DM HALL

For Sale

Established Kennel Business with Farmhouse, Outbuildings, Land and Panoramic Views.

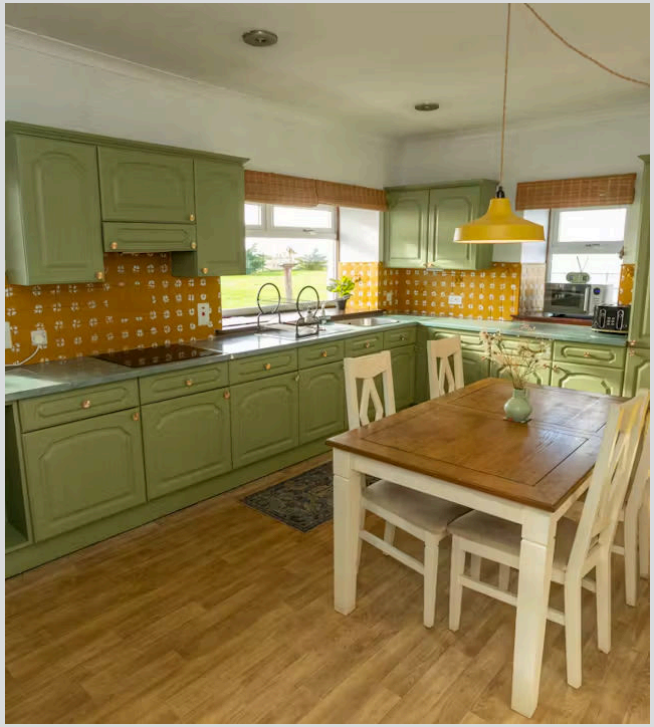
Raggithill,
Mossblown, Ayr
KA6 5AZ

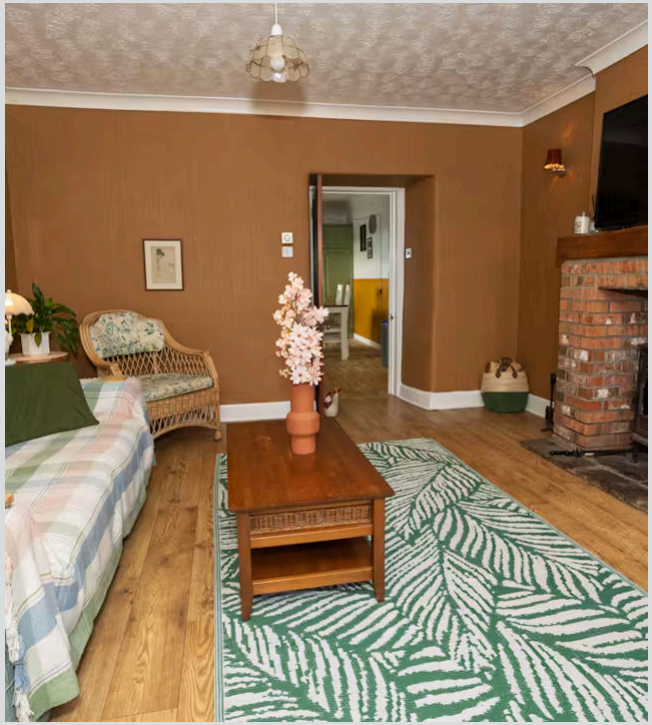
- Successful kennel business
- Charming 5 bedroom farmhouse with generous and flexible accommodation
- Strategic location, close to Prestwick Airport
- Panoramic views over the surrounding countryside towards the Firth of Clyde

