



PLACE FARM

KILBIRNIE, NORTH AYRSHIRE



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An attractive attached farmhouse with land and buildings in a semi-rural location.

Kilbirnie 1.2 miles ■ Glasgow Airport 15 miles ■ Glasgow 23 miles

About 21.07 acres (8.52 hectares)

- Versatile accommodation (3 public rooms, 4 bedrooms).
- Adjoining barn with development potential (subject to planning).
- Useful outbuildings.
- Grazing and amenity woodland.
- Ruins of Kilbirnie Castle.

For sale as a whole or in 2 lots.

Lot 1: Place Farmhouse and buildings in about 18.89 acres
Offers over £445,000

Lot 2: About 2.18 acres of land
Offers over £15,000



As a Whole Offers Over £460,000

Galbraith

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 OnTheMarket



SITUATION

Place Farm is situated west of Kilbirnie town in North Ayrshire. It is nestled in the Garnock Valley with lovely elevated views, around 23 miles south west of Glasgow and approximately 15 miles from Glasgow Airport. Kilbirnie is well served with excellent local amenities including primary schooling, leisure club, library and a supermarket. Secondary schooling is available at the Garnock Community Campus which also has excellent leisure facilities including a swimming pool.

The surrounding rolling Ayrshire countryside, offers a network of country lanes, ideal for walking, cycling and hacking, including Clyde Muirshiel Country Park (5 miles). More locally and adjacent to Place Farm is Kilbirnie Place Golf Club. Beith and Lochwinnoch both have courses available. Fishing is available at Kilbirnie Loch which is well stocked with rainbow and brown trout. There is also a waterski and wakeboard club. A passenger ferry ran across the loch at one time. There are excellent yachting facilities at the marinas at Largs, Ardrossan, Inverkip and Troon.

DESCRIPTION

Place Farm is an attractive substantial two storey cream painted traditional Ayrshire farmhouse of stone and slate semi-detached construction with part felt roof. It is approached from the public road to a tarmac courtyard with parking for several vehicles.

The accommodation internally provides versatile living space. On the ground floor, the entrance porch leads to the entrance hall which provides a dining room and open plan sitting room with tiled fireplace, living room with wood burning stove and slate hearth, large kitchen with fitted units, double sink, electric hob and double oven and space for dining area. There is a Rayburn range

cooker (not presently working). There is also a useful utility room, downstairs cloakroom and shower room. Stairs lead to a generous bedroom (there is no heating presently in this room) above the kitchen and there are 3 further bedrooms on the first floor. One wing of the house contains a large barn and store which would suit a variety of different uses. The enclosed floor plan shows the accommodation layout.

The rear courtyard is down to tarmac and there are three substantial former farm buildings providing excellent storage. There is also a vehicle inspection pit. There are attractive gardens with an area of lawn and mature planted borders including hydrangeas and hosta.

BUILDINGS

Barn: 14.31m x 6.33m
Stone and slate.

Adjoining car port: 5.46m x 6.21m
Corrugated frame.

General Purpose Shed: 5.35m x 18.3 with two lean tos: 6.5m x 18.3m & 9.0m x 18.3m
Corrugated frame, concrete and earth floor.

Dutch Barn: 6.1m x 19.2m with lean to 10m x 13.2m
With 4 bays, earth floor.

LAND

Place Farm extends to approximately 18.89 acres (7.64 Ha) in total and is a mixture of grazing ground, woodland and shrubs. The land is principally classified Grade 3(1) by the James Hutton Institute and rises from approximately 70m to 100m above sea level at its highest point. Within Lot 1 stands the ruins of Kilbirnie Castle and mansion house as described later. The land is registered under the Basic Payment Scheme as Region 1. The payment for 2024 will be retained by the vendors. Should the property be sold in lots, the sellers will apportion the entitlements between the Lots 1 and 2.

Lot 2

The paddock extends to 2.18 Ac of Grade 4(1) grazing/silage land.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private water supply (spring)	Mains	Private drainage to septic tank	Freehold	Oil fired central heating	Band F	F29	Superfast Fibre Broadband is available	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

There is right of access over the drive for the neighbouring properties as marked A - C - D on the enclosed plan. If Lot 2 is sold separately, there will be a right of access from A to B marked on the plan.

