



RETTIE



GAINERHILL FARM | BY STRATHAVEN | SOUTH LANARKSHIRE



Lot 4

# Gainerhill Farm

BY STRATHAVEN,  
SOUTH LANARKSHIRE ML10 6RE

Strathaven 3 miles, Hamilton 10 miles, Kilmarnock 16 miles, Glasgow 17 miles (All distances are approximate).

A quietly located residential farm in a secluded yet accessible area of Lanarkshire.

## Gainerhill Farmhouse:

Entrance Vestibule, Entrance Hall, Drawing Room, Sitting Room, Study/Bedroom 3, Dining Room, Kitchen, Rear Hall, Cloakroom, Boot Room. Landing, Bedroom 1, Bedroom 2, Family Bathroom. LPG CH.

## Westwyns Cottage:

Vestibule, Hallway, Kitchen, Sitting Room, Bedroom 1, Bedroom 2, Study/Bedroom 3, Family Bathroom. LPG CH.

Traditional Steading Range encompassing a former Dairy, Dutch Barn and additional Stores. Extensive yards. Lapsed Planning Consent.

Permanent Pasture and Rough Grazings with Convenient Access via Neighbouring Public Roads and Farm Tracks. Largely Class 4.1. About 87 Acres Ploughable and 98 Acres Permanent Grazings.

Ruined Cottage with residential development potential subject to planning consent.

About 189.46 acres (76.67 hectares) in all.

For Sale either as a Whole or in up to 9 Lots.





## Situation

Gainerhill Farm is situated approximately 3 miles southwest of Strathaven in an unspoilt area of Lanarkshire. Lying amid gently undulating countryside, this is a fertile and prosperous farming region and one of the most productive grass growing areas in Scotland.

The nearby town of Strathaven provides all essential local services such as Shops, Professional Services, Primary and Secondary Schooling. Strathaven is a former market town and now mainly a residential town for those employed both locally and commuters to Glasgow and the larger town of Lanarkshire. Strathaven has many historical associations and the ruins of Strathaven Castle occupy a rocky outcrop overlooking the town. There is an excellent selection of local retailers as well as extensive public open space, Golf Course and a Leisure Centre incorporating Swimming Pool and Gymnasium. The town is also served by a Sainsbury's supermarket as well as Banks, Building Societies and a Medical Practice plus a range of Professional Services. Strathaven has a selection of Primary Schools as well as a Secondary School, Strathaven Academy, which dates back to 1905. Nearby Hamilton is home to Hamilton College, an independent fee paying school and Glasgow has a further wide choice of independent schools.

The M74 can be joined 7.5 miles east of the farm at Kirkmuirhill. The M74 provides swift motorway connections northwards via the M8 and allows southern Glasgow to be reached in around 30 minutes out with rush hour times via the new M74 extension. Similarly, Glasgow Airport and city centre can be reached in around 40 minutes. There are additional flights from Prestwick Airport throughout the UK and Europe. The M74 also heads southwards to Dumfries and Galloway and beyond to northwest England.

The surrounding countryside offers many recreational pastimes and opportunities and the Ayrshire coastline is blessed with numerous fine Links Courses including Royal Troon, Turnberry, Prestwick, Glasgow Gailes and Dundonald.

## General Description

Gainerhill Farm nestles quietly amongst the farmlands of South Lanarkshire with the Lochar Water forming much of the farm's eastern boundary.

Accessed via a farm road from the B743 minor public road linking Strathaven and Muirkirk, the approach to Gainerhill is flanked by mature hedges as the farm road passes Westwyns Cottage and leads up to the Farmhouse where it terminates at a large hard-standing parking area in front of the traditional Steading.

The Farmhouse is a two storey, predominately stone built dwelling that has been modernised and refurbished recently to include installation of gas fired central heating, new kitchen and bathroom fittings, partial re-plumbing and re-wiring, overhaul of roof, external repointing and extensive general replastering and redecoration.

