

**LAWRIE  
&  
SYMINGTON**

***CLOSING DATE: 12 NOON ON  
WED 4 SEPT 2024***

***South Stane, Shotts, ML7 5HA***



***Offered for sale as a whole or in 4 Lots South Stane set in 80.54 acres or thereby***

*LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, LANARK, ML11 9AX*

**Glasgow 10 miles Edinburgh 30 miles  
Carlisle 66 miles**

## **Suitable for Agriculture or Equestrian**

### **Proprietors:**

T Forsyth & Son  
South Stane Farm  
Main Street  
Shotts  
ML7 5HA

### **Solicitors:**

Stodarts  
95 Almada Street  
Hamilton  
ML3 0EY

### **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 the A71 Shotts, take the Stane Road (B7010) for 0.7 miles. The farm is located just before the Main Street on the left.

### **What3words:**

*///remark.gagging.supported*

### **Situation:**

South Stane Farm is situated on the south side of Shotts, an industrious town boasting a wide range of businesses from agricultural feed mills to logistics company. The town is also home to various recreational outlets, a fantastic transport network and medical practice. Shotts is located almost half way between Glasgow and Edinburgh. This, as well as its proximity to the M8, makes the town exceptionally attractive for commuters.

### **LOT 1: (RED ON MAP)O/O £180,000**

#### **South Stane Steading with Paddock**

**Dwelling:** Single storey brick built with render finish, tiled roof, partially double glazed with gas central heating (mains gas) with the following accommodation: -

**Kitchen** (12'1" x 16')

**Scullery** (12'7" x 8'2")

**Hall** (5'9" x 21'9")

**Living Room** (15'7" x 20'9")

**Bedroom** (9'5" x 12'1")

**Bedroom** (13'7" x 11'4")

**Bedroom** (13'4" x 8'5")

**Bathroom** (4'9" x 10'4")

**Stairs**

**Bedroom** (13'7" x 12'4")

**Bedroom** (15' x 12'7")

**Porch**

**Utility Room** – boiler

### **Store Room**

**Hayshed** – with lean-to

**Byre** – 32-head byre stalls

**Stirk Byre** – 20-head

**Loose Box** – brick built

**Feed Store** – brick built

**Lean-to Car Port**

**Garage** – brick, corrugated iron

**Storage Sheds**

**Cattle Court 50'x25'**

**Stackyard**

*The house would benefit from modernisation.*

### **Council Tax:**

*Band C*

### **Power:**

*Mains electricity.*

### **Drainage:**

*Mains sewer.*

### **Water:**

*Mains supply.*

### **Heating:**

*Gas mains.*

**Access road:** *In green shared with Lot 2.*

*Current access to be retained for two houses and third party land.*

**Water:** *Mains*

<b>Field No</b>	<b>Acres</b>
NS/ 88154/ 59249	0.21
<b>TOTAL</b>	<b>0.21</b>



**LOT 2: (BLUE ON MAP) O/O £100,000**

*Area of land extending to 24.39 acres or thereby of permanent grassland.*

**Access road:** *In green shared with Lot 1. Current access retained for two houses and third party land.*

**Water:** *Naturally watered by burns and ditches. No mains supply.*

<b>Field No</b>	<b>Acres</b>
NS/ 87999/ 59286	5.61
NS/ 87947/ 59193	6.62
NS/ 88146/ 59182	2.25
NS/ 87965/ 59064	9.91
<b>TOTAL</b>	<b>24.39</b>





**LOT 3: (PURPLE ON MAP) O/O £45,000**

Possible industrial gap site subject to purchaser obtaining all consents after settlement.

Area of land extending to 10.18 acres or thereby of permanent grassland.

**Water: Mains**

<b>Field No</b>	<b>Acres</b>
NS/ 88461/ 58577	10.18
<b>TOTAL</b>	<b>10.18</b>



**LOT 4: (YELLOW ON MAP) O/O £ 195,000**

Area of land extending to 45.76 acres or thereby of permanent grassland.

**Water: Mains**

<b>Field No</b>	<b>Acres</b>
NS/ 88815/ 58748	9.04
NS/ 88891/ 58634	8.45
NS/ 89113/ 58665	8.28
NS/ 89068/ 58492	8.18
NS/ 89258/ 58402	10.72
NS/ 89082/ 58389	1.09
<b>TOTAL</b>	<b>45.76</b>

**Date of Entry:**

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

**Entry to the Land:**

Vacant possession will be given to the lands on an early entry date to be mutually agreed for the Lands.

**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 Stodarts Solicitors, 95 Almada Street, Hamilton, ML3 0EY. Tel No: 01698 200302.

**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. Offers in Scottish legal form along with proof 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.

**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.

**Clawback:**

The vendor and their successors will retain a standard security on the title for a period of 20 years at 25% uplift in the event of any development on the subjects.

**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.

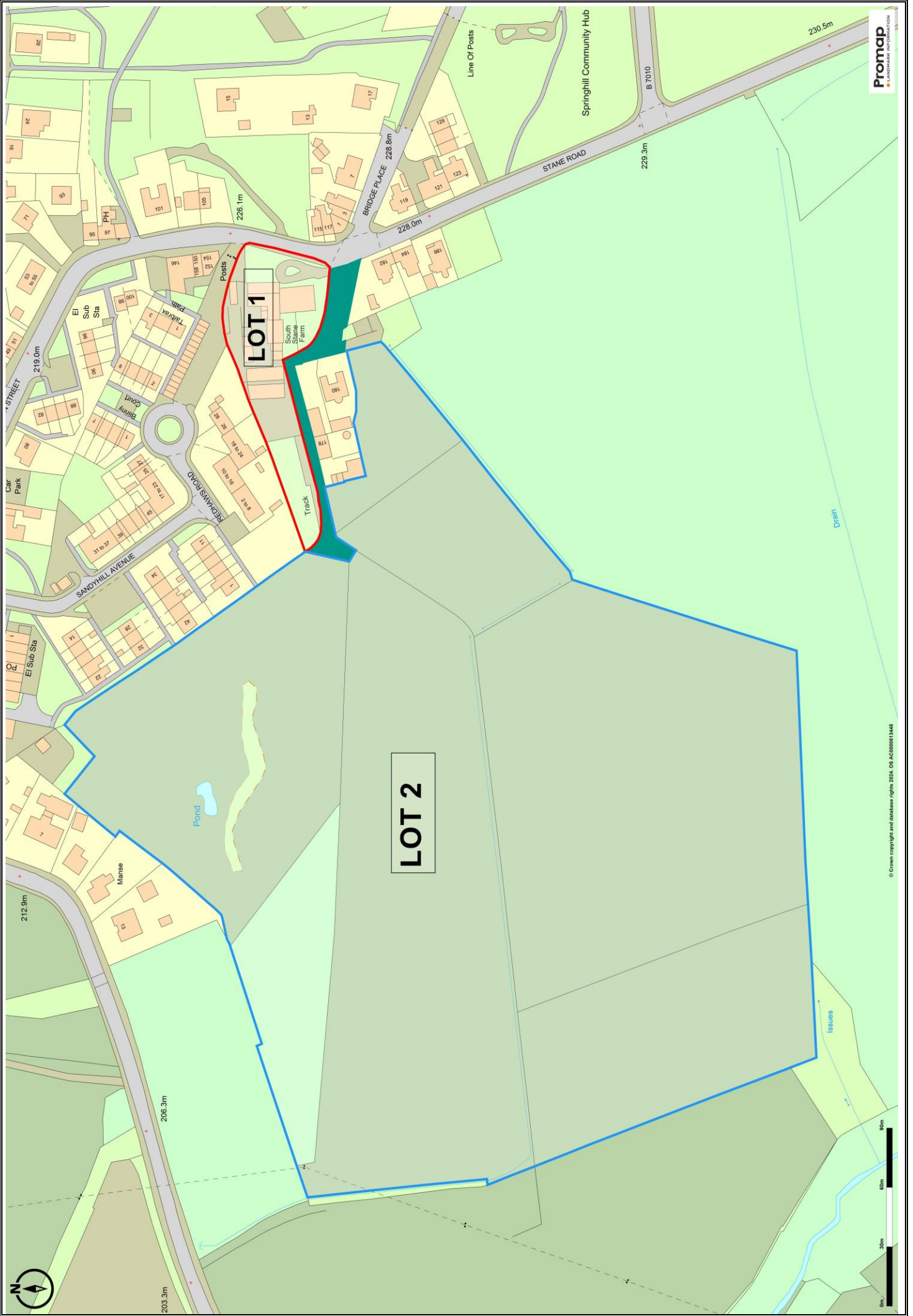
**Note:**

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.





LOT 1

LOT 2

