



# LAND AT EAST BARNBROCK

KILBARCHAN, RENFREWSHIRE

A quality parcel of grazing land with excellent rural views

Kilbarchan 3 miles ■ Glasgow Airport 9 miles ■ Glasgow 16 miles

About 10.97 acres (4.43 hectares)

Offers Over £45,000

Ayr  
01292 268181  
[ayr@galbraithgroup.com](mailto:ayr@galbraithgroup.com)

## SITUATION

The land at East Barnbrock is situated to the west of Kilbarchan in East Renfrewshire. It benefits from far reaching views across open countryside towards the Erskine Bridge. Glasgow Airport is about 9 miles distant and 16 miles from the centre of Glasgow. The conservation village of Kilbarchan is ideal for commuting to Glasgow via the Johnstone bypass and the M8 motorway. Kilbarchan has local shops and facilities with further shopping available in nearby Johnstone and Bridge of Weir. There is a train station at Milliken Park with park and ride facilities at Johnstone and Howwood.

## DESCRIPTION

The Land at East Barnbrock is an excellent block of grazing land with a woodland shelter belt. It extends to 10.97 acres and is between 165m to 170m above sea level. The land is classified by the James Hutton Institute as Grade 4(1). It is currently grazed and is registered for IACS purposes. Within the land there remains a long-standing concrete plinth which would make a suitable base for livestock penning or shelter. The boundary fencing is well maintained with the addition of a section of scare fencing which was part of the sellers management system. A section of the existing boundary fence as well as the scare fencing within the field is electrified and is energised by a solar panel. The fencing energiser and solar panel will remain. The field has been used for cattle in a high health scheme. Access to the land is via an unnamed road off the B786.

## RESTRICTIONS

The Title restricts the use of the land for general agricultural purposes however specifically excluding the use for cutting or extraction of turf for commercial purposes and also specifically excluding the development of the subjects by the building of permanent commercial and/or residential property other than as would be consistent with use for general agricultural purposes.

## SERVICES

The land is serviced by a spring water supply which is cordoned off by electric fencing to allow access to fresh water.

## IACS

All the farmland is registered for IACS purposes.

## BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlements are available by separate negotiation.

## NITRATE VULNERABLE ZONE (NVZ)

The land at Barnbrock is not included within a Nitrate Vulnerable Zone.

## LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area.

## MINERALS

In so far as we are aware, the mineral rights are included.

## 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.

## FLOOD RISK

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

## POST CODE

PA10 2PZ

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///massive.smiles.poses

## SOLICITORS

Wallace Hodge & Co, 6 Burns Statue Square, Ayr, South Ayrshire, KA7 1UP

## LOCAL AUTHORITY

Renfrewshire Council, Renfrewshire House, Cotton St, Paisley PA1 1WB, tel 0300 300 0330

## VIEWINGS

Strictly by appointment with the Selling Agents. Viewers to meet the seller at East Barnbrock.

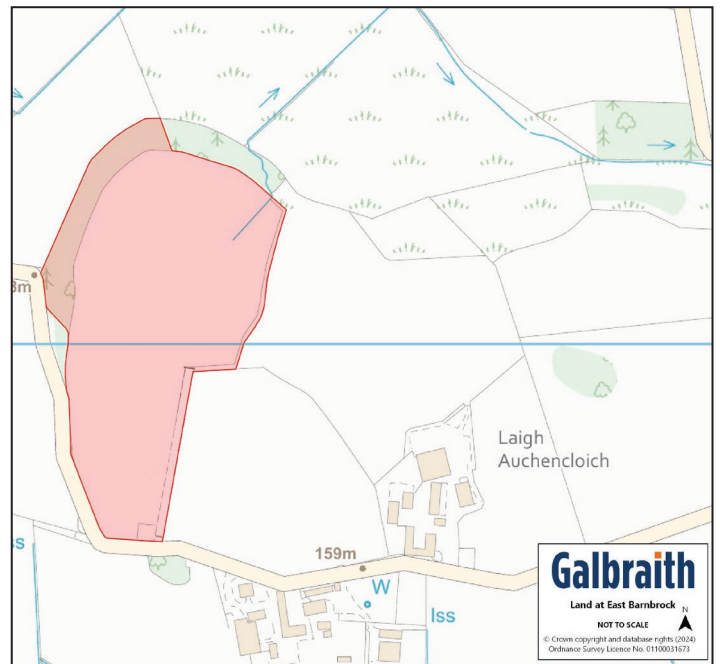
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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 September 2024.