The Farm Steading comprises a mixture of traditional and more modern buildings which have previously supported a small dairy and stock rearing enterprises. The buildings could form the base of a farming operation, which could be expanded beyond Gainerhill if desired or alternatively their flexibility could provide for enterprises other than farming such as equestrian. There is a lapsed



Lot 1



Lot 5



Lot 2

planning consent granted in November 2009, for the conversion of the Steading at Gainerhill to four dwelling houses (Ref: EK/09/0222).

The farmland at Gainerhill has predominately gentle gradients and aspects and is situated between 215m and 250m above mean sea level. The fields are a mixture of ploughable and permanent pasture as well as some rough grazing in and around some low lying areas.

Westwyns Cottage is a self-contained 2/3 bedroomed cottage which benefits from vacant possession having previously been let out on a Short Assured Tenancy basis.

There is also a derelict cottage close to the south eastern boundary of the farm which can be accessed via the private road leading to Hawkwood Farm on the eastern side of Gainerhill Farm. Offers on a subject to planning basis will be considered for the cottage.

#### **Lot 1: Gainerhill Farm – About 93.88 acres (37.99 hectares)**

Gainerhill Farmhouse has flexible accommodation and is entered through a glazed UPVC front door which opens into:

Entrance Vestibule (N). Glazed inner door to:  
Entrance Hall. Notable staircase rising to the first floor. Doors to:

Drawing Room (N). Cornice. Radiator.

Sitting Room/Bedroom 4 (N & E). Feature sash and case windows. Radiator. Former fireplace.

Hallway. External side door to the eastern elevation. Leads to:

Study/Bedroom 3 (W). Feature sash and case window. Radiator.

Dining Room (E & W). Feature sash and case windows. Radiator. Shelved cupboard. Disused fireplace. Door to:

Kitchen (S). Newly fitted units and surfaces. Lamona dishwasher. Washing machine. Double oven with electric hob and extractor fan over. Stainless steel sink. Cupboard housing combi boiler. Radiator. Spotlights. Rear hall with doors to:

Cloakroom (N). Wash hand basin. WC.

Boot Room. Cupboard housing fuse board. Back door.

#### **FIRST FLOOR**

The principal staircase rises from the entrance hall and leads to a landing with doors to:

Bedroom 1 (E & N). Cornicing. Sash and case windows. Views over open countryside. Radiator.

