

**LAWRIE  
&  
SYMINGTON**

*The Smithy  
Elsrickle, ML12 6QZ*



*Offered for sale as a whole The Smithy, Elsrickle 12.33 acres or thereby  
LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, LANARK, ML11 9AX*

**Glasgow 32 miles Edinburgh 22 miles  
Carlisle 55 miles**

**Suitable for Agriculture or  
Equestrian**

**Solicitors:**

Davidson and Shirley  
Hope Street  
Lanark

**Sole Selling Agents:**

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

**Directions:**



**From Biggar**

Take the A702 for 5.7 miles at the junction take the A721 sign posted Elsrickle 1.5 miles. Continue along the road for 1.7 miles the Smithy is on the left.

**From Carnwath**

From the roundabout at the East of Carnwath take the A721 signposted Peebles. Continue along the road for 5.9 Miles, The Smithy is on the right.

What3words: ///diagram.pace.summit

**Situation:**

The Smithy is situated within the heart of the village of Elsrickle, five miles east of the village of Carnwath, and 4 miles to the north of Biggar all within the parish of Walston district of South Lanarkshire. Biggar and 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 Elsrickle, with secondary education in Biggar. The subjects are situated in easy commuting distance to Edinburgh and Glasgow

**Dwelling:** The Property is a single storey of stone, brick and block with a rough cast finish, slated roof and double glazed with the following accommodation:

**House:**

**Front Bedroom** – cupboard (9'8" x 13'1")  
**Bathroom** (6'2" x 5'5")  
**Hall** – cupboard  
**Bedroom** – fireplace (14'4" x 9'5")  
**Single Bedroom** (10'8" x 6'2)  
**Lounge/ Kitchen** (10'8" x 14'4") The solid fuel cooker is redundant.  
**Scullery** (7'5" x 14'4")  
**Smithy** (18'7" x 17")

**Outbuildings:**

**Garage** (13'5" x 24'6")  
**Coal Shed** (14' x 9'5")  
**Byre** - 5-stall (14'4" x 12'7")  
**Boiler House** (15' x 16'4")  
**Milk House** (8'5" x 5'9")  
**Shed** (59' x 28'8") Portal frame construction with corrugated roof and clad with marley panels and corrugated iron with concrete floor with inspection pit.  
**Pole Barn** (44'2" x 33'7")  
Pole and timber construction with Asbestos roof and clad with corrugated iron and marley panels  
(Storm Damage to roof and side)

**LAND: (South Facing)**

4.57 Ha Arable NT 06440/43238  
0.25 Ha Arable NT 06237/43485

**There are no water troughs on the land**

**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.

**Viewing days**

Thursday 9<sup>th</sup> Friday 10<sup>th</sup> Saturday 11<sup>th</sup>  
Sunday 12<sup>th</sup> Thursday 16<sup>th</sup> Friday 17<sup>th</sup>  
Saturday 18<sup>th</sup> Sunday 19<sup>th</sup> May 2024

Time slots will be assigned by contacting the office 01555 662281

**Title Deeds:**

The title deeds may be inspected at the offices of Davidson and Shirley Hope Street Lanark

**Offers:**

**Closing Date of 12noon Wednesday 29<sup>th</sup> May 2024**

**All interested parties should have their offers forward in Scottish Legal form to the sole selling agents, Lawrie & Symington Limited, Lanark Agricultural Centre, Lanark, ML11 9AX, on the above closing date Wednesday 29th May 2024 at 12 noon.**

**Along with the offer please include confirmation of funding.**

**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.

There is a private water pipe which supplies spring water to the properties at Candy Bank, this pipe runs the length of the field

**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 land is registered with SGRPID, however the vendor holds no entitlement to transfer.

**Title Burden:**

The title will be to remain as a whole and as such may not be split once the purchase has concluded i.e. the subjects are to remain as a croft, the purchaser will be bound by a new burden on the title which will be created at conveyancing.

**Identification Regulations:**

UK-Wide Anti-money Laundering Regulations (Impementing 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.

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.





Elsrickle

276.8m

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