

LOW GLENRAMSKILL FARM

GLENRAMSKILL, CAMPBELTOWN, ARGYLL AND BUTE



Galbraith

LOW GLENRAMSKILL FARM, GLENRAMSKILL, CAMPBELTOWN, ARGYLL AND BUTE

An attractive smallholding situated in a secluded position

Campbeltown 2 miles ■ Campbeltown Airport 5 miles
Glasgow 134 miles

- Spacious 3 bedroom Farmhouse
- Range of Modern and Traditional outbuildings
- Useful parcel of grazing land
- Situated in a private yet accessible location

3.66 Ha (9.04 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Low Glenramskill Farm offers a fantastic opportunity to acquire a farmhouse with a range of outbuildings in a delightful setting on the sought after Mull of Kintyre. The property enjoys an elevated position offering seclusion and privacy, with uninterrupted views over the surrounding countryside.

Within easy reach of the property is Campbeltown with its wide choice of services, including shops, schools, hospital, small cinema and leisure centre with swimming pool. It is also the home of several whisky distilleries including the famous Springbank. Within the heart of the town is a large marina with berths for visiting yachts, chandlery and other services. As well as its unspoilt scenery, the area is known for its diverse wildlife and range of outdoor pursuits including golf walking, cycling, bird watching and riding. The property is a short drive from several golf courses with Machrihanish course being 6.9 miles to the West.

The property is situated within easy reach of the main road network. There is also an airport a few miles to the north offering daily services to Glasgow International Airport. In the summer months, a car ferry operates between Campbeltown and Ardrossan south west of Glasgow

DESCRIPTION

Low Glenramskill Farm is an attractive smallholding which benefits from a range of modern and traditional outbuildings and a parcel of land which is accessed via a shared farm track. The outbuildings provide an excellent opportunity to create a small holding or conversion to axillary accommodation subject to necessary consents. The property benefits from an area of pasture ground currently used for sheep grazing which is located to the north of the farmhouse. The farm extends in total to approximately 3.66 Ha (9.04 Acres), which has been classified by the James Hutton Institute as predominantly Grade 5.2.



METHOD OF SALE

Low Glenramskill Farm is offered for sale as a whole

LOW GLENRAMSKILL FARM

Farmhouse

Low Glenramskill Farm Farmhouse is a traditional stone built farmhouse under a slated roof. The accommodation over two floors comprises:

Ground Floor:

Kitchen, Dining Room, Living Room, Bathroom, Conservatory

First Floor:

Bedroom 1, Bedroom 2, Bedroom 3, Family shower Room

The garden lies to the rear of the property and is mostly laid to lawn with a number of shrubs and trees.

To the north of the farmhouse is a washroom area this is accessed via a separate door to the main farmhouse however could be utilised to extend the existing farmhouse subject to the necessary consents.

Farm Buildings

Low Glenramskill Farm is well equipped with both modern and traditional outbuildings. The buildings lie to the east of the farmhouse. The farm buildings comprise:



1. Barn (12.4 m x 6.4m)

Of stone construction with a concrete floor and corrugated tin roof. Located to the south of the farmhouse and utilised as a workshop.

2. Byre 1 (12m x 6.3m)

Of stone construction with a concrete floor and corrugated tin roof. Located to the north of the farmhouse and utilised as storage.

3. Lean-to (6.3m x 4.1m)

Of timber framed construction under a corrugated tin roof and side cladding with a concrete floor.

4. Workshop, Byre, Small Shed (24.3 m x 6m)

Of stone construction with a concrete floor and corrugated tin roof. Located to the east of the farmhouse and is split into three sheds a workshop, Byre and Small Shed.

5. Open sided Shed (18.4 m x 7.2m)

Of concrete framed construction under a tin roof with part tin side cladding and earth floor.

6. Open sided Shed (18.51m x 6.8m)

Of concrete framed construction under a tin roof with tin side cladding and earth floor.

7. Open sided Lean-to (18.51m x 4.8m)

Of Timber and steel framed construction under a tin roof with part tin side cladding and earth floor.



The Land

Low Glenramskill Farm extends to approximately 3.66 Ha (9.04 Acres). The land is principally classified as Grade 5.2 by the James Hutton Institute. The land rises from approximately 13 m to 62 m above sea level at its highest point.

The fields are of a good practical size, predominantly enclosed rylock fencing mainly accessed via the farm track.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Low Glenramskill Farmhouse	Private	Septic Tank	Mains	Electric Storage Heaters	Band E	F(31)

LOCAL AUTHORITY

Argyll and Bute Council
 Kilmory
 Lochgilphead
 PA31 8RT
 T: 01546 605522



SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cameron House
Albany Street
Oban PA34 4AE
T: 0300 244 9340
E: sgrpid.oban@scotland.gsi.gov.uk

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

TIMBER

All fallen and standing timber is included in the sale as 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.