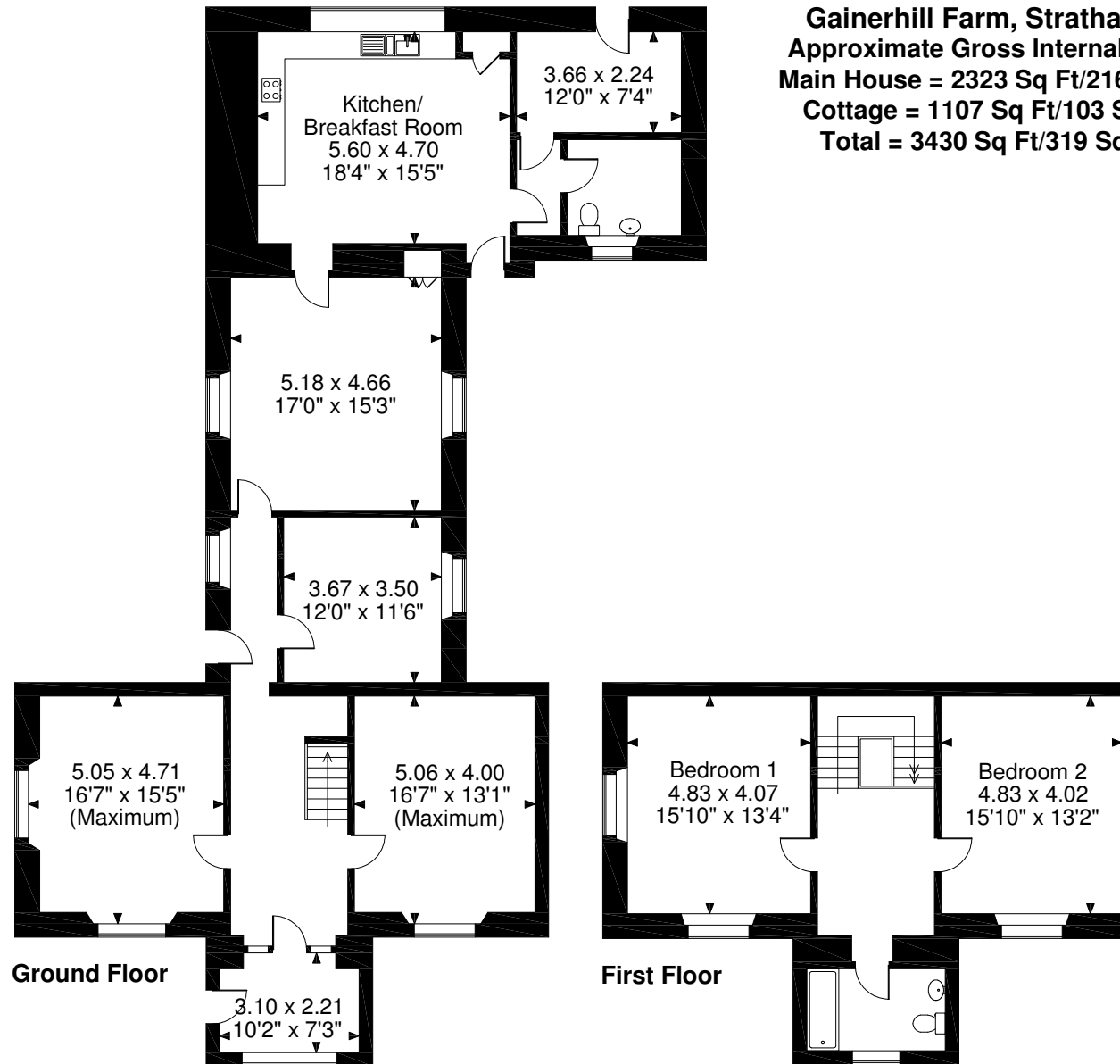
Bedroom 2 (N). Cornicing. Radiator. Sash and case window.



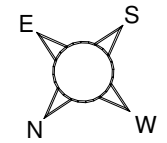
**Lot 2**



**Lot 3**



**Gainerhill Farm, Strathaven**  
**Approximate Gross Internal Area**  
**Main House = 2323 Sq Ft/216 Sq M**  
**Cottage = 1107 Sq Ft/103 Sq M**  
**Total = 3430 Sq Ft/319 Sq M**



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Bathroom (N). Bath with a wet wall and shower over. WC. Wash hand basin. Radiator.

**GARDENS**

There is a small north facing garden laid to lawn at the front of the Farmhouse.

**FARM BUILDINGS**

The majority of the farm buildings are to the south of the Farmhouse with one range being attached to the western elevation. The farm buildings are in variable states of repair and comprise the following:

Garage/Tool Shed 10.97m x 4.97m (36' x 16'4"). Stone and brick construction with a timber framed roof clad in slate.

Dutch Barn 18.25m x 9.17m (60' x 30'). Steel portal framed with a corrugated sheeting roof.

Workshop 10.27m x 4.73m (33'8" x 15'6"). Stone construction with a timber framed roof clad in slate. Sliding corrugated sheet door.

Lean-to Stables 3.18m x 17m (10'5" x 55'9"). Comprising three loose boxes. Stone construction under a corrugated sheet roof. Concrete floor. Sliding door.

Hay Barn 6.43m x 16.65m (21' x 54'6"). An open sided, stone built hay barn with timber poles and cast iron rainwater goods.

