

MID MONCUR FARM & BUILDING PLOTS

KILWINNING, NORTH AYRSHIRE



MID MONCUR FARM & BUILDING PLOTS, KILWINNING, NORTH Ayrshire, KA13 7QT

A charming farmhouse and building plots in an elevated accessible position.

Kilwinning 1.5 miles ■ Glasgow 25 miles ■ Glasgow Airport 23 miles

For sale as a whole or in Lots.

Lot 1: Mid Moncur Farmhouse (About 3.19 acres) -
Offers Over £400,000

Lot 2: Plot 3 and 4 (About 0.54 acres) - **Offers Over £160,000**

Lot 3: Plot 5 (About 0.79 acres) - **Offers Over £125,000**

As a whole offers over £685,000

Galbraith

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SITUATION

Mid Moncur is situated in a slightly elevated position close to the North Ayrshire town of Kilwinning. Locally there are an excellent range of services and facilities including primary schools and a secondary school whilst more comprehensive service and leisure facilities and retail parks are available in the nearby larger towns of Ayr, Kilmarnock and Irvine. Glasgow is easily reached via the A736 or A737 and Kilwinning also has a railway station on the main line to Glasgow with a regular train service. Glasgow and Prestwick Airports are 23 and 14 miles away respectively.

The surrounding countryside is ideal for outdoor pursuits. Nearby Eglinton Country Park offers horse-riding on an extensive network of bridleways, as well as permit fishing for Eglinton Loch and the River Lugton. Ayrshire is renowned for its golf courses which include Royal Troon, Prestwick and Turnberry. Ayr Racecourse holds regular fixtures including the Ayr Gold Cup and Scottish Grand National. Sailing is popular on the Firth of Clyde with yacht marinas at Troon, Largs and Inverkip.

DESCRIPTION

Lot 1:

Mid Moncur is a charming former farmhouse which exudes rustic charm and timeless character. It is built over two storeys of stone under a slate roof and has retained some original features including exposed stone walls, wooden beams and a vaulted ceiling. A degree of sympathetic modernisation would enhance this family home which comprises; a cosy living room with dual aspect windows, wooden flooring, wood burning stove set in a stone surround and beamed ceiling. The kitchen is of an older style and has floor and wall units under a granite worktop and opens into a breakfast room/utility area which overlooks the garden. The dining room opens into the striking vaulted ceiling sitting room flooded with natural light from the triple aspect windows and French doors to the garden, open coal fire set in brick surround and wooden mantel. There is a cloakroom



with w.c. and wash hand basin on the ground floor. The staircase with iron spindles and wooden balustrade rises to the first floor which has three bedrooms (master with en suite shower room) and bathroom complete with bath, shower cubicle, w.c. and wash hand basin. The rear garden is mainly down to lawn with some mature trees and there is a 3 acre grazing paddock at the front of the property

BUILDING PLOTS

Conditional planning permission was granted on 17th August 2021 for the conversion of existing farm buildings to form four dwelling houses. One of these houses has already been built (Plot 2). There are three plots remaining, two of which are being marketed as one Lot (Lot 2) and the remaining as a separate Lot (Lot 3).

Lot 2:

Planning permission has been granted for the conversion of the existing natural stone farm buildings to create 2 attached dwellinghouses (Plots 3 and 4 on the planning drawings).

Plot 3 to form a beautiful open plan kitchen/living room, separate sitting room, 4 bedrooms (one en suite), bathroom, shower room and utility room. About 154.2m².

Plot 4 - to form a spacious open plan kitchen/dining/living room, separate sitting room, 4 bedrooms (two en suite), bathroom, shower room, utility room. About 204.5m².

