

FOR SALE

East Mains Farm

Kilbirnie, North Ayrshire, KA25 6LX



**DAVIDSON
& ROBERTSON
THE RURAL EXPERTS**

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East Mains, a rare chance to secure a prime, large-scale livestock farm extending to approximately 403.08 acres (163.12ha) in a highly sought-after and well-connected part of North Ayrshire. This impressive holding combines scale, versatility, and long-term potential for continued mixed farming enterprises, dairy conversion or future development opportunities, making it the perfect holding for agricultural operators and investors alike.

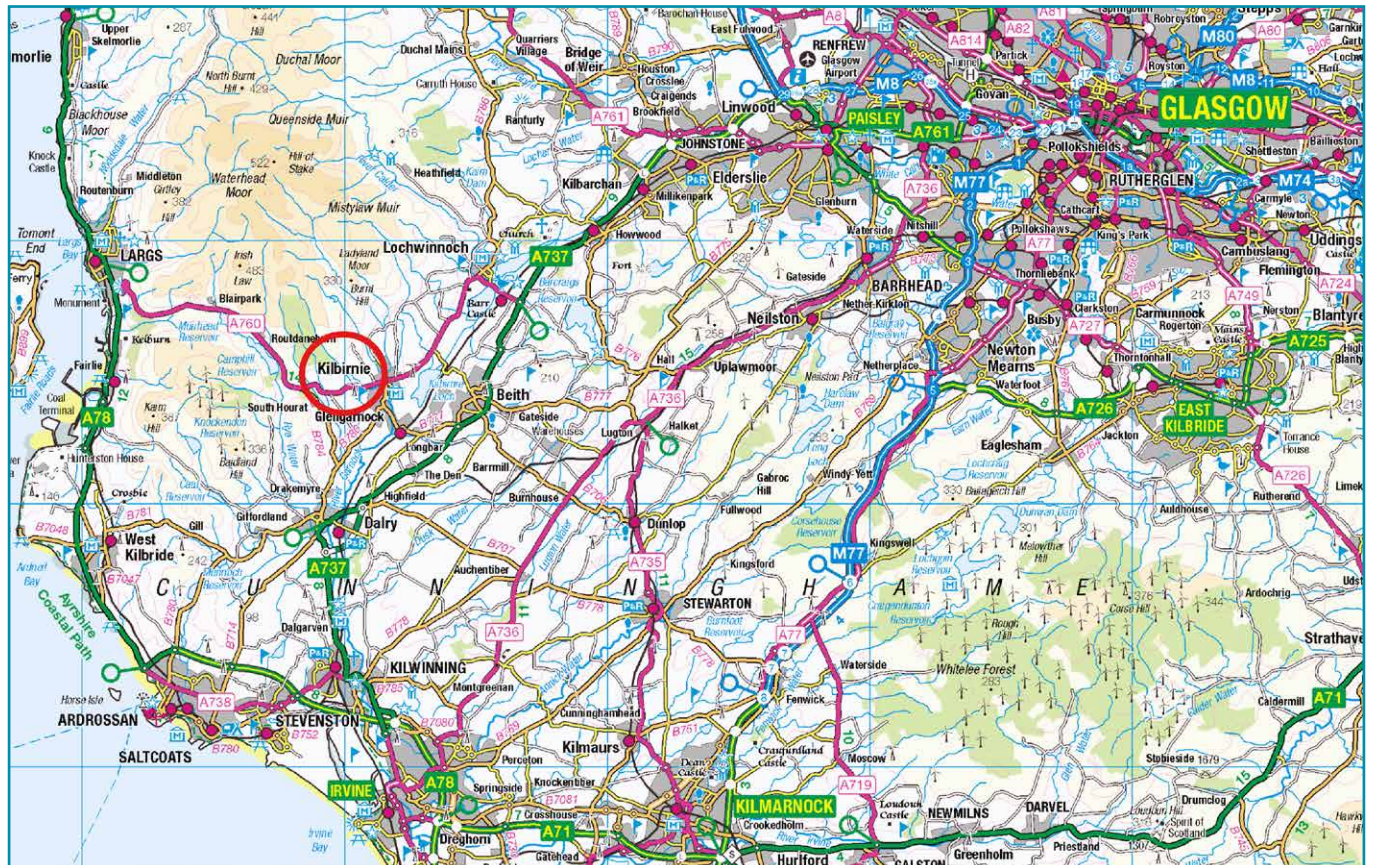
- Traditional three bedroom farmhouse at the centre of the holding
- Extensive range of agricultural buildings
- 403.08 acres of arable, silage and grazing land
- Amenity woodland with biodiversity and conservation opportunities
- Strategic location with strong transport links and proximity to local services
- Available as a Whole or in four lots