Byre 6.55m x 18.45m (21'6" x 60'6"). Stone built byre with a timber and framed roof.

Byre (2) 7.56m x 12.03m (24'9" x 39'5"). Harled concrete walls. Sliding aluminium door. Corrugated sheeting roof.

Byre (3) 7.53m x 9.99m (24'8" x 32'6"). Brick built with a timber framed roof clad in corrugated sheeting. Concrete floor and walls. Concrete floored former silage clamp and large adjacent yard area.

**FARMLAND**

In addition to the Farmhouse and Farm Buildings, Lot 1 consists of 91.72 acres (37.11 hectares) of farmland. This includes approximately 39.51 acres (15.99 hectares) of ploughable pasture and 52.21 acres (21.13 hectares) of permanent pasture. Access to the farmland is mainly taken from the farm road and field gates which lead from the farm buildings.

**Lot 2: Land at Gainerhill Farm – About 19.20 acres (7.77 hectares)**

Lot 2 comprises of approximately 19 acres of gently undulating mostly ploughable pasture which is split into two enclosures measuring 18.71 acres and 0.49 acres. The Lochar Water represents the eastern boundary of the land whilst the private road to Hawkwood Farm represents the western boundary. The B743 borders the land to the north and access can be taken via the private road to Hawkwood and through the field access to the left hand side. A silage crop has been taken from much of the land.

**Lot 3: Field at Gainerhill Farm – 3.91 acres (1.58 hectares)**

Comprising of one field enclosure, Lot 3 consists of mostly ploughable pasture. The B743 borders the land to the south and access can be taken to the land from the main road down the private track to Redding Farm and then immediately through the field access to the right hand side.

The field may appeal to local parties with non-agricultural interests.

**Lot 4: Land at Gainerhill Farm – 7.14 acres (2.89 hectares)**

Lot 4 is comprised of 7.14 acre field of mostly ploughable pasture and is well fenced. The access to Lot 4 is taken from a field gate off the B746.





Lot 8

**Lot 5: Land at Gainerhill Farm – 38.87 acres (15.73 hectares)**

Lot 5 is comprised of approximately 17.64 acres of mostly ploughable pasture and 21.23 acres of mostly permanent pasture. Access to Lot 5 is taken from a number of field gates leading off the B743 – one of which is a shared access to Lot 4. There is a secondary access via the field gate off the minor public road at the western end of the Lot.

**Lot 6: Land at Gainerhill Farm – 11.64 acres (4.71 hectares)**

On the south western extent of the farm, Lot 6 is nestled between the B743 Strathaven road and the minor public road leading to East Dykes Farm. The main access to Lot 6 is taken from the minor public road between the B743 and East Dykes Farm. There is a secondary access via the field gate off the B743.

**Lot 7: Field at Gainerhill Farm – 13.34 acres (5.40 hectares)**

Comprising of one field enclosure, Lot 7 consists of approximately 13.00 acres of predominantly permanent pasture. The B743 borders the land to the north and access can be taken to the land from the main road.

**Lot 8: Westwyns Cottage – 0.15 Acres (0.06 Hectares)**

Westwyns Cottage is approached via the farm drive and is on the left hand side before you reach the Farmhouse. The cottage has a harled exterior and pitched slate roof with a flat roof rear extension. To the side of the cottage is a back door which leads to:

Entrance Vestibule. Cupboard housing Worcester Central Heating Boiler. Storage cupboard. Door to:

Kitchen (S). Fitted units and surfaces. Belfast sink. Oven with electric hob. Plumbing for washing machine and dishwasher. Shelved cupboard housing water tank.

Hallway. Linoleum flooring. Skylight. Doors to:

Sitting Room (W). Fireplace with tiled mantel, surround and hearth. Large window. Radiator.

Bedroom 1 (W). Feature fireplace with tiled mantel, surround and hearth. In-built cupboards and wardrobe. Large feature window.