Lot 3:

Planning permission has been granted for the alteration and conversion of the redundant farm buildings to create a spectacular home, comprising open plan kitchen/dining/family room, separate sitting room, gym, cinema room, bedroom and shower room on the ground floor and 4 bedrooms (2 en suite) and bathroom on the first floor with stunning gallery and study/annex. About 351m². (Plot 5 on the planning drawings).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S) - Mid Moncur

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic Tank	Freehold	Oil	Band E	F29	FTTP*	Yes

*Fibre available To The Premises

FLOOD RISK

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

There is no risk of flooding at Mid Moncur.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The farmhouse and Plots 3, 4 and 5 will have shared ownership and maintenance of the access drive (hatched black on the plan).

IMPORTANT NOTE

Japanese Knotweed was identified in the rear garden of the farmhouse (Lot 1) some 15m from the house. The seller has dug it out and removed it from the property.

DIRECTIONS

From Kilwinning take the B758. From the edge of the town follow the road for about half a mile then turn left up the farm road to Mid Moncur.

POST CODE

KA13 7QT



Living Room



Dining Room



Sitting Room



Sitting/Dining Room



Kitchen/Sun Room



Bedroom





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///according.poodle.rollover.

SOLICITORS

McSherry Halliday, 42 Bank Street, 42 Bank Street, Kilmarnock, KA1 1HR

LOCAL AUTHORITY

North Ayrshire Council Cunninghame House Irvine KA12 8EE Tel: 01294 310000

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

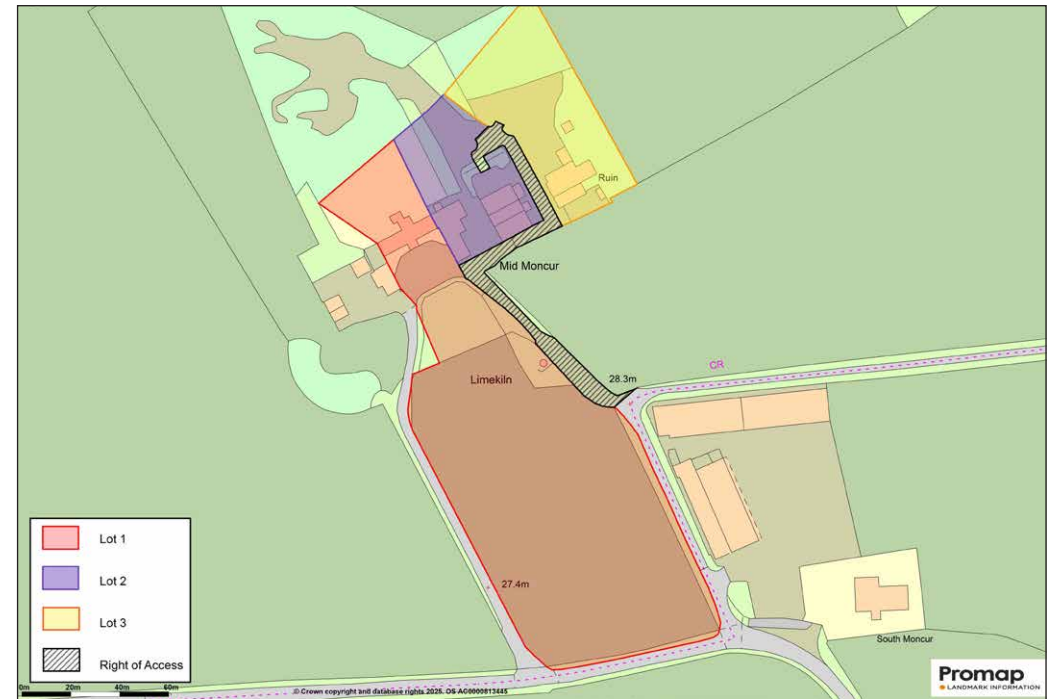
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

