

11 GREENHILL HOLDING
KILMARNOCK, EAST AYRSHIRE



11 GREENHILL HOLDING, KILMARNOCK, EAST AYRSHIRE

A most attractive small holding with a perfect blend of outbuildings, land and rural charm.

Kilmarnock 1.8 miles ■ Glasgow 23 miles
Glasgow Airport 29 miles

About 10.97 acres (4.43 ha)

Offers Over £440,000

- Open Plan Kitchen/Dining/Living Room. Sitting Room. Snug. 3 Bedrooms. Bathroom.
- Separate one bedroom Annexe with Kitchen, Shower Room.
- Range of versatile outbuildings.
- Stabling.
- Large Patio.
- Secluded yet accessible rural retreat.

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



SITUATION

11 Greenhill Holding is situated in a rural yet very accessible location outside the hamlet of Knockentiber in East Ayrshire. The property forms a traditional smallholding with lovely views over the garden and grazing paddock. The main town of Kilmarnock is less than 2 miles away offering a wide range of amenities including high street shops, supermarkets, restaurants and professional services. There are a number of good local schools in the area with independent schooling available at Wellington School in Ayr (16 miles). There are good transport links to Glasgow either by the regular rail service from Kilmarnock or by car via the M77. Prestwick Airport is about 11 miles away and Glasgow Airport is about 29 miles.

DESCRIPTION

Built in the 1930s, 11 Greenhill Holding offers well-proportioned accommodation on a single storey, built of brick under a tiled roof. Located off a country road the property is very well presented. The kitchen/dining/living room is fitted with wood effect floor and wall mounted units, washing machine, tumble dryer, integrated fridge/freezer and microwave, Siemens induction hob and aga (not presently working). The sitting room has a multi-fuel fire and offers lovely countryside views. There are three bedrooms sharing the bathroom which has been recently renovated. It is fitted with a bath, separate double shower cubicle, wash hand basin, wc and two heated towel rails.

A new central heating system with air source heat pump and solar panels was installed in 2024, and the loft was also partially floored and insulated. There is plentiful storage throughout the subjects. The tarmac drive offers a private parking area for multiple vehicles.

The Annexe (The Barn) has been recently renovated and comprises a reception area, bedroom/open plan sitting room, newly fitted kitchen with integrated microwave, hob and extractor hood and shower room. It is fitted with a shower cubicle, wash hand basin and wc.

The small holding features several outbuildings, offering a range of versatile opportunities pending any necessary consents. These units are perfect for entrepreneurs, artisans, or small business owners seeking a rural setting. Some units are individually metered for electricity. For equestrian enthusiasts, the property boasts a further large outbuilding with 3 loose box internal stables with a storage and tack area, providing ample space for equine friends. The small holding also features a large office, perfect for managing a home-based business. There is also an impressive workshop on offer, complete with a wc facility, offering a versatile space for hobbies, crafts or light industrial activities. The gardens surrounding the bungalow are well maintained, with a range of plants, trees and shrubs, creating a peaceful and serene atmosphere.

This exceptional small holding offers a unique opportunity for those seeking a rural lifestyle, a thriving business, or a combination of both. With its diverse range of facilities, this property is sure to appeal to a wide range of buyers, from farmers and equestrian enthusiasts to entrepreneurs and families seeking a peaceful rural retreat.

ACCOMMODATION

11 Greenhill Holding: Ground Floor: Entrance Porch leading to Reception Area. 3 Bedrooms. Snug. Bathroom. Side Porch leading to Open Plan Kitchen/Living Room. Sitting Room.

The Barn: Ground Floor: Bedroom/open plan Living Room. Kitchen. Shower Room.

GARDEN

11 Greenhill Holding has a sizable patio which overlooks a lawned area with various shrubs and flower beds together with areas of lawn.

BUILDINGS

Garage: (About 7.49m x 13.49m)

Brick with corrugated roof, with workshop, electric up and over door, WC and kitchen area.