Bedroom 2 (E). Double bedroom with in-built cupboards and wardrobe.

Bedroom 3/Study (E). Single bedroom with in-built wardrobe.

Family Bathroom (E). WC. Wash hand basin. Bath with electric shower over. Radiator. Floored Loft.

**GARDEN**

In addition to the small front garden with paved pathway to the front door is a rear garden which is laid to lawn and bordered with a timber fence. The Calor Gas Tank is to the rear of the property. The garden will be extended by 10m to the north of the existing garden ground to provide additional garden ground and car parking area. The new boundary has not yet been established.

A Home Report is available for this property.

**Lot 9: Gainerhill Cottage – About 1.33 acres (0.54 hectares)**

Accessed from the private road leading to Hawkwood Farm, Lot 9 is the site of a former cottage which, subject to gaining the necessary planning consent could be developed into a contemporary home. There is convenient road access, electricity passes nearby and there is a historic water pipe nearby. Extending the recently installed mains water supply to Gainerhill Farm to the cottage could also be possible.

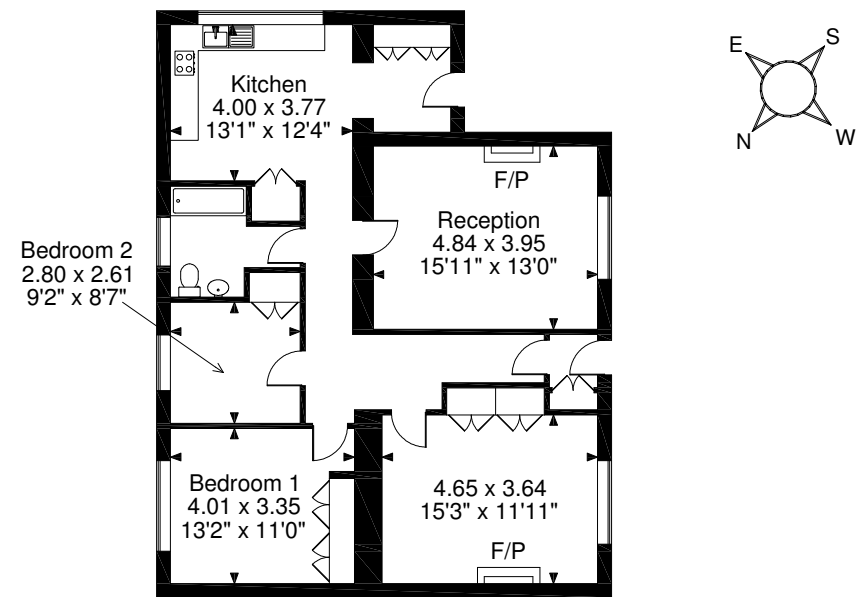
Offers on a subject to planning consent will be considered.

**General Remarks and Information****Viewing**

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

**Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is ML10 6RE.

**Cottage****FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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Lot 5

#### Directions

From Strathaven take the B734 signposted Muirkirk and continue for around 1.5 miles. Cross the bridge at the Avon Water and continue on this road for a further 2 miles and Gainerhill Farm is situated on the left hand side as indicated on the location plan which forms part of the particulars.

#### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

#### Local Authorities

South Lanarkshire Council  
Almada Street  
Hamilton, South Lanarkshire  
ML3 0AA  
Tel: 0303 123 1015

#### Basic Payment Scheme

A 2015 Single Application Form was been submitted by the grazing licensee.  
Any payments relating to the 2015 Scheme Year will be retained by the grazing licensee. If applicable the purchaser(s) will be responsible upon occupation of the subjects to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (2015) for the rest of the scheme year.

The sellers do not hold any entitlements.

Note: it is understood that the grazings fall within Payment Region 1.

#### Less Favoured Area

The land at Gainerhill has Less Favoured Area Status.

