



**SW**  
STANLEY  
WRIGHT

## **Langhill Farm**

Inverkip  
Inverclyde  
PA16 0DJ

A former farmhouse and steading in an accessible rural location with far reaching views over the River Clyde and surrounding landscape.

- three / four bedroom farmhouse
- traditional farm byres & outbuildings
- development potential (subject to planning)
- totalling 1.34 acres

For sale as a whole with offers over £375,000



## Langhill Farmhouse

The farmhouse is a traditional, stone built, rendered and painted, two storey house surrounded by open countryside and set on a site of about 1.3 acres. It also benefits from adjoining stone outbuildings and byres. The farmhouse sits in an elevated position with views over the surrounding farmland to the river Clyde. The house was occupied by a farm tenant until summer 2024 and is now vacant and in need of some refurbishment and modernisation.

The current accommodation includes:

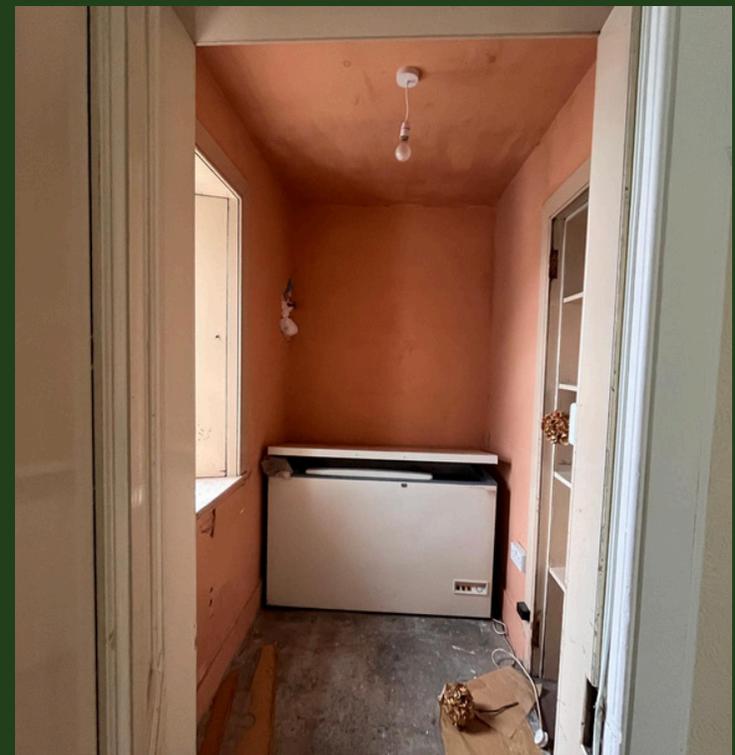
- Ground Floor: three reception rooms, kitchen/ dining room.
- First Floor: three bedrooms and a bathroom.

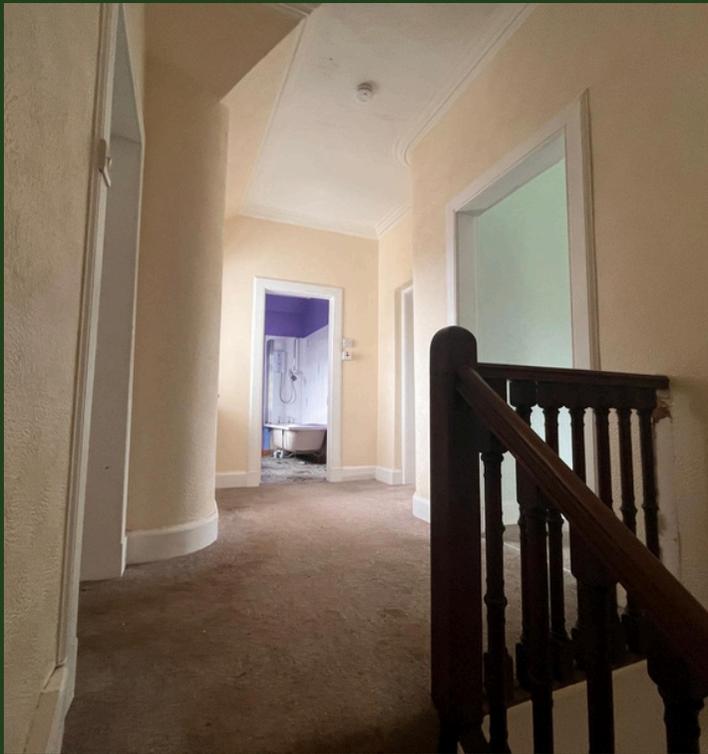
There is an area of garden to the south of the house and an extensive area where old agricultural buildings have been demolished leaving a useful base for new structures.