Stables (About 6.62m x 14.42m)

Brick with timber cladding and tiled roof, comprising 3 internal loose box stables, storage and tack area with water and power.

Storage area: (About 6.57m x 3.42m)

Stairs to:

Office (About 6.61m x 5.76m)

Versatile workspace boasts superb views of the surrounding countryside from the abundance of windows.

Workshop entrance with office (About 3.28m x 2.25m)

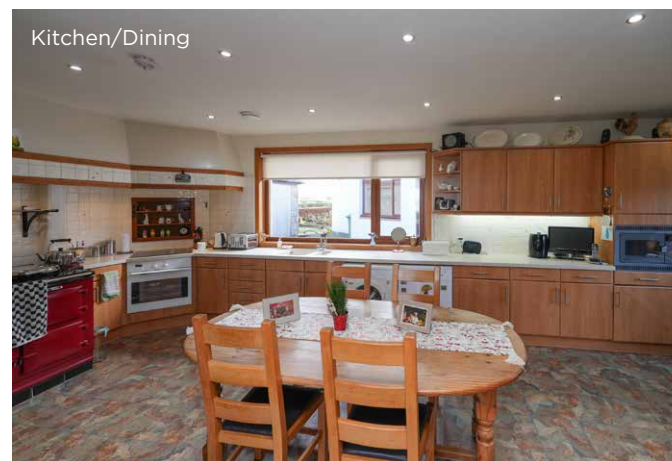
Unit A: (About 8.39m x 8.25m) .

Brick with corrugated roof, concrete floor.

Unit B (former piggery): (About 16.28 x 8.29m)

Brick with concrete floor, sliding door entrance, power.

There is a wc adjoined to Unit B.



Unit C: (About 8.0m x 11.69m)

Units C, D & E breeze block walls construction, corrugated tin sheeting under a fibre cement roof, with concrete floor with power, roller shutter doors.

Unit D: (Gross floor area: 43m²)

Unit E: (About 5.89m x 12.0m)

Unit F: (About 9.55m x 9.89m)

Brick with sliding door entrance, corrugated roof, concrete floor with power.

Flat Deck House: (About 7.24m x 5.94m)

Previously utilised as a hen house with water and electric, concrete floor and fenced runs.

There is also separate access to the outbuildings from the public road.

LAND

The land at 11 Greenhill Holding extends in total to about 9.9 acres (4.0 ha) grazing within 2 paddocks. The adjoining paddock has about 4.06 acres of land with gate access, fenced and burn provides a natural water source. The paddock situated to the west of 11 Greenhill Holding is about 5.84 acres of land, fenced with gate access. The land is Grade 3(2) as per the James Hutton Soil Classification Map.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private Septic Tank	Freehold	Bungalow-Air source heat pump The Barn - Oil fired central heating	Bungalow E The Barn A	D62	ADSL	Yes

RATEABLE VALUE

The workshops currently have a rateable value as follows:

Unit B: £3,150 Unit C: £2,900 Unit D: £1,300 Unit E: £2,300 Unit F: £2,300

PLANNING

The units have consent for business use presently, it may be possible to seek permission for alternative use and all enquiries should be directed to East Ayrshire Council Planning Department.

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 to Greenhill Holding.

THIRD PARTY RIGHTS OF ACCESS

There is a gas pipe in the grazing field adjacent to the property.

DIRECTIONS

From Kilmarnock take the B7064 (Western Road) on to Munro avenue. Turn right onto Bonnyton Road leading on to Greenhill Holding and No 11 is on the left hand side.

POST CODE

KA2 ODX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///digs.bats.scare](https://www.what3words.com/)

SOLICITORS

Carruthers, Curdie and Sturrock, 1 Howard Street, Kilmarnock, KA1 2BW.

