

# MOUNTCOW FARMSTEADING



# MOUNTCOW FARMSTEADING BLACKHILL, SALSBURGH, NORTH LANARKSHIRE

Salsburgh 2m   Newhouse (Junction 6 M8) 3m   Airdrie 5m   Glasgow 16m   Edinburgh 30m



*Views west over Roughrigg Reservoir towards Glasgow*

**TRADITIONAL FARMHOUSE AND STEADING DEVELOPMENT WITH DETAILED PLANNING CONSENT FOR 3 DWELLINGS. LOVELY OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE IN A PEACEFUL LOCATION. SECLUDED BUT CENTRAL. EASY COMMUTING DISTANCE OF GLASGOW AND EDINBURGH.**

	<b>Offers Over</b>
Lot 1:- Storey and a half dwelling house comprising of 4/5 bedrooms (3 en suite), Open plan kitchen leading to lounge/dining room, with views over Roughrigg Reservoir. (295 sq. m)	<b>£100,000</b>
Lot 2:- Two storey dwelling comprising of 5 bedrooms (all en suite), open plan kitchen leading to lounge/dining room with views over Roughrigg Reservoir. (218 sq. m)	<b>£90,000</b>
Lot 3:- Storey and a half dwelling comprising of 5 bedrooms (3 en suite), open plan kitchen leading to the lounge/dinning room, with view over Roughrigg Reservoir.(177.5 sq. m)	<b><u>£80,000</u></b>
<b>AS A WHOLE OFFERS OVER</b>	<b>£270,000</b>

Each lot has two acres of grazing land/gardens

(MORE LAND MAY BE AVAILABLE)

## VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

## SITUATION

Mountcow Farmstead is located approximately 2 miles north of the village of Salsburgh near the Blackhill Mast and on a quite minor public road to Plains. This tranquil rural location provides fantastic views over looking the Roughrigg Reservoir towards the City of Glasgow. Primary schooling is located at Kirk O' Shotts (1.5 miles) and secondary schooling can be found in Shotts (3.5 miles) or Clarston High School at Airdrie (5 miles) with various private schools located in and around Glasgow. Local shopping amenities, two churches, a post office and public houses are found in Salsburgh with supermarkets, sports and leisure facilities located in Motherwell, Shotts and Airdrie. There is a golf course at Easter Moffat (2 miles to the north). The M8 is located directly north of Salsburgh and can be accessed from junction 5 (3 miles east) and junction 6 (2.5 miles west) for commuting to Glasgow, Edinburgh and the surrounding area.

## DIRECTIONS

From the west, travel in an easterly direction along the M8. At junction 6, leave the M8 and travel onto the A73 in a southerly direction to Newhouse roundabout. Take first turn left at this roundabout and travel along the B7066 for approximately 2 miles. Travel through Salsburgh. Approximately 0.5 mile east of Salsburgh turn left onto a minor public road and proceed over the M8 in a northerly direction. Travel along this road for approximately 1.5 miles and Mountcow will be situated on the left just before the Blackhill mast on the right.

From the east, travel in a westerly direction along the M8. At junction 5, leave the M8 and proceed in a southerly direction. At the 'T' junction, turn right on to the B7066 and proceed in a westerly direction and travel along for approximately 2 miles. There will be a church situated on a hill to the left. Proceed past the church and turn right onto a minor public road. Travel along this road, over the M8 and proceed along this road for approximately 1.5 miles and Mountcow will be situated on the left.

## PLANNING

Please note that it is also a requirement of the planning consent that the improvement works to the vehicle access be detailed and submitted to the North Lanarkshire Council Planning Authority before commencement as well as details of road widening, kerbing, landscaping and boundary treatments.

A copy of the planning consent noting all restrictions can be obtained from McCrae & McCrae by request.