Kilbirnie – 1.4 miles
 Paisley – 18 miles
 Glasgow – 25.6 miles

Selling agents

Davidson & Robertson
 7Rural Centre
 West Mains
 Ingliston
 Edinburgh
 EH28 8LT

Tel: 0131 449 6212
 Email: sales@drrural.co.uk
 Web: www.drrural.co.uk



Situation

Ideally positioned within the sought-after North Ayrshire area, the property enjoys the perfect balance of rural tranquillity and accessibility. Located just 1.4 miles south of Kilbirnie and only 25.6 miles from the city of Glasgow, it offers both seclusion and superb connectivity.

Surrounded by gently rolling pastureland and attractive amenity woodland, the farm provides a peaceful and private setting. At the same time, its proximity to nearby towns ensures convenient access to essential services, amenities, and transport links.

Combining the appeal of the Ayrshire countryside with easy reach of the wider Central Belt, this is a location that delivers.

Kilbirnie – 1.4 miles
 Paisley – 18 miles
 Glasgow – 25.6 miles



Access

The property benefits from excellent and highly practical access, enhancing both day-to-day operations and long-term appeal. Entry is taken directly from the B780, an adopted public highway, ensuring straightforward and reliable connectivity.

The centrally positioned farmhouse is approached via a private driveway, offering a sense of arrival along with generous parking, thoughtfully set apart from the main farmyard. Across the holding, a well-maintained network of internal tracks provides efficient access to the majority of the land.

Further versatility is offered by additional access points via minor public roads serving land parcels to the east of the dismantled railway. Altogether, the property is exceptionally well-served by its access infrastructure.

Directions

From Glasgow, head west on the M8 towards Greenock, before joining the A737 northbound in the direction of Beith. Continue through Beith and follow signs for Kilbirnie. Upon reaching Kilbirnie, take the B780 south. After approximately 1.4 miles, the property is situated directly off the B780, with access leading to the farmhouse and steading at the centre of the holding.

Description

The Property includes a traditional three-bedroom farmhouse, offering both comfort and a true sense of rural character. Surrounding it is an extensive and well-equipped range of agricultural buildings, including cattle sheds, a silage pit, and ample storage.

The land extends to 403.08 acres or thereby of productive pasture, ideally suited to livestock, with scope for arable rotation to further enhance output and profitability. In addition, the amenity woodland not only enriches the landscape but opens the door to biodiversity initiatives and conservation-driven income streams.

Positioned in a strategic location with excellent transport links and easy access to local services, this is a property that delivers on both operational efficiency and future opportunity.

Available as a whole or in four lots.

Lot 1 – Farmhouse, buildings and 113.60 acres or thereby of land.

Lot 2 – 76.09 acres or thereby of land.

Lot 3 – 126.28 acres or thereby of land.

Lot 4 – 87.711 acres or thereby of land.

Whole – Farmhouse, buildings and 403.08 acres or thereby of land.

Lot 1 – East Mains Farm – 113.60 acres (46.08Ha)

East Mains Farmhouse

Positioned at the heart of the holding, the traditional farmhouse offers an appealing opportunity to create a superb country home tailored to individual tastes. This two-storey stone-built residence, finished in pebble dash beneath a slate roof, enjoys direct access from the B780 and benefits from generous parking. Internally, the accommodation is arranged over two floors.