KILBIRNIE CASTLE

Within the grounds, lie the substantial remains of Kilbirnie Castle which dates to the 1400s, the building was destroyed by fire in May 1757. The 19th Earl of Crawford, along with his infant daughter (later of Countess of Eglinton) had little time to escape. Some of the buildings were then retained as a hunting lodge. The approach to the castle from the south was a long straight avenue was bordered by high walls once enclosing large gardens. Kilbirnie Castle is said to be on the site where in 1263 the Scots mustered under Alexander III before fighting Norwegian forces in the Battle of Largs. The building is also known as the Place of Kilbirnie, The Place or Kilbirnie House.

DIRECTIONS

From Glasgow, take the M8 west towards Johnstone and exit left at Junction 28A (Irvine A737). Continue towards Beith, and at Roadhead Roundabout turn right onto the A760 to Kilbirnie. At

the roundabout in Kilbirnie, turn right onto Bridge Street and left on to School Wynd following the road out of Kilbirnie on to the Largs Road passing the golf course on your left. After about 0.40 miles the entrance to Place Farm is on the left hand side. Continue down the drive and Place Farm is the first property straight ahead.

POSTCODE

KA25 7LH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/blacken.strapping.oiled>

SOLICITORS

Lockharts Law LLP, 12 Beresford Terrace, Ayr, KA7 2EG.

LOCAL AUTHORITY

North Ayrshire Council, 4-6 Metcalfe Place, Irvine, North Ayrshire, KA11 5DF

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

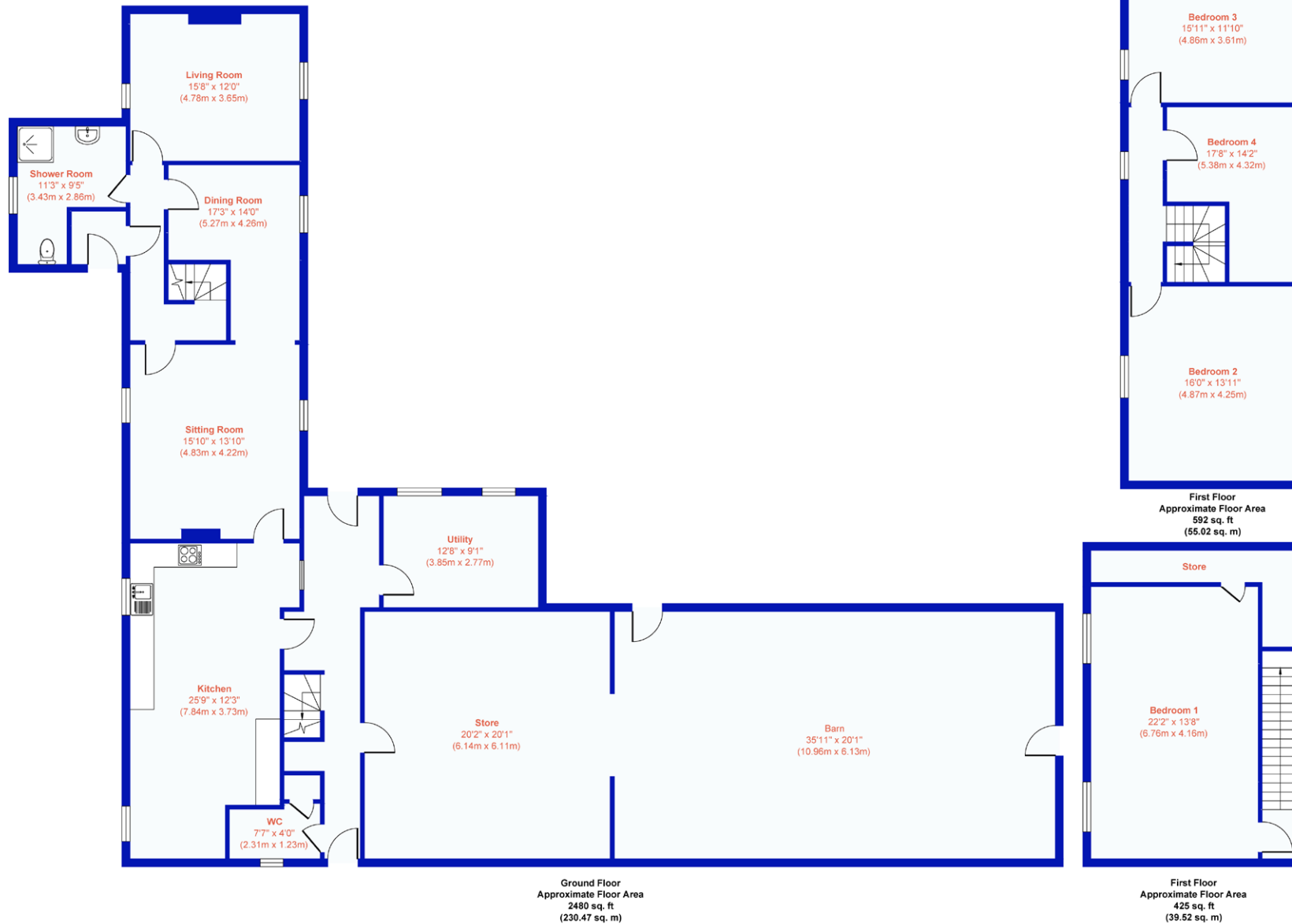
Failure to provide required identification may result in an offer not being considered.

