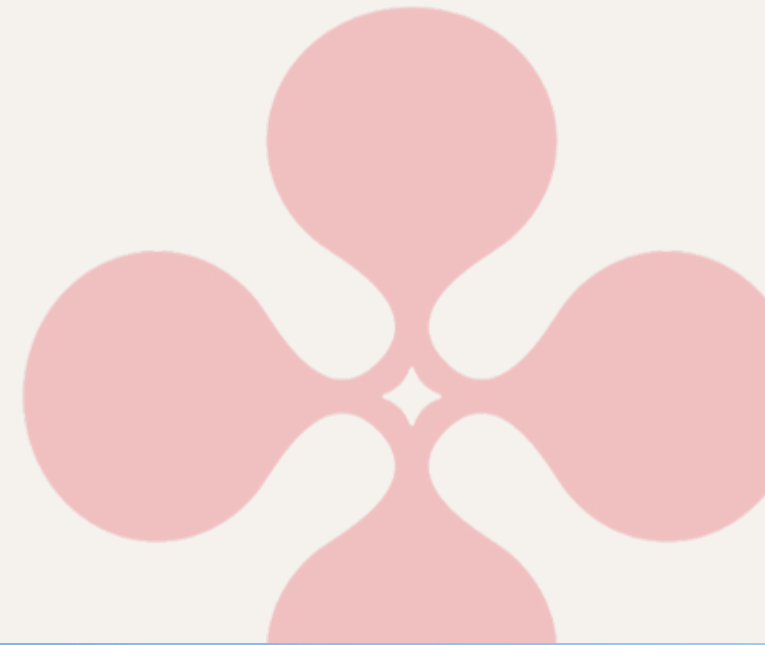
e. No person in the employment of either the Vendor or their Agent have any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into any contract on behalf of the Vendors.

f. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold or withdrawn.

g. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects.

h. The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale.

i. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil action.



LAND AT DARNHUNCH FARM

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