Ground Floor:

The ground floor includes an entrance vestibule with access to the traditional study, utility room, kitchen, living room, hallway and general storage, reception space, WC and cloakroom. A further vestibule opens to the front garden.

First Floor:

The first floor comprises a central hallway and three bedrooms.

The farmhouse is serviced by mains electricity and water, with private drainage to a septic tank. Heating is provided via an oil-fired boiler, complemented by two open fires adding character and warmth.

While the farmhouse would benefit from a complete refurbishment, it represents a fantastic opportunity to add value and create a distinctive home.

Buildings

East Mains is exceptionally well-equipped with a comprehensive range of cattle sheds and ancillary buildings, offering substantial capacity to support efficient livestock operations.



Cattle Shed 1 (12.5m x 28.5m)

A well-constructed five-bay steel portal framed shed featuring a concrete central feed passage. The walls are of concrete panel construction, with vented box profile sheeting above, all beneath a single-pitch box profile roof. This building is in good condition and fully fit for modern agricultural use.

Cattle Shed 2 (12m x 18.5m)

A four-bay steel portal framed, single-pitch cattle shed with an attached timber-framed lean-to and corrugated sheet walls under corrugated sheet roofing. While the building remains functional and fit for purpose, there is some weathering to the roof and wall cladding, presenting an opportunity for straightforward upgrading.

Cattle Shed 3 (8.5m x 22.5m)

Positioned alongside the silage pit, this lean-to structure is built with solid brick walls and a corrugated fibre cement roof. It features a slatted floor with underground storage. The building is in reasonable condition and continues to serve its intended purpose effectively.

Cattle Shed 4 (22m x 46.5m)

A concrete portal-framed cattle shed with a central feed passage. Constructed with brick walls beneath a mono-pitched corrugated fibre cement roof. Internally, the building is divided into three sections by brick partition walls, with cubicle housing to the outer bays and a central feed passage.

Cattle Shed 5 (9m x 20m)

A traditional brick-built structure with a concrete-clad interior, set beneath a corrugated sheet roof. The building contains cattle stalls and benefits from internal access to the traditional steading. It is considered fit for purpose and presented in reasonable condition.

Cattle Shed 6 (8.5m x 18.5m)

Of similar external construction to Cattle Shed 5. Internal inspection was not possible at the time of survey; however, it is assumed to offer comparable layout and condition.

Cattle Shed 7 (6m x 20m)

Also of similar external construction to Cattle Shed 5. Internal access was unavailable during inspection, though it is presumed to be of similar arrangement and standard.

Cattle Shed 8 (12.5m x 15.5m)

A steel portal frame building with concrete block walls and box profile panels on three sides, together with metal panelled doors to the open frontage. The roof is of box profile construction. The building is fit for purpose and presented in good condition.

Former Chicken Shed (6m x 15m)

A brick-built structure with timber cladding, set beneath a mono-pitched corrugated fibre cement roof. The building is currently utilised for cattle feeding purposes and is considered to be in poor condition.

Dutch Barn (7m x 19m)

A traditional three-bay Dutch barn with concrete block walls to approximately 1.5m on two elevations, surmounted by corrugated sheet cladding. The roof is of corrugated sheet construction in keeping with its original design. The building is in poor condition.

Former Byre (7m x 32.5m)

A traditional stone-built building beneath a slate roof, part of which has been replaced with tin sheeting. Internally, the property is divided into four sections, currently utilised as a garage, workshop, tractor shed, and general storage. The structure appears sound overall, although the roof would benefit from repair.