#### EPC Rating

Farmhouse –D  
Cottage - F

#### Services

Mains electricity. Mains water (to dwellings). Private drainage. Propane gas central heating to farmhouse and Westwyns Cottage.

#### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Note – the farmlands are let on a grazing licence to 15th April 2016. Vacant possession to these lands may be available sooner by arrangement.

#### Solicitors

DWF LLP  
2 Lochrin Square  
96 Fountainbridge, Edinburgh  
EH3 9QA  
Tel: 0131 226 5541

#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

#### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Lot 7

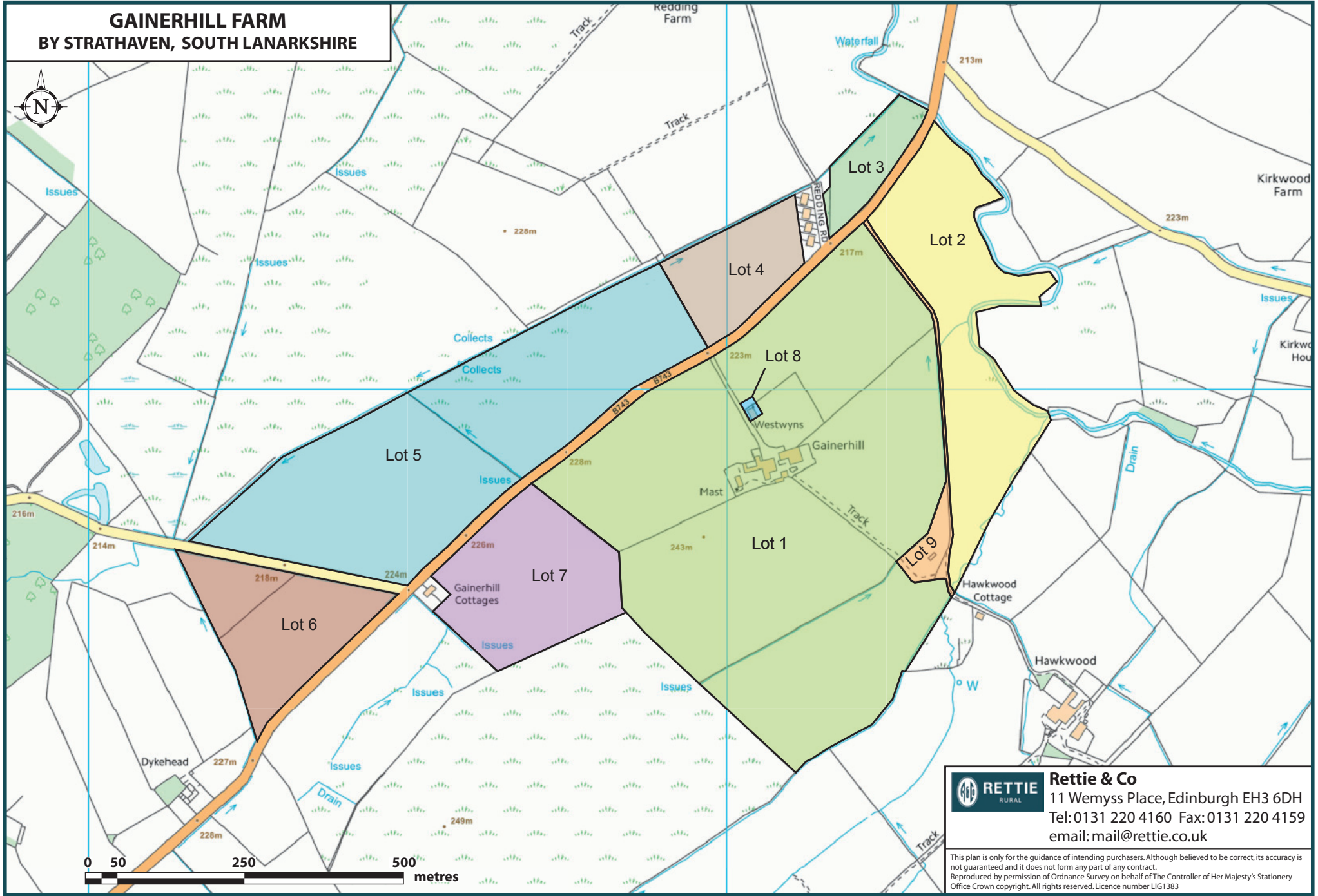


Lot 8

Area Schedule - Gainerhill Farm								
Field No.	Ploughable Pasture		Permanent Pasture		Other		Total	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
<b>Gainerhill Farm - Lot 1</b>								
3			6.33	15.64			6.33	15.64
9	5.72	14.13					5.72	14.13
11			8.01	19.79			8.01	19.79
12			0.84	2.08			0.84	2.08
13	5.29	13.07					5.29	13.07
14			5.95	14.70			5.95	14.70
16a	4.98	12.31					4.98	12.31
Buildings & Tracks					0.88	2.16	0.88	2.16
<b>TOTAL</b>	<b>15.99</b>	<b>39.51</b>	<b>21.13</b>	<b>52.21</b>	<b>0.88</b>	<b>2.16</b>	<b>37.99</b>	<b>93.88</b>
<b>Gainerhill Farm - Lot 2</b>								
17	7.57	18.71					7.57	18.71
18	0.20	0.49					0.20	0.49
<b>TOTAL</b>	<b>7.77</b>	<b>19.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.77</b>	<b>19.20</b>
<b>Gainerhill Farm - Lot 3</b>								
15	1.58	3.91					1.58	3.91
<b>TOTAL</b>	<b>1.58</b>	<b>3.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.58</b>	<b>3.91</b>