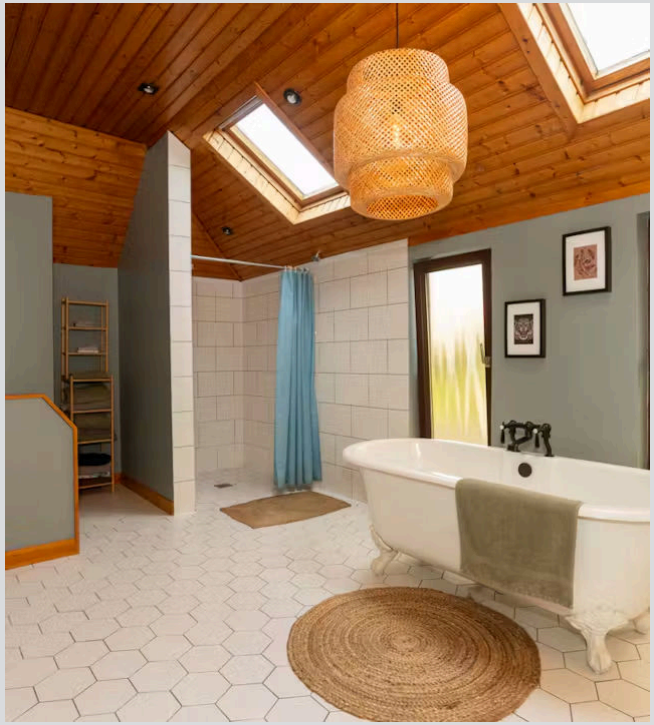
LOCATION

Raggithill sits in an elevated position above the North-Western edge of Mossblown, in rural surroundings with sublime views West, to the Forth of Clyde and Arran, and South across the county. Mossblown is a short distance from Ayr and has ease of access to Kilmarnock and Glasgow via the A77 & M77. Mossblown has a medical practice, pharmacy, grocery store, take-aways, post office, activity centre, hairdresser and a popular Public House with a restaurant. Two bus routes serve the village, connecting Mossblown with Ayr to the south, Annbank to the east and Tarbolton and New Cumnock to the North. Times vary accordingly but generally two buses per hour allow villagers to commute to Ayr, with its proximity of five miles (eight kilometres) giving villagers access to high street retailers. Prestwick, some 5 miles to the east has a comprehensive range of amenities, including schools, restaurants and bars, transport links to Glasgow and beyond, shops, supermarkets and leisure facilities. Mossblown has a primary school and thriving private day nursery. The school has in recent years been extended to include the village library and sports facilities for the school. Annbank and Mossblown are in the catchment area for Ayr Academy.

A vehicular and pedestrian right of access is granted over the access road to Raggithill, a maintenance obligation applies on a user basis. 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.







DESCRIPTION

Raggithill property comprises of an established and highly successful kennel business, detached farmhouse (council tax band F) , several outbuildings, industrial greenhouses and a field extending to approximately 10 acres with panoramic views across the Firth of Clyde. Business accounts are available to parties who note interest through their solicitor and can provide proof of funding for a purchase. Raggithill Kennels are purpose built, fully secure and heated kennel facilities which have an excellent reputation with a high level of repeat business. The property may have further commercial potential in the existing buildings, subject to obtaining the necessary consents.

The farmhouse itself provides generous and flexible accommodation over two levels. Of particular note are the views to the North West over the rolling fields and across the Firth towards Arran which can be seen on a clear day. The property predominantly faces south with a peaceful and private outlook. The gardens, to three sides are predominantly laid to lawn with some herbaceous shrubs and planting. The gardens to the West include a useful outbuilding for garden storage.

Services: Water Mains supply, Drainage Septic Tank (2), Heating Biomass boiler

THE LAND

The Field to the West of the property has been used for grazing or dog walking historically. The land is in good order with secure perimeter boundary fencing throughout. Vehicular access is only via Raggithill Farm. The James Hutton Institute classify the land as 3.2 , general soil type of mineral gleys. The land predominantly slopes to the north and undulates to the south.

THE OUTBUILDINGS

The outbuildings sit in a courtyard formation to the rear of the dwelling house. The serviced kennel building (22.60m x 14.99m) is detached with concrete foundations, brick and steel construction under a metal roof. In addition there is a further kennel block (13.90m x 5.89m) with a concrete floor and timber and brick construction. A further outbuilding of the same construction, sits adjacent and has been used in the past for storage facilities (9.78m x 7.06m) with an adjoining garage (9.80m x 6.58m). To the rear of the courtyard there is a significant commercial greenhouse which has not been in operation for some years and now requires repair.

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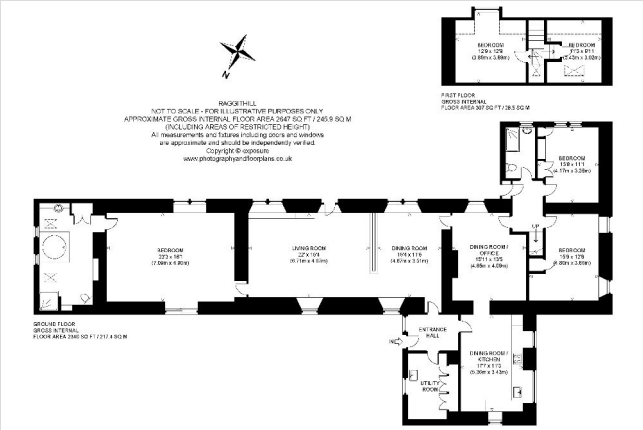
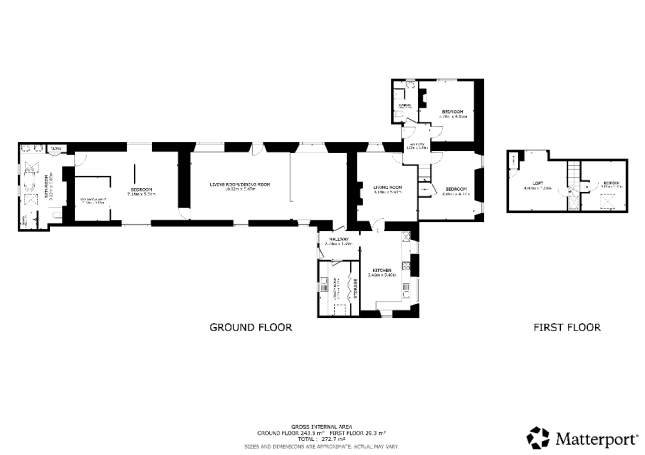
Plotted Scale - 1:2250. Paper Size – A4