FIXTURES AND FITTINGS

No items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

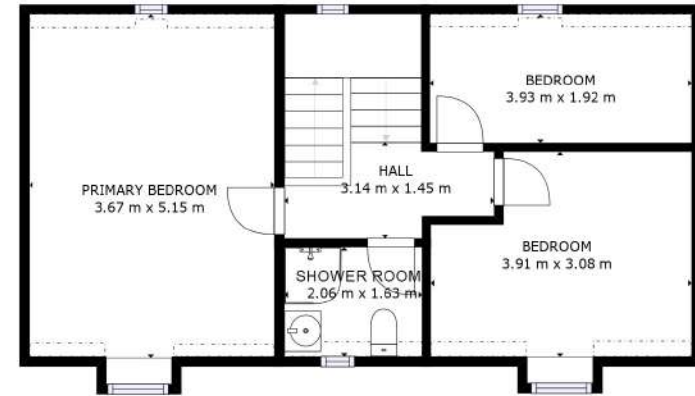
POST CODE

PA28 6RD





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 102 m², FLOOR 2: 49 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 3 m²
 TOTAL: 151 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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. Photographs taken in March 2023



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///harmless.squashes.beside

SOLICITORS

Blackadders
40 Torphichen Street
Edinburgh EH3 8JB
E: enquiries@blackadders.co.uk

VIEWING

Strictly by appointment with the Selling Agents.

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(s).

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.



HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

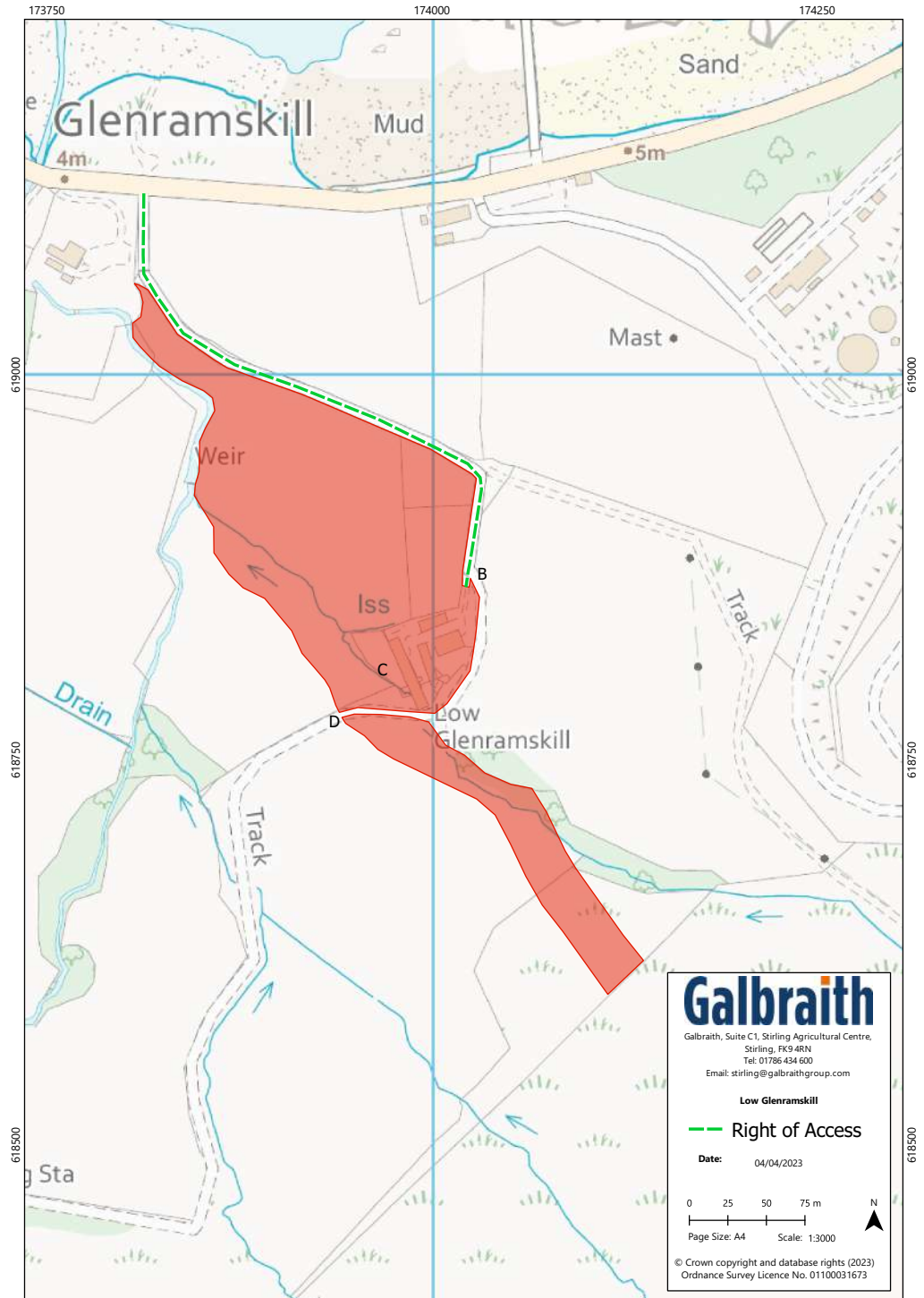
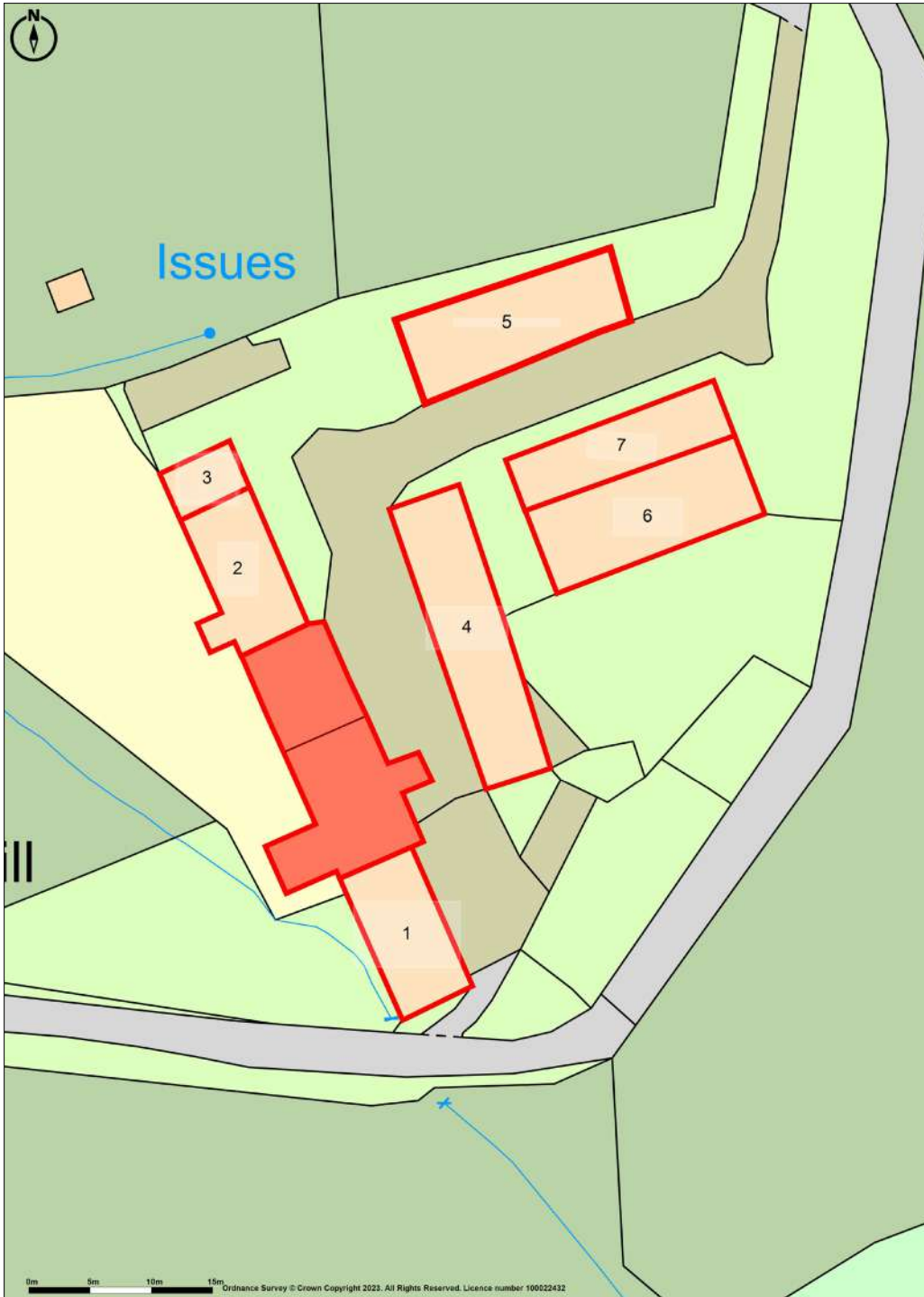
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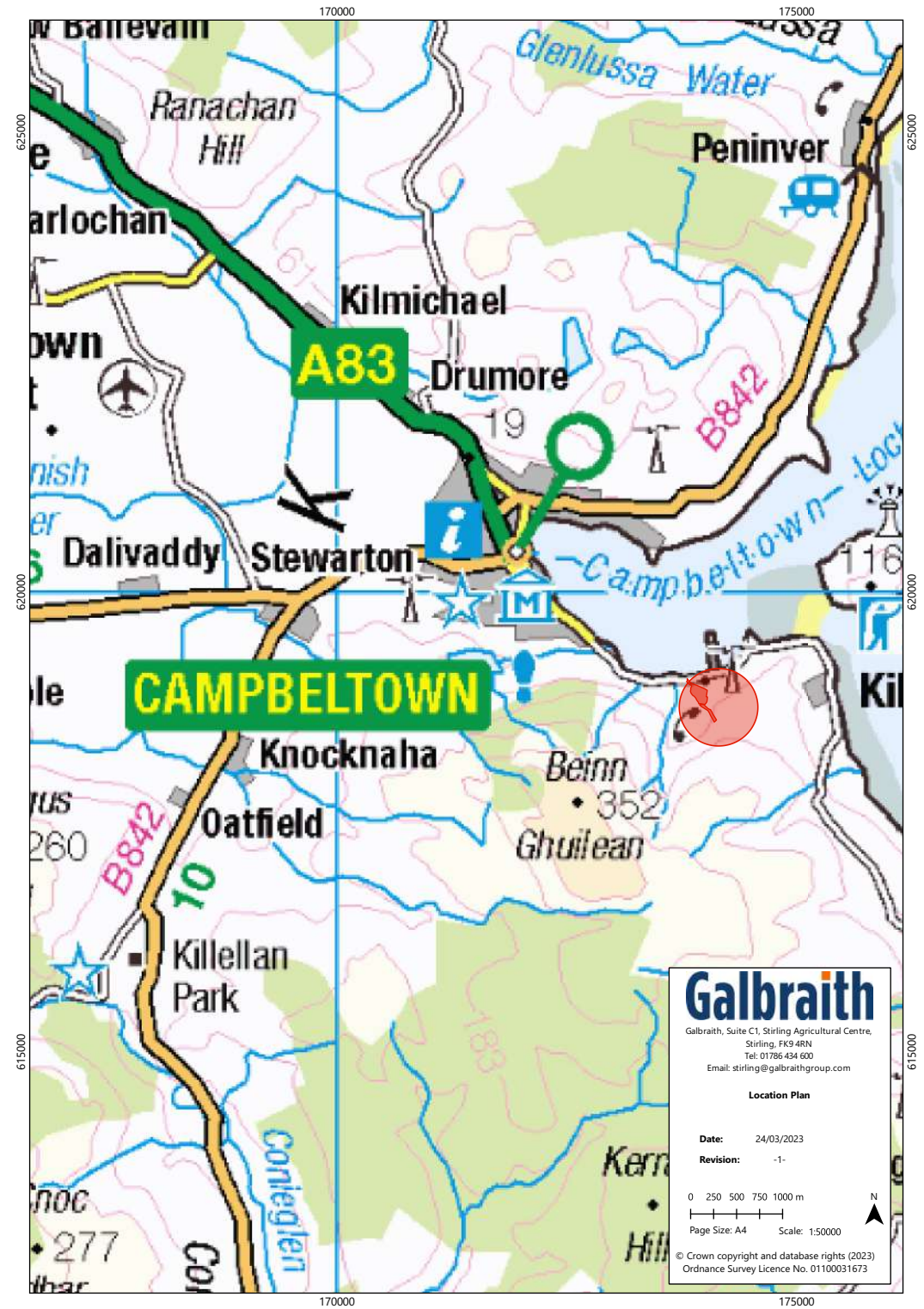
The property benefits from: A servitude right of access for pedestrian and vehicular traffic over the route shown in green on the sale, subject to maintenance according to user. A servitude right of access for agricultural purposes over the route shown between points B-D, subject to maintenance according to user. Rights to lay, use etc. a new water pipe under the B-D section of roadway/culvert. Rights to maintain the culvert at point C

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 on 07500 794201. Email: alistair.christie@galbraithgroup.com









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