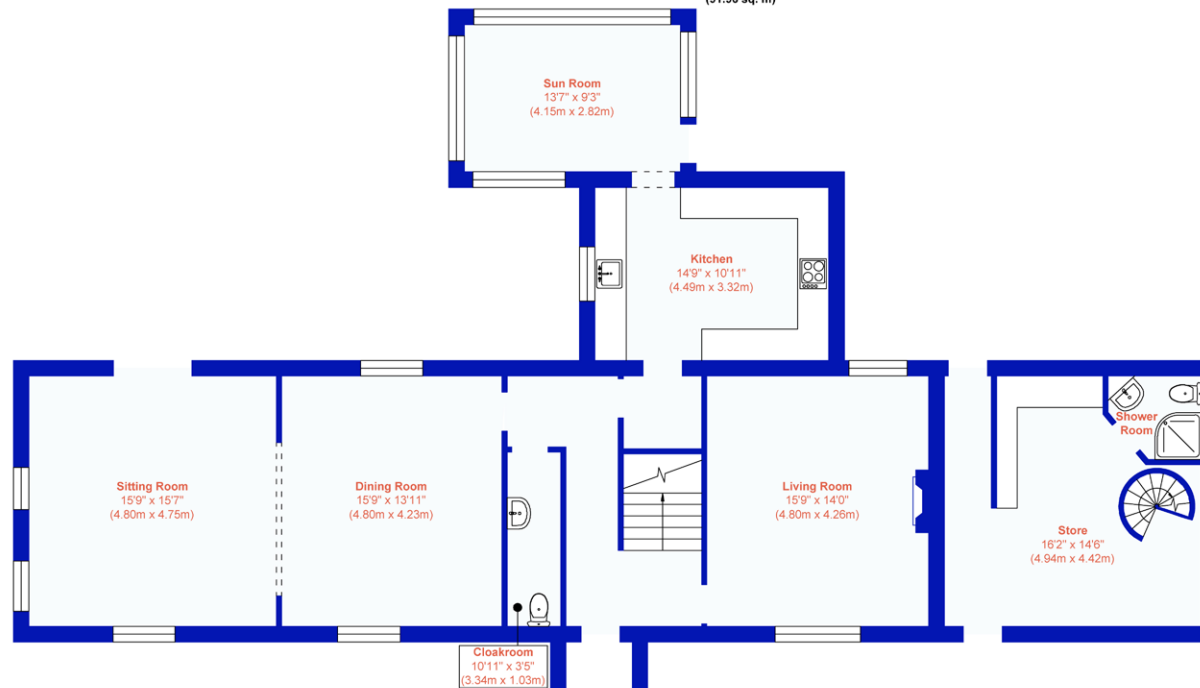
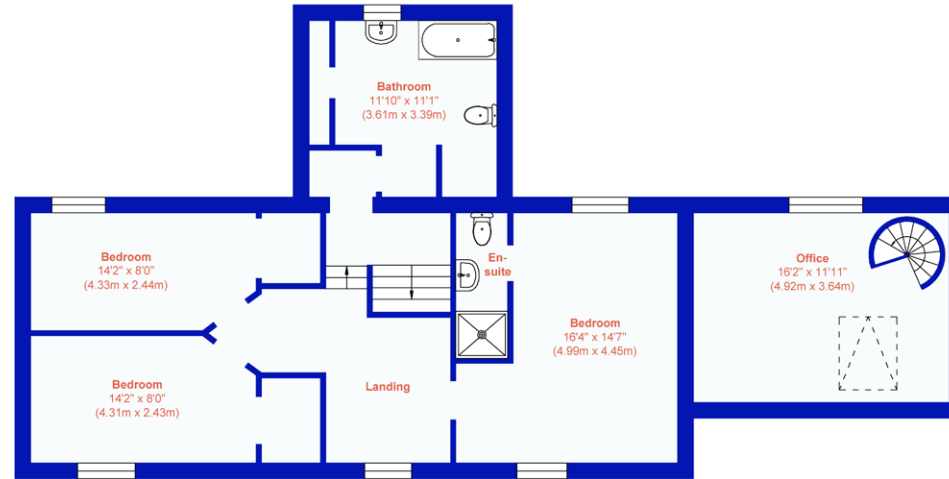
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 May 2025.



Mid Moncur



Approx. Gross Internal Floor Area 2458 sq. ft / 228.48 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property



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