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU

FIXTURES AND FITTINGS

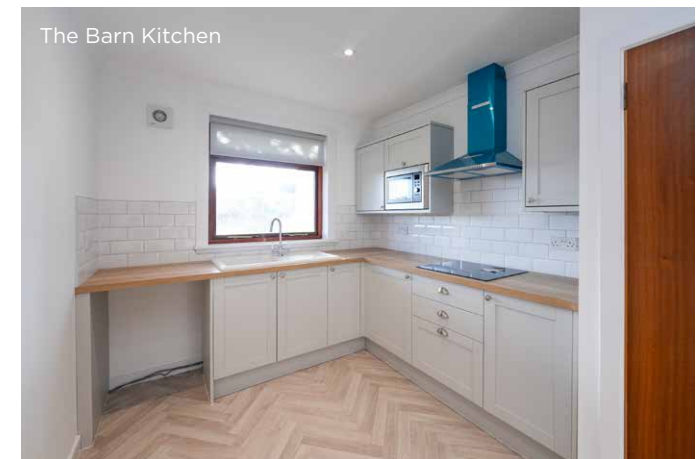
No items are included unless specifically mentioned in these particulars. Curtains and blinds are included in the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

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.



Stables



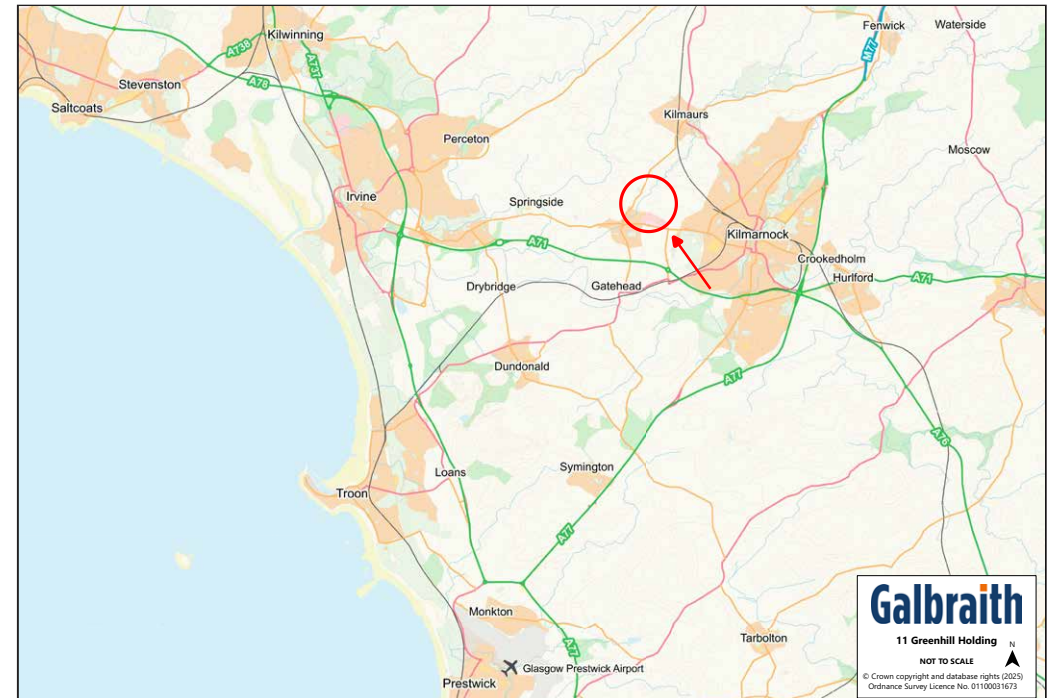
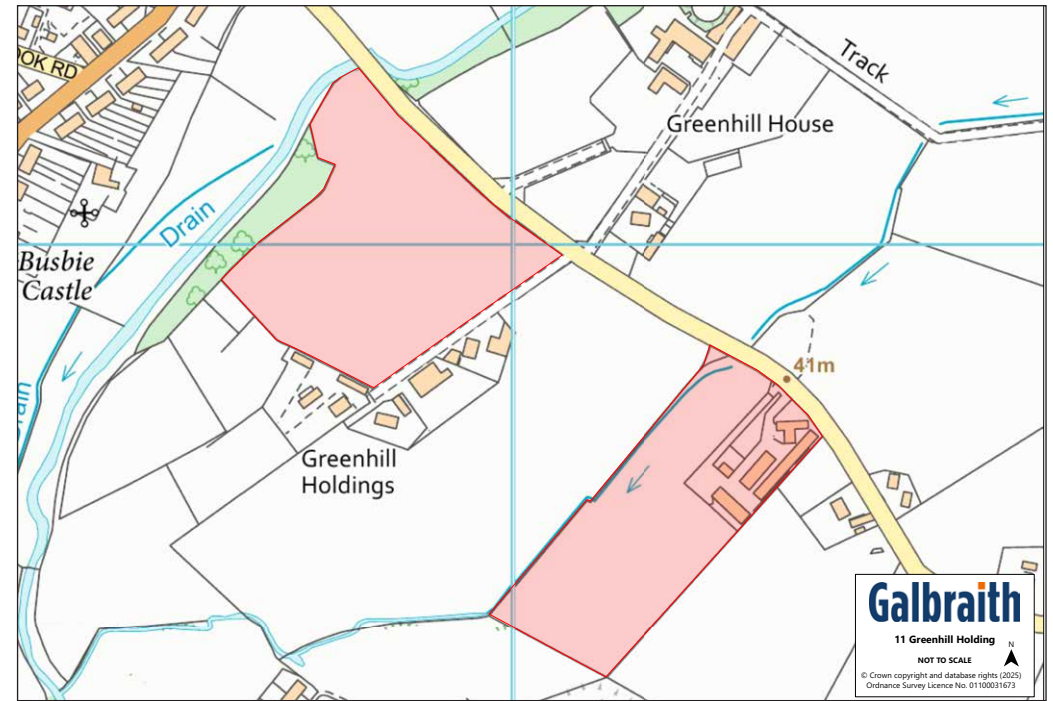
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

