

***LEWINSIDE FARM
FORTH
LANARK***

**Offered for Sale as a whole former productive dairy unit,
Comprising 7 apartment house with steading and 188.5 acres or
thereby.**

Seller:

Thomas Aitken
Lewinside Farm
Forth
Lanark
ML11 8HB

Solicitors:

Davidson & Shirley
11 Hope Street
Lanark
ML11 7ND

Sole Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Muirglen
Lanark ML11 9AX
Tel: 01555 662281

Directions:

Take the A706 from Lanark, On reaching Harelaw roundabout proceed on the A706 for 160 meters then take right. Continue along the road for 1.8 miles. Take left then right then continue over the bridge to the crossroads, take left proceed along the road for 310 meters and the entrance to the farm is on the left.

Situation:

The farm is situated 1.9 miles South of Forth village and 5 miles to the East of Carluke, all within the parish of Carnwath, District of South Lanarkshire.

The Property is situated within easy access to Forth and Lanark. Both Forth and Lanark provide local shopping, banking and leisure facilities. An extensive range of shops, supermarkets and retail parks are also available in the nearby towns of Lanark and Livingston. Edinburgh is a forty five minute drive with Glasgow a one hour drive. Primary education is provided in Braehead, with Secondary education in Lanark.



1 ½ storey stone built dwelling will require modernisation, provides the following accommodation at present.

Ground Floor:

Kitchen Porch: (10'8" x 3'7")

Kitchen: (20'2" x 11'2")

Utility Room: (7'1" x 22'9")

Front Porch: (8' x 4'7")

Living Room: (14'6" x 13'9")

Sitting Room: (14'2" x 12'6")

Study: (5'4" x 8'4")

Dining Room: (14'4" x 7'2")

Bathroom: (5'5" x 8'6")

Hall: (3'9" x 17'5")

Staircase:

Upper Floor:

Hall/Landing: (9'6" x 5'6")

Double Bedroom: (13'9" x 11'7")

Double Bedroom: (14'3" x 13'6")

Single Bedroom: (7' x 14'3")

Single Bedroom: (6'9" x 11'6")

Boxroom: (8' x 6'5")

Garden:

Hedging borders and red chip area

Council Tax: B

Water:

Mains Water

Sewage:

Septic Tank





Outbuildings:

Barn:

Stone built concrete floor with loft above, Fraser Feed Mixer with feed auger, asbestos roof.

Tool Shed:

Stone built, concrete floor and corrugated iron roof.

Slatted Cattle Shed and Cattle Court:

Steel framed asbestos roof and 3 feed passages to serve 6 pens, cattle court.

Covered Silage Pit: (22'11" x 91'10")

Steel framed, box profile roof, sleeper sides and concrete floor.

Livestock Shed: (146'11" x 25'7")

Timber framed, concrete floor, sleeper walls, box profile roof, corrugated iron sides comprising cattle pen, slatted cubicles with underground tank and 2 grain bins.

Oil Storage Shed:

Timber construction, concrete floor and corrugated iron roof.

Cattle Court: (49'2" x 24'11")

Timber and steel construction, box profile roof, front and centre feed passage.

Covered Silage Pit (19'8" x 114'9") and

Timber framed, concrete walls and floor, corrugated iron roof and sides.

Straw Shed: (39'4" x 68'10")

Timber construction, box profile roof and sides, rubble floor.

Implement Shed: (32'9" x 62'4")

Timber construction, box profile roof and sides, concrete floor.

Small Byre: (42'7" x 22')

Stone built, concrete floor and slated roof. Stalls for 25 head milk pipeline system.

Calf House: (12' x 17'6")

Brick built, concrete floor, corrugated iron roof, 7 pens with wooden fronts.



Main Byre: (102'4" x 22')

Stone walls, steel trusses, asbestos roof and concrete floor. Stalls for 61 head.

Calf Shed: (21'11" x 29'2")

Stone built, 14 individual pens, 4 multi pens.

Milk House:

Stone built, concrete floor, wash area, milk bulk tank, loft above.

Garage:

Wooden construction, corrugated roof.

Fences:

The fences are all stob, wire and stob, ryelock and in stock proof condition.

Access:

Stone Road. Yard – concrete.

Basic Payment Scheme:

The 2017 application form was submitted to enable the vendor to claim 2017 payment. The vendor will co-operate with the transfer of the rights to receive.



Land: LFA

Field	Land	Acreage
1	NS/93376/50321	7.90
2	Ns/93506/50386	10.50
3	NS/93551/50162	9.93
4	NS/93616/49996	7.06
5	NS/93697/50464	9.71
6	NS/93711/49796	8.85
7	NS/93735/50249	11.14
8	NS/93782/49986	5.61
9	NS/93856/50056	6.05
10	NS/93891/49812	12.30
11	NS/93906/50278	9.40
12	NS/93952/50390	9.66
13	NS/94046/50427	12.80
14	NS/94061/50082	15.81
15	NS/94118/49897	12.65
16	NS/94222/50395	5.63
17	NS/94272/50276	3.92
18	NS/94398/50465	7.83
19	NS/94430/50354	5.88
20	NS/94712/50418	4.45
20A	NS/94712/50418	8.91
	Steading and Roads	1.79
	Pond	0.81
		188.59

Entry:

Vacant possession will be given to the subjects on a date to be mutually agreed.

Title Deeds:

The title deeds may be inspected at the offices of Davidson & Shirley 11 Hope Street Lanark ML11 7ND

Deposit:

The purchaser shall, within 5 days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at the date of entry.

Possible Development Area:

Any missives for the sale of the property will include a provision that in the event that outline planning permission is granted for development of all or part of the property edged blue on the map within the period of 10 years following the date of purchase, a payment will be made by any purchaser to the sellers of a clawback payment of 25% of the uplift in value resulting from the said grant of planning permission. A standard security is to be granted by any purchaser in favour of the sellers in respect of the said clawback payment.

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.

Inspection:

Inspection of the subjects is strictly by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

Offers:

Closing date has been set for 12 noon Wednesday 8th November 2017

Offers are invited as a whole

Offers for the subjects are invited and should be submitted in Scottish legal form to Lawrie & Symington Limited, Lanark Agricultural Centre, Muirglen, Lanark. The offer **must** contain proof of funding for 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:

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 offers 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.



Centre Coordinates: 293999.650226