<b>Gainerhill Farm - Lot 4</b>								
10	2.89	7.14					2.89	7.14
<b>TOTAL</b>	<b>2.89</b>	<b>7.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.89</b>	<b>7.14</b>
<b>Gainerhill Farm - Lot 5</b>								
4			8.59	21.23			8.59	21.23
7	7.14	17.64					7.14	17.64
<b>TOTAL</b>	<b>7.14</b>	<b>17.64</b>	<b>8.59</b>	<b>21.23</b>	<b>0.00</b>	<b>0.00</b>	<b>15.73</b>	<b>38.87</b>
<b>Gainerhill Farm - Lot 6</b>								
1			1.30	3.21			1.30	3.21
2			3.41	8.43			3.41	8.43
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>4.71</b>	<b>11.64</b>	<b>0.00</b>	<b>0.00</b>	<b>4.71</b>	<b>11.64</b>
<b>Gainerhill Farm - Lot 7</b>								
6			5.40	13.34			5.40	13.34
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>5.40</b>	<b>13.34</b>	<b>0.00</b>	<b>0.00</b>	<b>5.40</b>	<b>13.34</b>
<b>Gainerhill Farm - Lot 8</b>								
Cottage					0.06	0.15	0.06	0.15
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.06</b>	<b>0.15</b>	<b>0.06</b>	<b>0.15</b>
<b>Gainerhill Farm - Lot 9</b>								
16b - Ruin					0.54	1.33	0.54	1.33
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.54</b>	<b>1.33</b>	<b>0.54</b>	<b>1.33</b>
<b>TOTAL</b>	<b>35.37</b>	<b>87.39</b>	<b>39.83</b>	<b>98.42</b>	<b>1.48</b>	<b>3.64</b>	<b>76.67</b>	<b>189.46</b>



# GAINERHILL FARM BY STRATHAVEN, SOUTH LANARKSHIRE



**Rettie & Co**  
11 Wemyss Place, Edinburgh EH3 6DH  
Tel: 0131 220 4160 Fax: 0131 220 4159  
email: [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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