Former Potato Shed (5.5m x 16m)

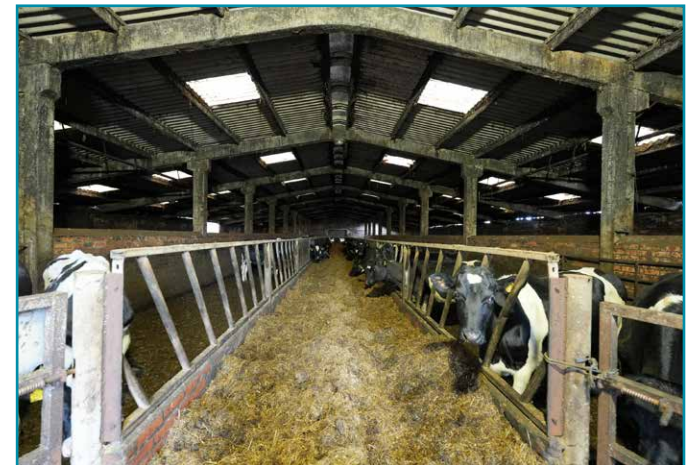
A brick-built building with concrete cladding, set beneath a corrugated fibre cement roof. The building is currently used for general storage.

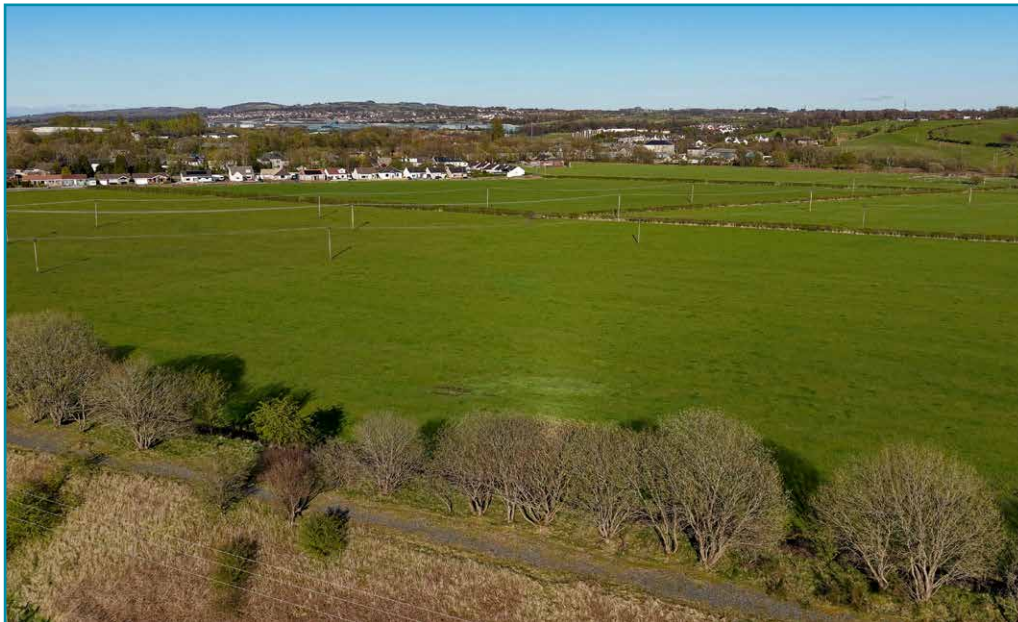
Silage Pit (12m x 23.5m)

A concrete portal-framed structure beneath a mono-pitched box profile sheet roof. The building is fit for purpose and presented in good condition.

Storage Shed (12m x 20m)

A seven-bay steel portal frame building with box profile cladding, set beneath a mono-pitched box profile roof. Open to one side and currently utilised as a feed store. The building is fit for purpose and in good condition.





Traditional Steading Building (7m x 10m)

A traditional stone-built structure beneath a mono-pitched roof with wooden beam roof lean-to extension. The building includes former calving pens (not currently in use) and is in reasonable condition for its age. It is connected to the farmhouse, with part utilised for storage and as a kitchen extension.

Slurry Store

Land

The land within lot 1 extends in total to approximately 113.60 acres lying between approximately 28 metres and 41 metres above sea level and is predominantly east-facing. It is classified as predominantly 4.2 under the James Hutton Institute's Land Capability for Agriculture classification system. The soils are principally of the Alluvial and Kilmarnock Associations, which are well suited to permanent pasture and offer some potential for inclusion within an arable rotation.

Subject to obtaining the necessary consents, the property offers potential for the conversion of traditional buildings, such as the former byre, to residential or alternative business uses.

Lot 2 – Glengarnock Land – 76.09 Acres (30.79ha)

The land at Glengarnock is a self contained block of good grazing and silage ground extending to approximately 76.09 acres. The land is accessed from Grahamston Avenue at the eastern corner or from Loadingbank Road at the north western corner.

The land sits between 29 metres and 34 metres above sea level and is predominantly grade 4.2 as classified by the James Hutton Institute. The land grows a good crop of silage and has been well maintained over the years. The soils are principally of the Alluvial and Kilmarnock Associations, which are well suited to permanent pasture and offer some potential for inclusion within an arable rotation.

Lot 3 – East Mains Land North – 126.28 Acres (51.10ha)

The land to the north extends to approximately 126.28 acres located on the north side of the B780 public road and is gently undulating, consisting of arable, silage and grazing land. The land sits between 35 metres and 82 metres above sea level and is a mixture of grade 3.2 and 4.2 as classified by the James Hutton Institute. The soils are principally of the Alluvial and Kilmarnock Associations, which are well suited to permanent pasture and offer some potential for inclusion within an arable rotation. Access to the land is taking directly from public roadways.

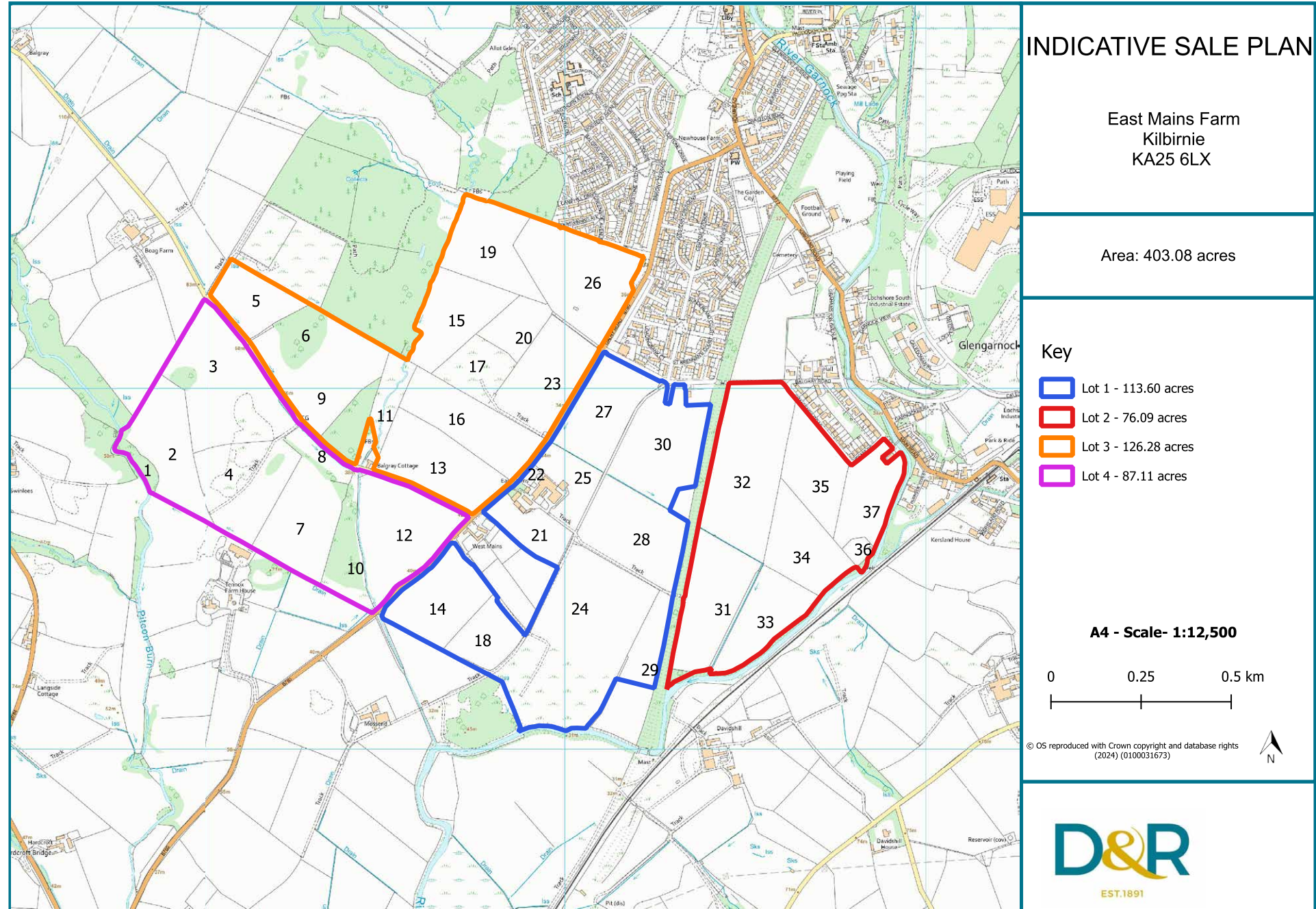
The land lies adjacent to the town of Kilbirnie which may provide future development opportunities. There is also a small riparian woodland associated with the Pitcon Burn Local Nature Conservation Site. The woodland is classified as native and provides environmental and biodiversity value.

Lot 4 – East Mains Land West – 87.11 Acres (35.25ha)

The land to the west extends to approximately 87.11 acres of predominately permanent pasture and quality arable land. There is amenity woodland providing useful shelter belts and biodiversity. The land sits between 33 metres and 80 metres above sea level and is predominantly classified as grade 3.2 by the James Hutton Institute. The soils are principally of the Alluvial and Kilmarnock Associations, which are well suited to permanent pasture and offer some potential for inclusion within an arable rotation.







Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds and carry out their own further due diligence.

Flooding

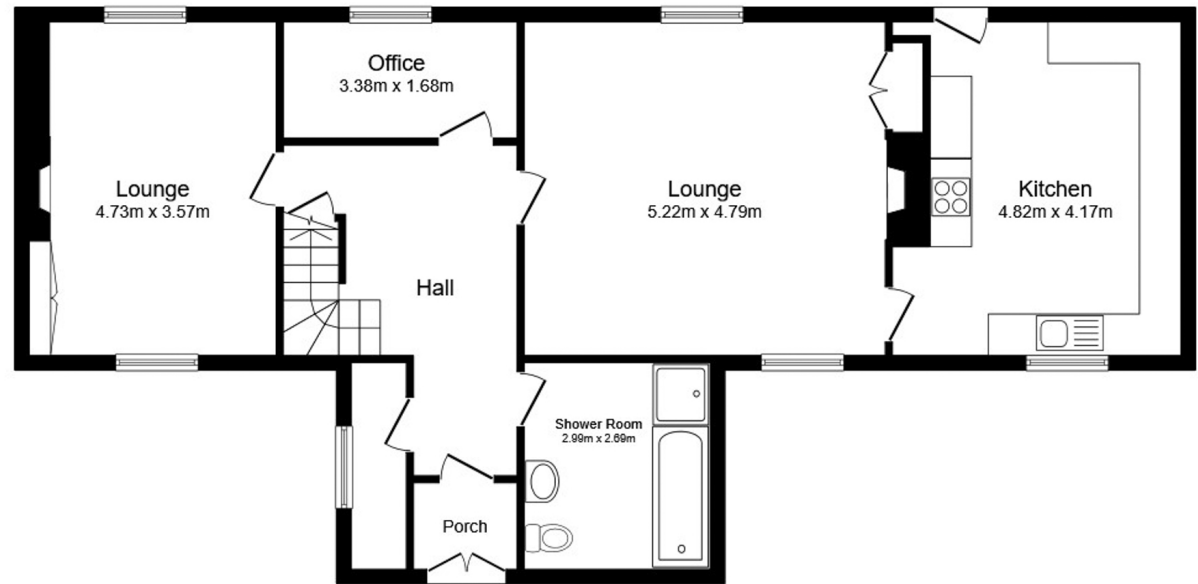
The risk of flooding can arise from proximity to a water course, such as a river or the sea, or from heavy rainfall where the drain and sewer facilities are inadequate. The Environment Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that part of the Property falls within an area with a medium to high risk of flooding, classified as a 1 in 10 annual likelihood (10%).

Important Notes

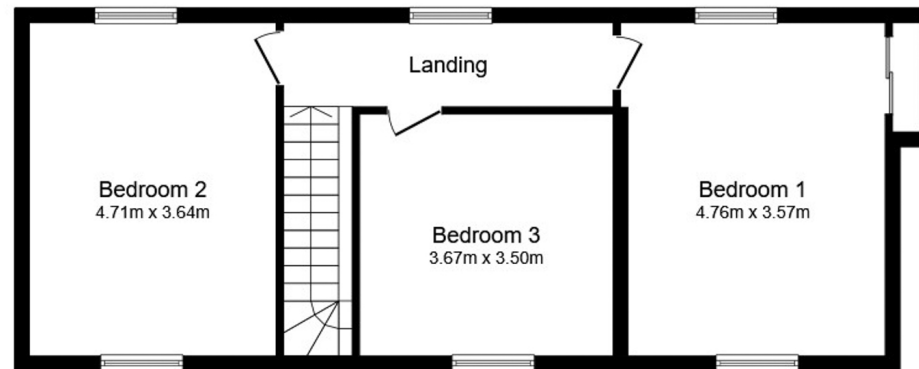
The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.



Ground Floor



First Floor

Tenure

The property is offered for sale as a heritable title with vacant possession.

Services

The property benefits from mains electricity and water, with private drainage to a septic tank. Prospective purchasers should note that it will be their responsibility to ensure the drainage system complies with current regulations, at their own cost.

Central heating and hot water are provided by an oil-fired boiler, supplemented by two open fires within the farmhouse. Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries

Council Tax

The Farmhouse is in the Council Tax Band E.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Planning & Development

There are no known planning restrictions or constraints on the property. It is assumed that all planning and building warrant consents for the existing buildings for their current uses have been acquired. Neither we nor the Local Planning Authority are aware of any further outstanding or pending planning applications on the Property or any in the immediate vicinity (other than those ongoing), which are likely to have an adverse effect on the Property although Prospective Purchaser should carry out their own enquiries.

Overage

Fields 15, 19 and 26 within Lot 3 will be sold subject to an overage of 25% of the uplift in value created by any non-agricultural or non arboricultural use over a period of 25 years from the date of sale. This will be secured by way of standard security.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

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

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to

have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Holmes Mackillop, 35 Willam Street, Johnstone, PA5 8DR

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Asking prices

| | Area | Asking Price |
|------------------|----------------------------|---------------------------------|
| Lot 1 | 113.60ac (46.08ha) | Offers over £625,000 |
| Lot 2 | 76.09ac (30.79ha) | Offers over - £370,000 |
| Lot3 | 126.28ac (51.10ha) | Offers over - £565,000 |
| Lot 4 | 87.11ac (35.25ha) | Offers over - £320,000 |
| The Whole | 403.08ac (163.12ha) | Offers over - £1,880,000 |



Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot 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.

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.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

CCTV

In line with technology trends, some properties marketed by D&R, 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.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or

Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on

any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared: April 2026
Photographs Taken: April 2026



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

[f](#) DRRural [in](#) davidson-robertson [@](#) Davidson_and_robertson

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