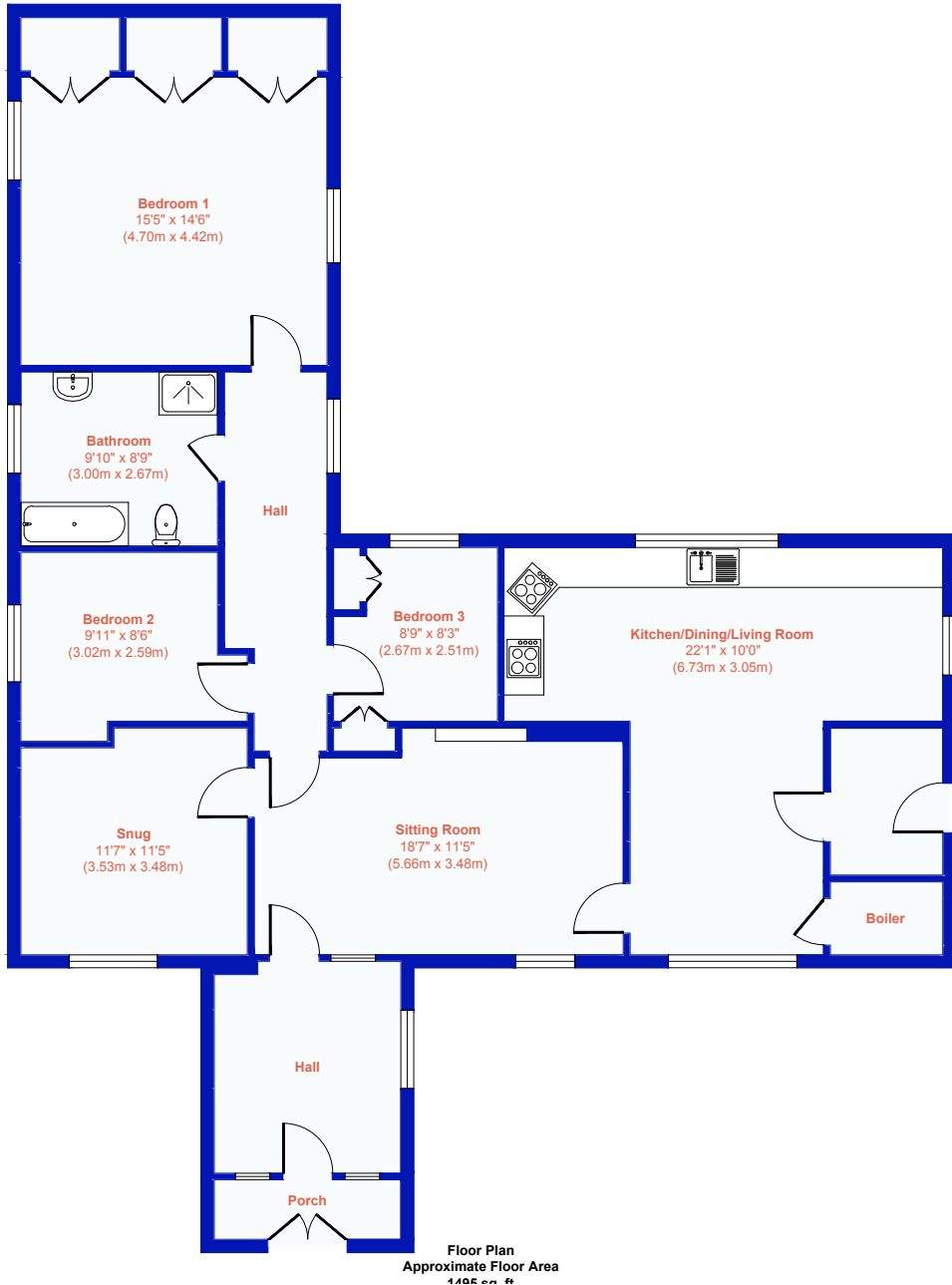
Failure to provide required identification may result in an offer not being considered.