*This plan is based upon the Ordnance Survey Map by permission of The Controller of H M Stationery Office. Crown Copyright. Not to Scale*



*Views to north west*

## DESCRIPTION

Detailed planning consent has been granted by North Lanarkshire Council (06/00919/FUL) for the extension of the existing farmhouse in conjunction with the conversion and extension of the farmstead to form three dwellinghouses, as follows:-

- Lot 1** North wing of steading to storey and a half with views over open farmland and the Roughrigg Reservoir towards the city of Glasgow, to consist of the following:- Entrance Hall (6.6m x 3.7m); Hall (E) (7.7m x 1.9m); Open Plan Kitchen (N,E) (5.7m x 3.9m); Lounge/Dining Room (W,N,S) (10.0m x 7.4m); Master Bedroom (W) (4.9m x 3.9m) (en-suite 2.7m x 1.7m); Bedroom 2 (W) (4.7m x 3.0m); Bedroom 3 (W) (4.7m x 3.0m); Shared En-Suite (3.3m x 1.7m); Bedroom 4 (W,E) (6.0m x 4.5m) (en-suite 2.4m x 1.9m); Bedroom 5 (W,E) (4.5m x 3.9m); Bathroom (W) (2.3m x 1.9m); First Floor Hall (W,E) (9.5m x 3.0m).
- Lot 2** Former farmhouse with extensions to east and west to form east wing of development, to consist of the following:- Entrance Hall (S,N) (5.0m x 2.6m); Open Plan Kitchen (5.0m x 5.0m); WC (2.6m x 1.7m); Lounge/Dining Room (W,N,S) (8.7m x 5.9m); Utility Room (3.4m x 1.7m); Cupboard (3.4m x 1.7m); Master Bedroom (N,W) (3.8m x 3.5m) (en-suite (N) (2.9m x 1.7m); Bedroom 2 (N) (4.1m x 3.5m); Bedroom 3 (N) (4.1m x 3.5m); Shared En-Suite (N) (2.7m x 1.7m); Bedroom 4 (N) (5.2m x 3.8m) (en-suite (N) 2.4m x 2.0m); Bedroom 5 (3.6m x 3.4m) (en-suite (N) 2.4m x 1.8m); Garage 6.5m x 5.5m.
- Lot 3** South wing of steading to storey and a half with views over open farmland and the Roughrigg Reservoir towards the city of Glasgow, to consist of the following:- Entrance Hall (5.2m x 3.2m); Open Plan Kitchen (E,S) (5.2m x 3.9m); Lounge/Dining Room (W,N,S) (10.0m x 7.4m); Master Bedroom (W) (5.2m x 3.7m) (includes en-suite); Bedroom 2 (W) (3.9m x 2.6m); Bedroom 3 (3.9m x 2.6m); Shared En-Suite (W) (2.4m x 1.7m); Bedroom 4 (E) (5.4m x 4.7m) (including en-suite); Bathroom (1.9m x 1.9m); Bedroom 5 (W,E) (4.7m x 4.5m); First Floor Hall (6.6m x 2.8m).

## SERVICES

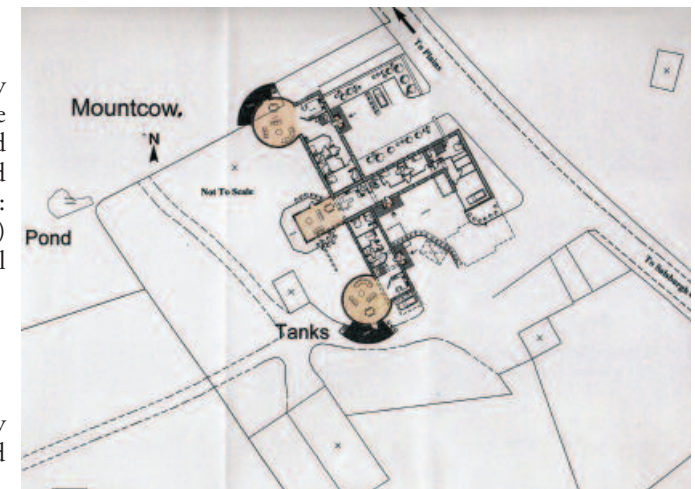
Estimates for connections to all services have been applied for and will be available in due course. Before any works may commence, there must be confirmation in writing to the North Lanarkshire Council Planning Authority that the drainage arrangements provided are to the satisfaction of the Scottish Environment Protection Agency (SEPA). The preferred method for the disposal of septic tank effluent is the provision of sub soakaway system. The septic tank and soakaway must be designed and constructed in accordance with the requirements set out in the Scottish Building Standards: Technical Handbook: Domestic issued in May 2005. In terms of the Water Environment (Controlled Activities) (Scotland) Regulations (CAR) 2005, the discharge of treated sewage will require registration with SEPA. Surface water should be excluded from the foul drainage treatment system.

## CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.



*Block Plan of Farmsteading*