## The Steading

The steading buildings and wider site will lend itself to further redevelopment (subject to obtaining necessary consent) and the property offers an exciting blank canvas for someone with vision.

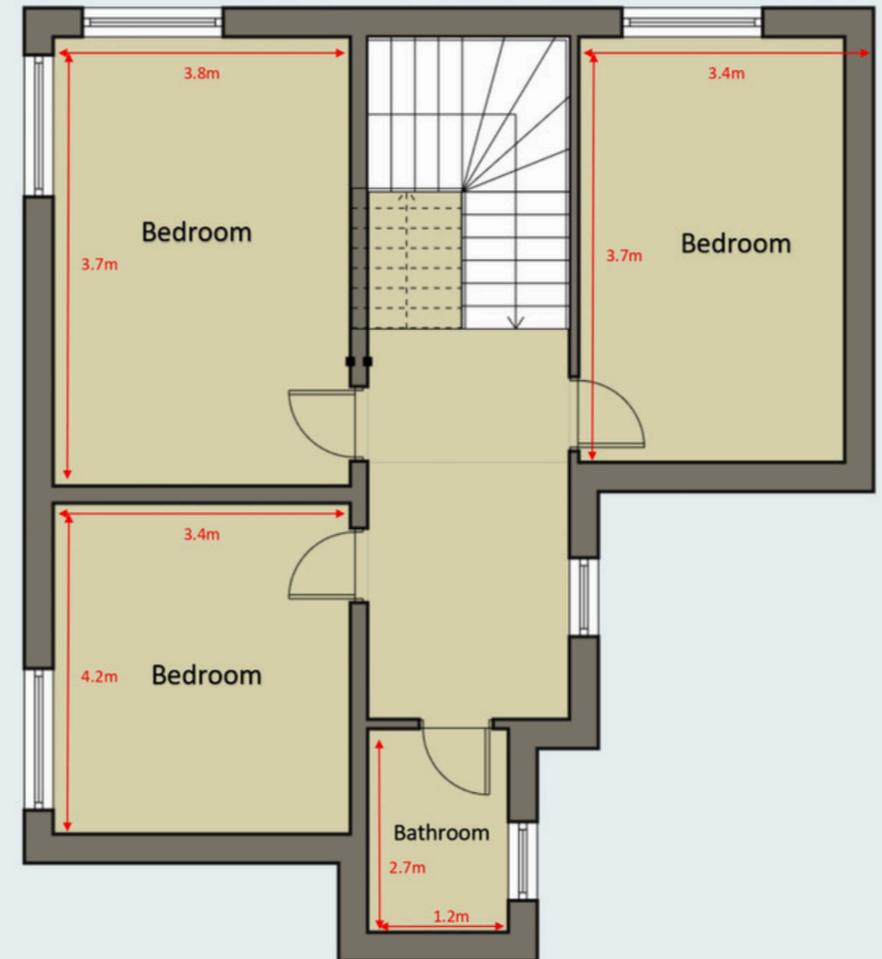




## Ground floor



## First floor



### Services:

Mains electricity

Private water supply

Private drainage with septic tank

Oil boiler

Council Tax Band: E

EPC: F

## Buildings

1. Farmhouse
2. Traditional stone outbuildings with loft space (94 m<sup>2</sup>)
3. Traditional byre, workshop and store rooms (228 m<sup>2</sup>)
4. Steel portal framed cattle shed (186 m<sup>2</sup>)
5. Former silage pit (365 m<sup>2</sup>)
6. Slurry tower
7. Site of former cattle shed (311 m<sup>2</sup>)
8. Midden (144 m<sup>2</sup>)
9. Store room (22 m<sup>2</sup>)







## Location

Langhill is situated around 30 miles from Glasgow city centre on the edge of the village of Inverkip.

Inverkip has a primary school, supermarket, public house & restaurant, and marina. Surrounding Inverkip are a variety of walking routes through the hills of the Clyde Muirshiel Regional Park and down to the Inverkip beach. Inverkip train station offers a regular service to Wemyss Bay and Glasgow Central Station

Inverkip 1 mile

Ayr 43 miles

Greenock 6 miles

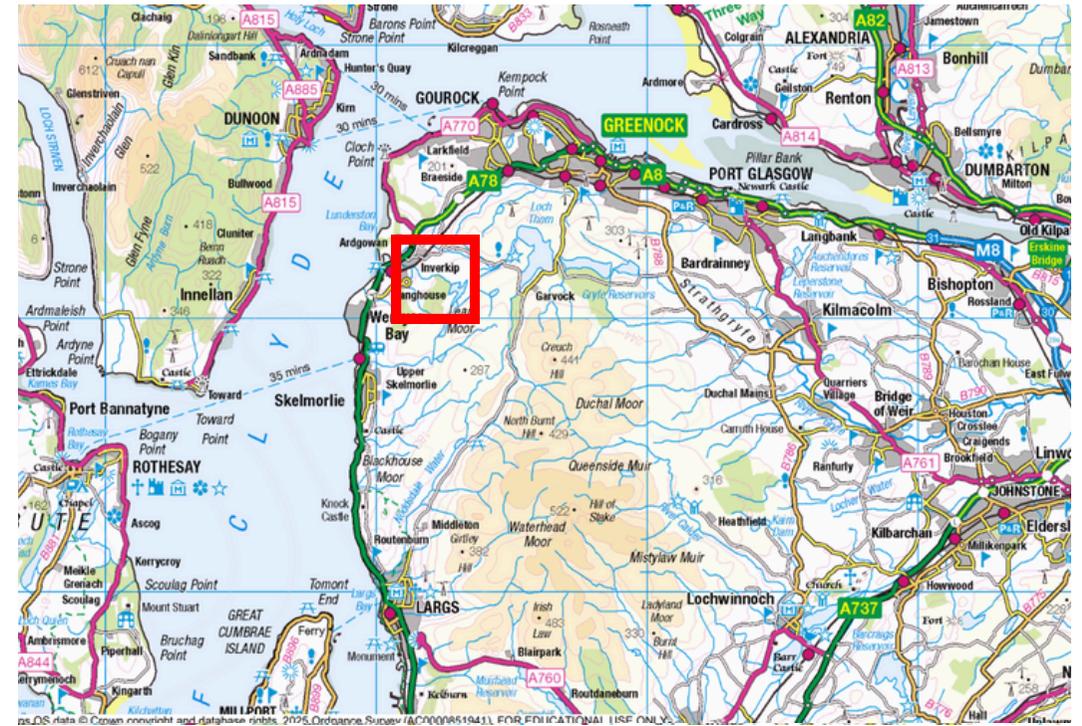
Glasgow 30 miles

Largs 10 miles

Edinburgh 77miles

## What3Words

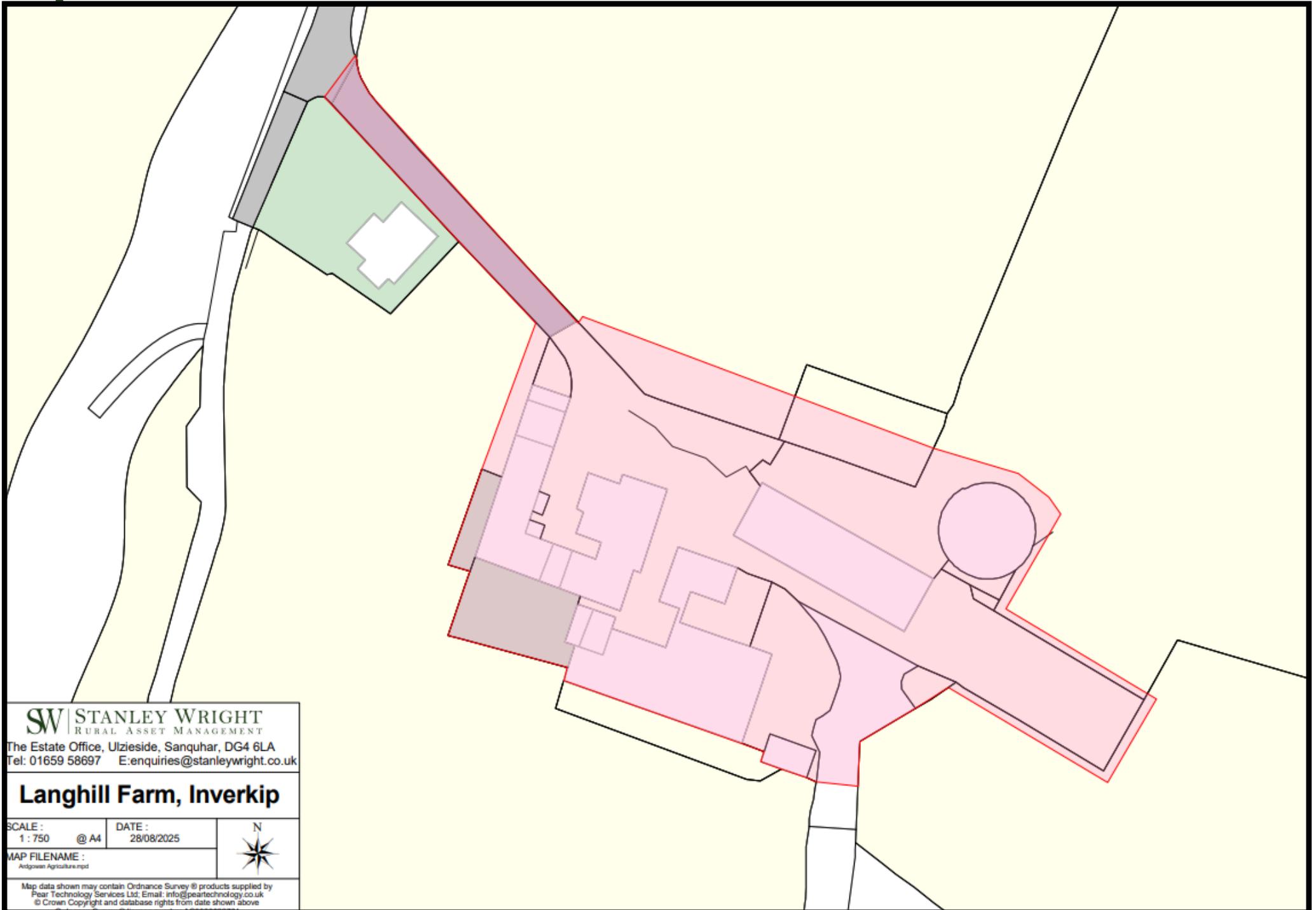
To find this property using the What3Words app, enter the following 3 words  
///juicy.crunch.resides



Not to scale



# Sale plan



# Sale information

## Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion. Appropriate caution should be exercised at all times during viewings having regard for the property type.

## Entry and Possession

Vacant possession and entry to the farmhouse and buildings will be given on completion or such mutual time to be agreed by the seller and the purchaser.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. 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.

## Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

## Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

## Method of Sale

The holding is offered for sale as a whole, but the seller reserves the right to withdraw the property, or to exclude any property shown in these particulars.

## Conditions of Sale

Purchaser will be required to erect a stockproof fence on the sale boundary. Purchaser will contribute to the maintenance of Langhill Road on a user basis.

## Anti Money Laundering 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. 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.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

## Note

Approximate measurements have been taken by sonic device at the widest point. Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.



The Estate Office  
Ulzieside  
Sanquhar  
DG4 6LA

01659 58697  
info@stanleywright.co.uk



SW

STANLEY  
WRIGHT