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 February 2025.

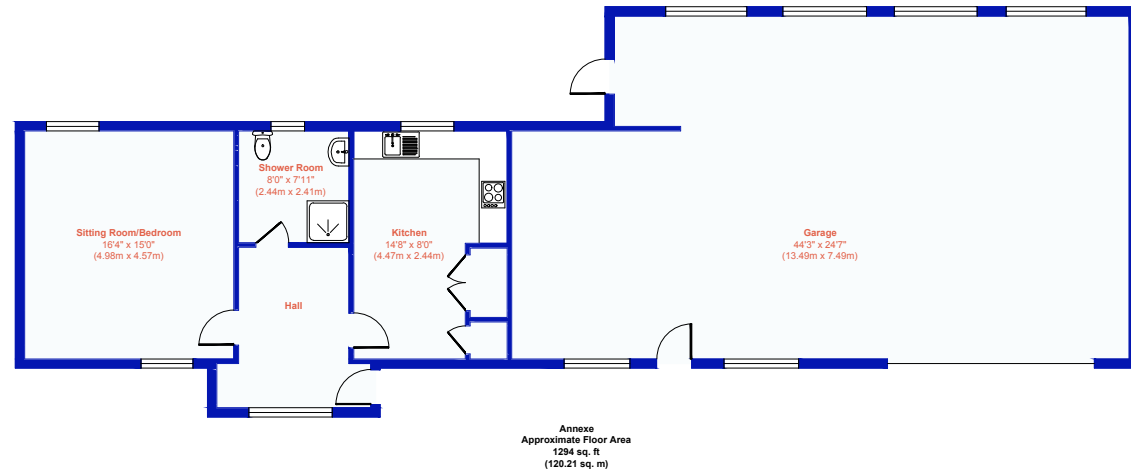


11 Greenhill Holding, Kilmarnock, East Ayrshire, KA2 0DX



Approx. Gross Internal Floor Area 1495 sq. ft / 138.89 sq. m

Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property



Approx. Gross Internal Floor Area 1294 sq. ft / 120.21 sq. m

Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property



Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE