

**BAIRD
LUMSDEN**

**Mid Borland Farm, By Thornhill,
Stirling, FK8 3QJ.**

As a whole Offers over £650,000.

Lot 2



Lot 1



Lot 2



Lot 3

Lot 2



Particulars of Sale

Thornhill 1 mile, Stirling 11 miles, Glasgow 37 miles & Edinburgh 49 miles.

A traditional detached farmhouse, outbuildings and overall 81.10 acres (32.82 Ha) available as a whole or as 3 lots. The Farm is IACS registered and has been used as a cattle unit with one field let for grazing sheep.

Lot 1 (Outlined in red on the lotting plan) - Farmhouse / Outbuildings / 2.50 acres (1.01 Ha). Offers over £330,000

Lot 2 (Outlined in green on the lotting plan) – 59.81 acres (24.20 Ha). Offers over £250,000.

Lot 3 (Outlined in blue on the lotting plan) – 15.54 acres (6.69 Ha). Offers over £70,000.

DIRECTIONS

From Stirling travel West on the A84 towards Doune. Turn left onto the A873 sign posted Thornhill. Travel through the village of Thornhill and out the west side towards Aberfoyle. Mid Borland Farm is approximately 1 mile from the village and is set on the left hand side. Follow the single track road from the main road leading down to the farm which is on the left hand side.

SITUATION

Mid Borland Farm lies west of the village of Thornhill in open countryside. The farmhouse and steading are slightly elevated and south facing. The buildings all sit centrally within the land holding enjoying good privacy from the main road. The Farm is ideally placed for access to the suppliers and auction marts of Stirling.

Thornhill`s amenities include primary schooling, a shop for every day requirements, church, pub / restaurant and local bus services. The secondary schooling for the area is McLaren High School in Callander.

The historic city of Stirling is readily accessible and offers extensive shopping, leisure and recreational amenities. It also boasts many buildings of historical interest and national importance including Stirling Castle and The Wallace Monument.

Private schools in the area include Beaconhurst School in Bridge of Allan and Dollar Academy in Dollar.

Stirling University provides wonderful sporting amenities and also the MacRoberts Art Centre.

The train station in Stirling provides direct services to Edinburgh, Glasgow, Perth and London.

Edinburgh and Glasgow`s international airports are easily accessible via the M9 / M80 motorway network.



LOT 1 Mid Borland Farmhouse, Outbuildings & 2.50 Acres (1.01 ha).

Mid Borland Farmhouse is a traditional detached home of stone and slate construction. The subjects require modernisation but do provide a spacious family home with a versatile design formed over 2 floors.

The overall accommodation includes porch, reception hall, sitting room, lounge, snug, kitchen, WC, 5 bedrooms and a shower room. There is a wash house and former dairy building which are both adjoining the farmhouse and could be developed to be brought within the main house subject to the required consents. The specification includes an oil fired central heating system and partial double glazing to some of the downstairs rooms. The services include mains electricity, mains water (via a private pipe) and drainage to a septic tank.

Outside the farmhouse has a formal enclosed garden and a large courtyard area.

The outbuildings include :

Byre of stone and slate construction approximately 18m x 5m.

Store of stone and slate construction approximately 6m x 4m.

Cart shed of stone and slate construction approximately 9m x 3.5m.

General purpose shed No 1 of stone and slate construction approximately 18m x 7m.

General purpose shed No 2 of stone and slate construction 9m x 8.5m. Adjoining hay shed of brick column and metal sheet construction approximately 9m x 4.5m with lean to machinery storage.

Hay shed of timber post and metal sheet construction approximately 34m x 11m.

Cattle court No 1 of brick and metal sheet construction approximately 10m x 8m.

Cattle court No 2 of stone and slate construction approximately 10m x 4m.

The land around the farmhouse and outbuildings is formed in various grass paddocks. These areas have historically been used for caravan storage and caravan pitches.

LOT 2 59.81 Acres (24.20 Ha).

An excellent block of mainly Class 3(2) land with some areas of Class 4 land as defined by the Macaulay Institute for Soil Research. The land is ploughable grassland and has been used for both arable crops and grass production in recent times. All the fields are suitable for hay and silage production.

The land is formed in 7 field areas with good boundary fencing and natural water flowing through them.

LOT 3 15.54 Acres (6.69 Ha).

A large field situated on the opposite side of the A873 from the farm. The field is Class 3(2) land as defined by the Macaulay Institute for Soil Research. The land is ploughable grassland and has been let for sheep grazing in recent years. The field is back in hand at the end of the year. The boundary fencing is in good order and there is natural water flowing through the field.



GENERAL REMARKS & INFORMATION

VIEWING

Strictly by appointment through the selling agents. Contact Baird Lumsden during office hours, Monday to Friday 9.00 - 5.30. Tel: 01786 833800.

LOCAL AUTHORITY

Stirling Council, Viewforth, Stirling, FK8 2ET. Tel 0845-277700.

ENERGY PERFORMANCE CERTIFICATE

The farmhouse is rated as F (37).

IACS AND SINGLE FARM PAYMENT

The farm is IACS registered.

NB - The single farm payment is not included in the sale.

LOTING

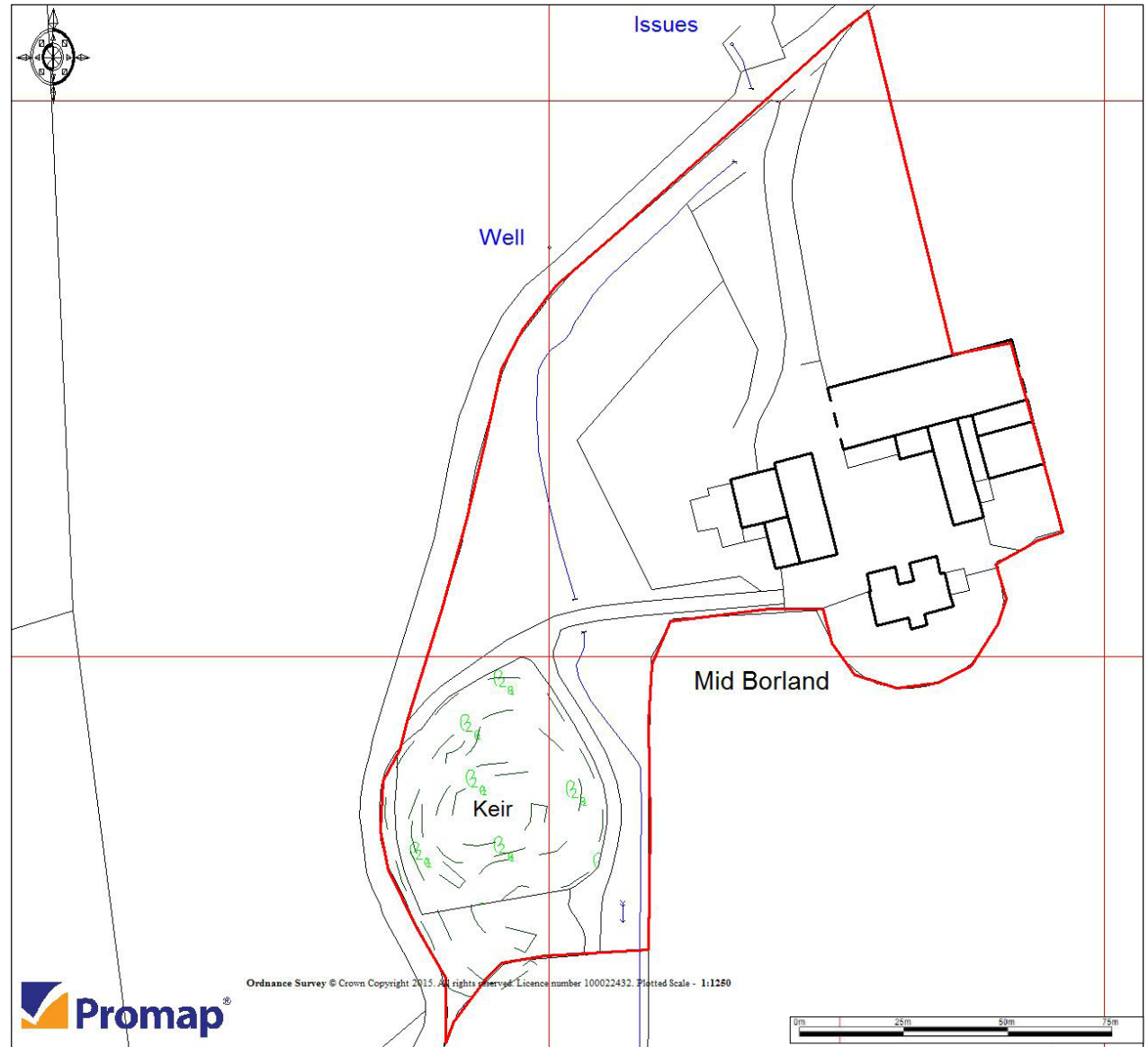
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property or to exclude any part of the property shown in these particulars. If the property is sold in more than one lot, appropriate access and servitude rights with equitable maintenance arrangements may be imposed by the sellers.

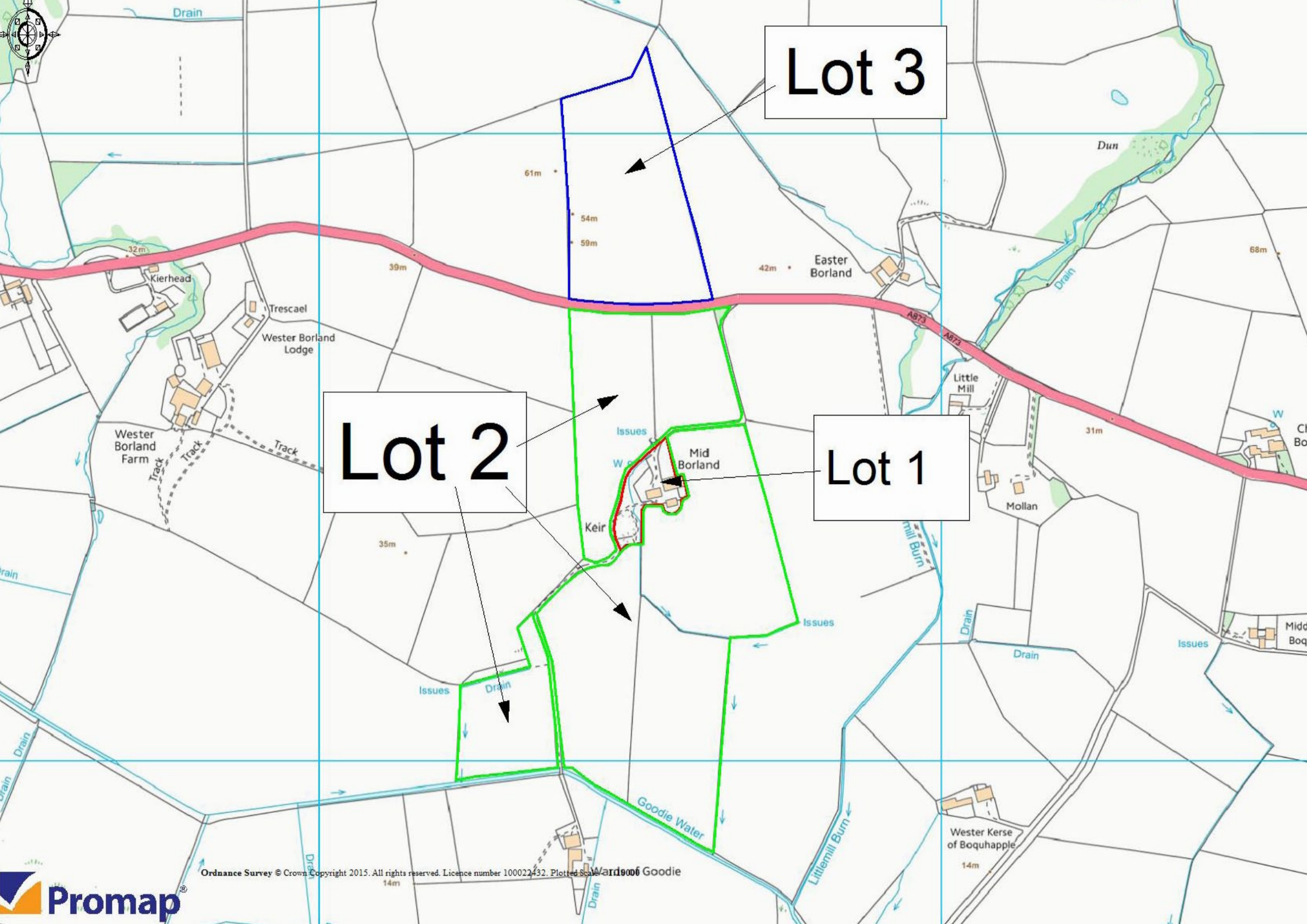
INGOING VALUATION

The purchaser(s) of Mid Borland Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for the each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institute of Chartered Surveyors (Scottish Branch), the following:

1. All cultivations carried out in preparation for this year`s crop to be valued on a labour and machinery basis.
2. All growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All silage, hay, barley, straw, fodder, roots and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Particulars and photos prepared June 2015.

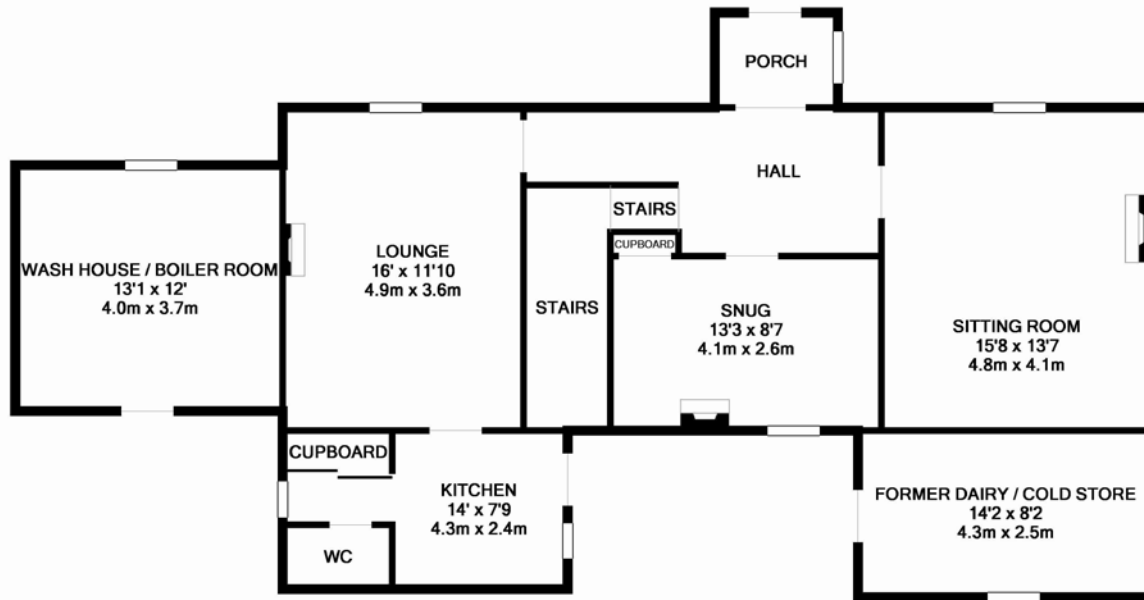




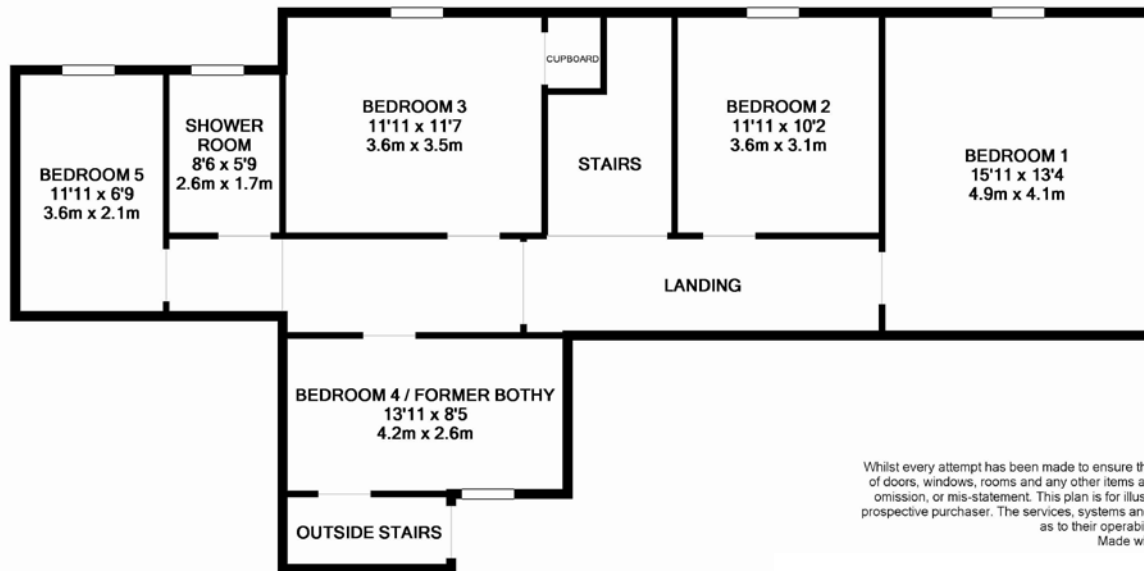
Lot 3

Lot 2

Lot 1

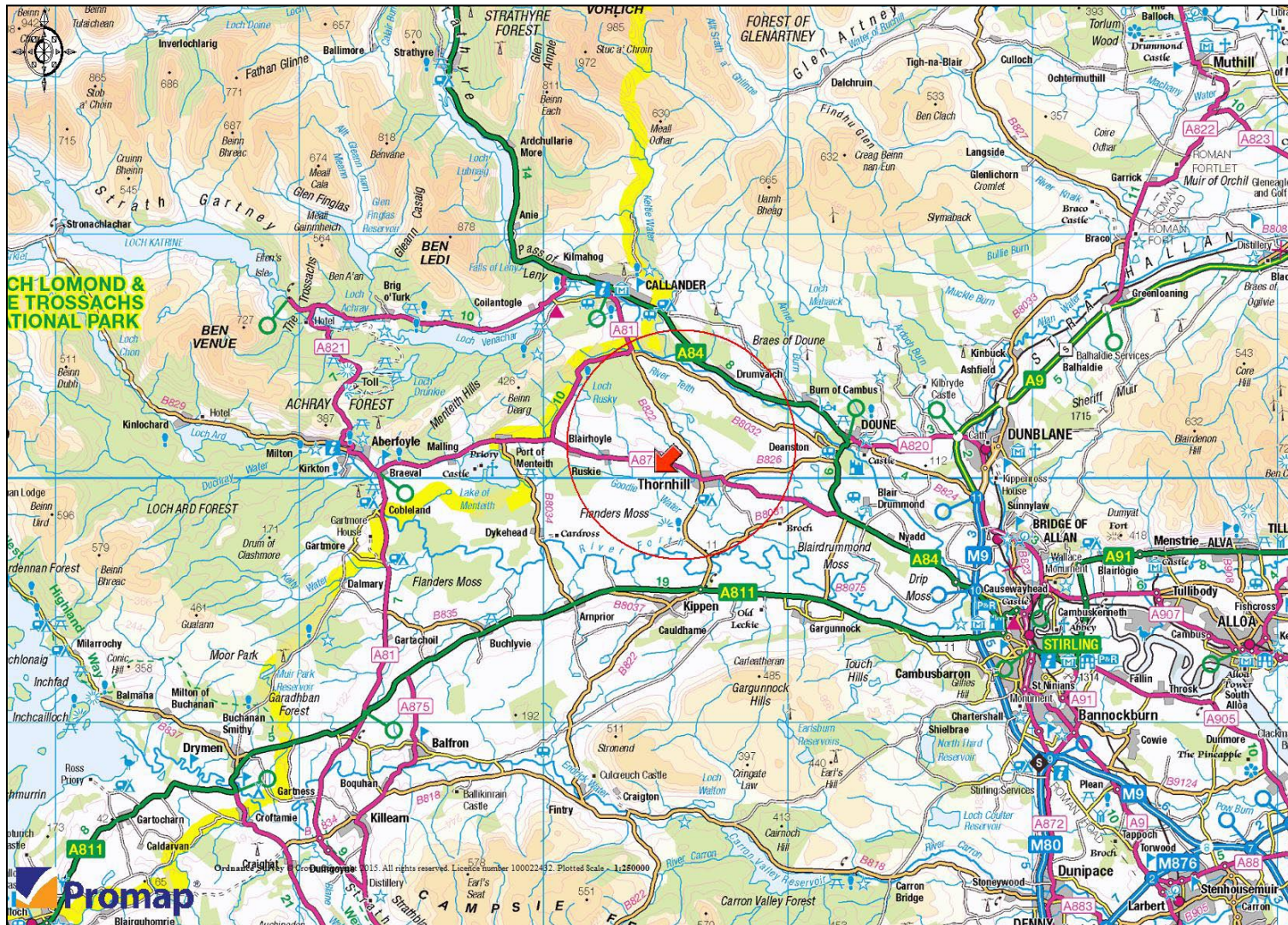


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property.

Baird Lumsden, their clients and any joint agents give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused.

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It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser.

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No person in the employment of Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Baird Lumsden, nor any contract on behalf of the Sellers.

Selling Agents

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