EPC
C (72)

PRICE
Offers in excess of £695,000

NON-DOMESTIC RATES
Rateable Value: £9,800

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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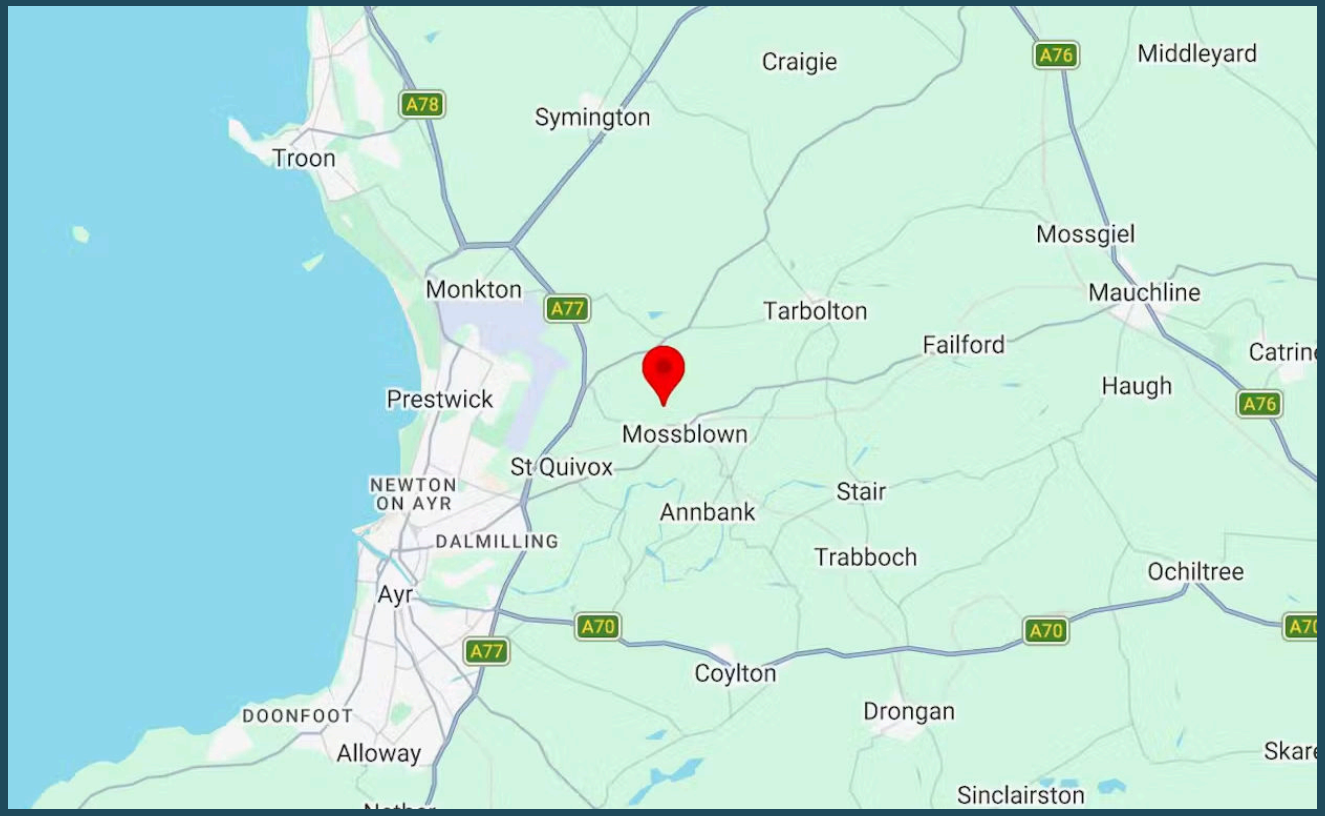

Make an enquiry

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PROPERTY REF: ELA1199

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