

IAIN KYLE LTD FORESTRY CONSULTANCY



Sale of Roughside, Lodge & Land 53.05 hectares **(131.10 acres)**



New Cumnock, Cumnock, South Ayrshire, KA18 4NT

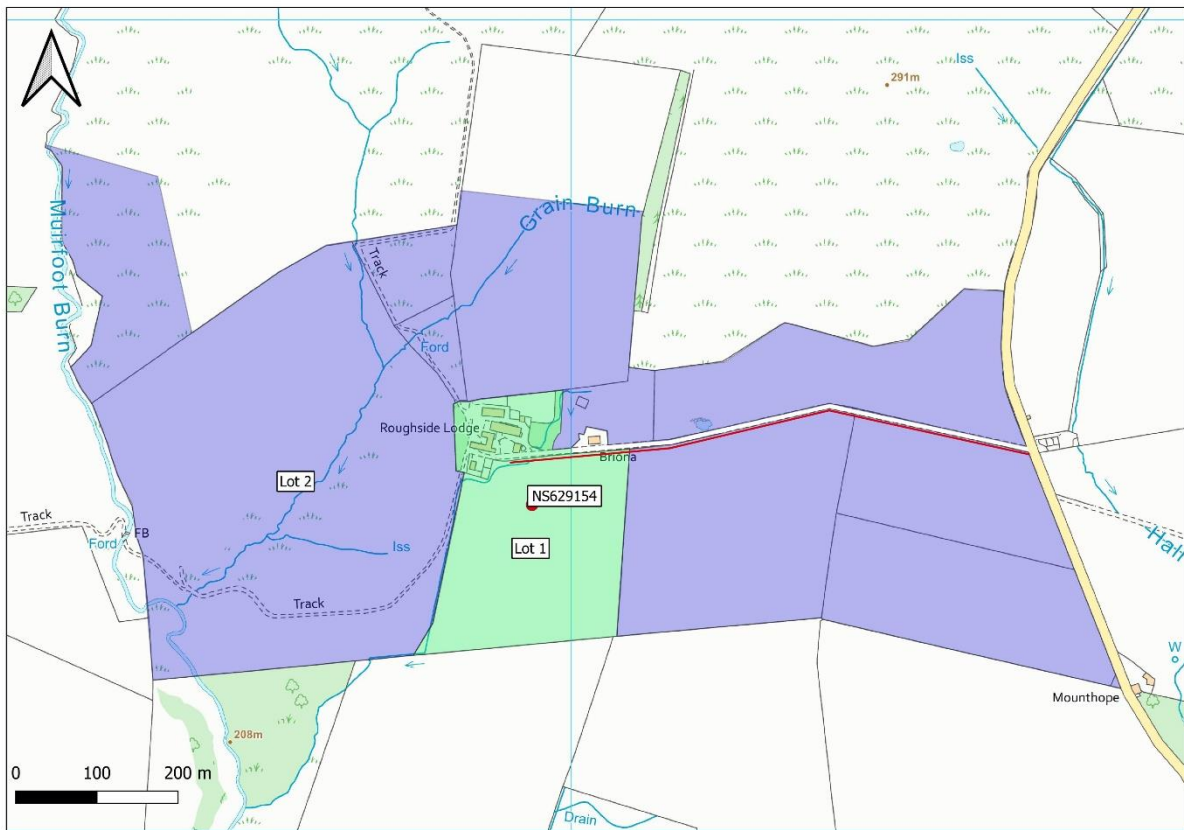
A great opportunity to acquire a property and land for farming, forestry, or leisure

Offers over £840,000

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Sale Map



Description

Roughside is located just North of New Cumnock in East Ayrshire; it sits high above New Cumnock and looks across New Cumnock and beyond. The area is very much an up-and-coming area for tourism with Dumfries House only 7 miles away.

Roughside is currently farmed as a beef & sheep farm comprising 53.05 hectares (131.10 acres) within a ringed fence and includes two properties: a traditional farmhouse and a lodge as well as a range of new and traditional farm buildings. The house and steading sit nicely on the hillside above New Cumnock and have a very nice aspect looking back over New Cumnock and beyond.

The land itself is currently down to grass with a mix of fields which can be cropped with the rest classed as pasture grazing. It has potential for both farming and forestry development with the land to the North and East recently planted.

To be offered as an off-market sale in two lots or as a whole equating to 53.05 hectares (131.10 acres) or thereabouts.

Lot 1 Farmhouse, Lodge & Land

Roughside steading, lodge & land equating to 6.08 hectares (15.03 acres). The steading consists of a three-bedroom farmhouse with living room, dining/front room, kitchen and downstairs bathroom which has currently just been refurbished. Outside buildings include several traditional stone-built buildings and modern agricultural buildings including slatted cattle shed and cattle handling pens. Solar panels were installed in 2012 and produce an income of between £1,500 & £1,800. The land included in Lot 1 is some of the better land and is suitable for either mowing or grazing. To the front of the farmhouse there is a two-bedroom static lodge.

Council Band

Roughside Farmhouse is currently in council tax Band D and the Lodge is currently in Band A.

Services

Oil fired central heating system

Mains electricity supply

Mains water, (the mains water supply runs parallel to the access road in the fields to the south of the road as marked on the sale map in red)

Private drainage to septic tank

Lot 2 The Land

Comprising 46.97 hectares (116.07 acres) of permanent grass. The land is predominantly classed as grade 5.1 to 5.3 according to the James Hutton Land Capability for Agriculture Scale. Land within these categories is described as follows:

5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.

5.2 – Land is capable of use as improved grassland, sward establishment presents no difficulties, but physical limitation can cause problems.

5.3 – Land is capable of use as improved grassland and although the sward can be established deterioration can be rapid due to a range of factors.

The land is classed as F5 & F6 according to the James Hutton Land Capability for Forestry Scale. Land within this category is described as follows:

F5 - Land with limited flexibility for the growth and management of tree crops.

F6 – Land with very limited flexibility for the growth and management of tree crops.

***Please note that the vendors should satisfy themselves that the areas and boundaries quoted are correct before purchase.**

Basic Payment Entitlements - IACS /SAF

The entitlements are included within the sale. The land on a whole mainly falls within region 1, with a small area of approx. 3.2 hectares (8 acres) of region 2 land which is the land situated in the northwest corner of Lot 1

Access

From the A76 just North of New Cumnock at Mansfield on to Mansfield Road. Turn right at Mansfield Mains which takes you past Hall of Mansfield. Roughside entrance is at the top of the hill on your left.

The access road to the farm steading (highlighted in Orange on the sale map) is a shared access with the owners of Briona Bungalow, with an agreed repair/maintenance cost split of 30% Briona Bungalow and 70% Roughside.

Sporting Rights

Any sporting rights are included in the sale insofar as they are owned by the vendor.

Mineral Rights

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

Viewing

By appointment with the selling agent.

Guide Price

Lot 1, Roughside Farmhouse, lodge and steading and 6.08 hectares (15.03 acres) offers are sought in excess of £345,000

Lot 2, Roughside land of 46.97 hectares (116.07 acres) offers for the land are sought in excess of £495,000

As a whole offers are sought in excess of £840,000

Method of sale

Offers are to be made on Lot 1 (Farmhouse, Lodge and 6.08 ha land) or Lot 2 (46.97 ha land) or as a whole by **midday 15th August 2022** .

Please note that if the vendor receives an acceptable offer before this date the property may be sold beforehand. The vendor reserves the right to withdraw the property from the market at any time.

Contact Details

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Photos
(Private drone footage available on request)