AMC PLC FINANCE

Galbraith 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 diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 07500 794201 Email: alistair.christie@galbraithgroup.com

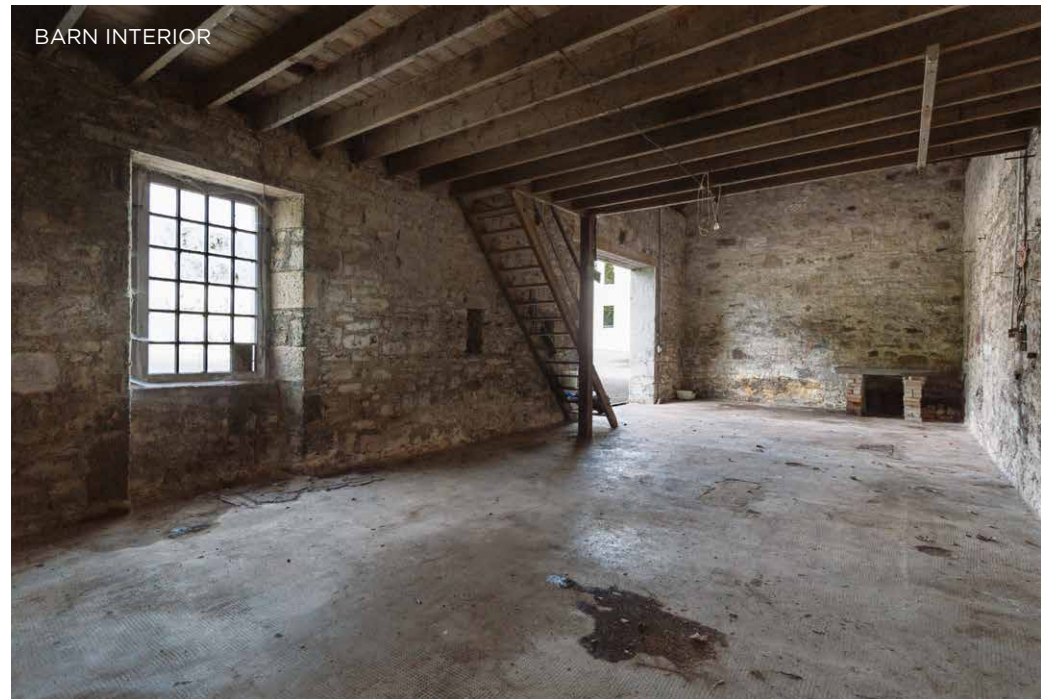


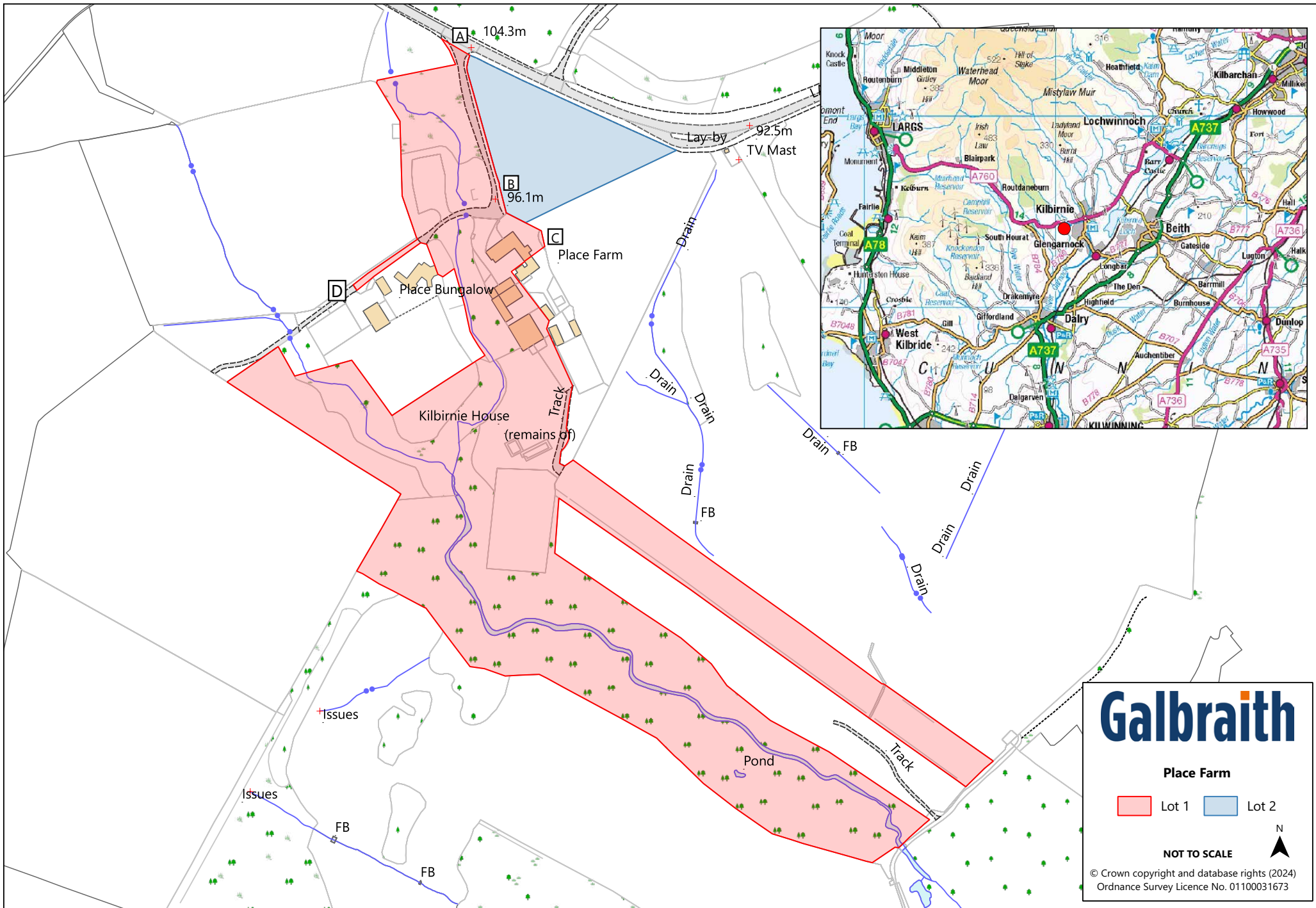




IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024. 9. All building measurements are approximate.





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Place Farm

Lot 1 Lot 2

NOT TO SCALE

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