

**LAWRIE
&
SYMINGTON**

*Easter Yardhouses, Auchengray,
Carnwath, ML11 8LL*



***FOR SALE PRODUCTIVE RING-FENCED LIVESTOCK UNIT COMPRISING FARM HOUSE, STEADING, FARM COTTAGE, 241.13 ACRES
ALSO AVAILABLE BY SEPARATE NEGOTIATION THE LEASE OF 411 ACRES OF ADJOINING HILL GROUND BY SLDT***

Sellers:

Mr Ian Bell and Ms Anne Bell

Solicitors:

Smail & Ewart
79 High Street
Biggar
ML12 6DE

Sole Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Hyndford Road
Lanark, ML11 9AX
T: 01555662281
F: 01555665100
E: property@lawrieandsymington.com

Directions:

From Carnwath take the A70 towards Edinburgh for 1.2 miles, turn left onto Calla Road and continue for 2.9 miles, then take right and continue up this road for 1 mile, you will then arrive at the farm.

What3words:///steers.adverbs.arts

Situation:

The farm and lands are situated approximately two miles south of the village of Auchengray and five miles north of Carnwath, all within the parish of Carnwath, district of South Lanarkshire.

Carnwath provides local shopping, and leisure facilities. An extensive range of shops,

supermarkets and retail parks are situated in the nearby towns of Lanark and Livingston. Primary education is provided in Auchengray, with secondary education in Biggar. The subjects are situated in easy commuting distance to Edinburgh and Glasgow

8 Miles Lanark
23 Miles Glasgow
26 Miles Edinburgh

**Dwelling House:**

Two storey stone built dwelling house with slated roof, LPG central heating and providing the following accommodation on two floors:-

Kitchen – 15'7" x 9'9"

Utility Room – 15' x 17'7"

Back Room (L) – 14'7" x 15'

Back Room (R) – 11'1" x 15'

Back Room (R2) – 10'1" x 15'

Lounge – 12'1" x 15'7"

Shower Room – 6'2" x 5'9"

Dining Room – 12'7" x 12'1"

Sitting Room – 12'7" x 12'1"

Hall – understair cupboard

Split level staircase

Double Bedroom – fitted wardrobes (double) – 13'1" x 12'1"

Double Bedroom – fitted wardrobe (single) – 13' x 12'1"

Airing Cupboard – 3'6" x 6'2"

Double Bedroom – (full length fitted wardrobe) – 12'1" x 13'4"

Bathroom – bath, sink, WC – 6'6" x 6'6"

Double Bedroom – 9'1" x 15'4"

Enclosed Garden:

To the front of the house with lawns and mature shrubbery.

Yard and Drive:

Tarmacadam

Water:

Mains supply.



Power:
Mains electricity.

Drainage:
To septic tank.

Council Tax:
Band D.

Steading Buildings:

Garage: electric door - 29'1" x 18'
Brick built double garage with corrugated steel roof and concrete floor.

Bruiser/Grain Shed – 95'1" x 36'
Steel framed breeze block built with corrugated iron roof and sides, concrete floor.

Lean-to GP Sheep Shed – 24'9" x 73'1"
Steel Framed Box profile sides and roof



Wash House – 14'7" x 20'9"

Egg House – 15'7" x 16'4"

Straw Shed: 68'8" x 75'4"
Steel framed, box profile sheeted roof, corrugated iron side cladding and earth floor.



Druff Pit: 40'x 20'
Breeze block walls and concrete floor.

Hay Shed:
Steel framed box profile sheeted roof and side cladding, earth floor.

Feed Bin – Collinson



Double Cattle Court: 82' x 118'11"
Steel framed, brick and breeze block built with corrugated asbestos roof and Yorkshire boarding. Part concrete and part earth floor. Central feed passage.

Cattle Courts:

Cattle Court – 45'9" x 118'11"

Cattle Court – 39'3" x 118'11"

Central feed passage, steel framed, brick built with corrugated asbestos roof and Yorkshire boarding. Part concrete and part earth floor.



Covered Silage Pit: – 45'9" x 118'11"
Steel framed with concrete panel walls, corrugated asbestos roof, box profile sheeted side cladding and concrete floor.



Tup Shed: 21'3" x 12'1"
Timber framed, corrugated iron roof and sides.

Traditional range of buildings:

Stone built buildings with box profile sheeted roof and comprising:-

Old Byre – 21'6" x 81'3"

Stable – L-shape – 20'x 55'1"
16'7" x 18'3"

Bothy – cast fire surround – 15'7" x 14'4"

Hay Shed: 20'3" x 11'8"
five bay steel and timber framed stone built hay shed with earth floor.

Lean-to GP Shed – 32'8" x 16'4"

Cattle Handling area – 52'4" x 32'8"



Midden – 72'1" x 59'

Lands:

Field Count	Area	Description
1	39.04	Arable
2	13.12	Arable
3	19.77	Permanent Pasture
4	28.47	Arable
5	13.15	Permanent Pasture
6	7.20	Rough Grazing
7	19.21	Arable
8	22.38	Arable
9	10.60	Arable
10	35.06	Arable
11	0.42	Rough Grazing
12	1.14	Rough Grazing
13	4.30	Permanent Pasture
14	6.47	Permanent Pasture
15	20.80	Arable
	241.13	Acres

FARM COTTAGE:



Timber kit construction with brick and roughcast finish. Electric panel heating, tiled roof and providing the following accommodation:

Kitchen – with larder and hot water tank – 8’5” x 11’8”

Bedroom – 8’5” x 9’1”

Bathroom – electric shower – 8’8” x 5’2”

Bedroom – double wardrobe storage – 10’8” x 12’4”

Bedroom – single wardrobe – 10’8” x 12’4”

Hall – 13’4” x 6’8”

Cupboard in Hall

Lounge – open fire – 16’4” x 12’4”

Double Garage – 21’6” x 17’

Coal House – 9’5” x 6’5”

Council Tax:

Band D.



Date of Entry:

Entry to the subjects will be given on a date to be mutually agreed between the parties.

Inspection:

Inspection of the subjects are strictly by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark Agricultural Centre, Lanark, ML11 9AX, Tel: 01555 662281.

Title Deeds:

The title deeds may be inspected at the offices of Smail and Ewart Biggar.

Offers:

All interested parties should notify their interest with the sole selling agents, Lawrie & Symington Limited, Lanark Agricultural Centre, Lanark, ML11 9AX, so they may be notified of a closing date for offers.

Deposit and Payment:

The purchaser shall within five days of acceptance of their offer make payment of a sum equal to 10% of the purchase price. The balance payable at date of entry. The deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributed to the Seller or their Agents.

Servitudes and Third Party Rights:

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves. Whether they are contained in the Title Deeds or otherwise. Purchasers will be

deemed to have satisfied themselves in all respects thereof.

Minerals: *The minerals are included in the sale of the property only in so far as the seller has the rights thereto.*

Basic Payment Scheme:

The vendor will endeavour to transfer the BPS entitlements for the future year 2025 for the avoidance of doubt, the 2024 claim will remain with the vendor.

Identification Regulations:

UK-Wide Anti-money Laundering Regulations (Implementing the 4th EU Directive). We are required by law to verify the identity of anyone who will submit an offer. Verification check must be complete before any offer can be considered.

Note:

Parties viewing the subjects do so at their own risk. The seller is not bound to accept the highest or any offer.

The foregoing particulars whilst believed to be correct are in no way guaranteed and offerers shall be held to have satisfied themselves in all respects.

Any error or omission shall not annul the sale of the property, or entitle any party to compensation, nor in any circumstances give ground for action at Law.



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