

BEDLAY CASTLE

BY CHRYSTON, NORTH LANARKSHIRE







BEDLAY CASTLE BY CHRYSTON NORTH LANARKSHIRE

Chryston 1 mile Cumbernauld 5 miles Glasgow 9 miles
Edinburgh 45 miles

An A listed 16th Century Castle in the heart of Central Scotland

- Unique restoration opportunity.
- Terraced garden and policy grounds.
- Land with longer term development potential (subject to necessary consents).
- Peaceful but accessible location close to the City of Glasgow.

About 3.95 Ha (9.76 Acres) in Total

For Sale as a Whole



CKD Galbraith
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Stirling
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GENERAL

Bedlay Castle sits in a private yet accessible location between the settlements of Chryston and Moodiesburn to the north west of Glasgow. The property benefits from direct access onto the northbound A80 providing access to Stirling, Edinburgh and Perth via the M9 and A9, with the M80 and M74 providing access to Glasgow and the South. The mix of policy grounds and mature amenity woodland give the property a considerable element of seclusion and privacy. The surrounding land of the Castle lies into the village of Chryston to the west. The City of Glasgow is situated approximately 9 miles to the south west and is Scotland's largest city. The centre of Glasgow has numerous retail districts and offers an excellent range of amenities including internationally renowned shopping facilities, a range of first class restaurants, galleries, clubs and theatres, as well as an expanding professional and business district.

Glasgow Airport is 18 miles to the west, with Edinburgh Airport 35 miles to the east, both of which offer a wide range of flights to domestic and international destinations.

HISTORY

The Castle originally formed part of the larger Bedlay and Mollins Estate which formed part of the possession of the Cathedral Church of Glasgow, having been gifted by William the Lion in the 12th century. The Castle is of two periods. The eastern end, with the square tower north east corner being the oldest part of the Castle and probably dates back to the end of the 16th century. The western section with the two towers, was erected approximately one hundred years later. It is believed that the oldest part of the Castle was erected during the ownership of Sir Thomas Boyd of Bedlay pre-1642, but during the reign of the Robertson of Earnoch family considerable additions were made to the property. In more recent times the Castle has been in the same ownership, by the McAdam family, since 1959.

DESCRIPTION

Bedlay Castle was originally built in the late 16th Century with the towers in the western section added almost 100 years later. The ground floor comprises large barrel vaulted store rooms, cellars and two smaller larders as well as the main kitchen and living room. The master bedroom is

situated on the first floor which also contains an attractive drawing room and gallery and a large dining room. A further 5 bedrooms are split across the second and third floors. The towers provide two circular rooms across the ground, first and second floors. Bedlay Castle requires a complete refurbishment and presents a fantastic and rare restoration opportunity to return the property to its former glory.

The policy grounds and woodland surrounding the Castle extend to approximately 9.76 acres in total. The land has been classed as Grade 3:1 by the James Hutton Institute for Soil Research and all of the open ground is currently down to pasture. The land is bordered by mature woodlands which provide the property a significant amount of protection and privacy. The grounds to the west form a boundary with the village of Chryston and the land to the east backs onto Moodiesburn, both areas may present the potential for long term development of these fields subject to the necessary planning permissions. The main driveway is lined with hardwoods leading to a large gravel courtyard adjacent to the Castle.

Adjoining on the north elevation, there is a stone stable and dog kennel.

SOLICITORS

Stronachs
34 Albyn Place
Aberdeen
AB10 1FW
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Fax: 01224 845800
Email: info@stronachs.com

DIRECTIONS

From Glasgow take the M80 towards Cumbernauld, on reaching junction 3 continue on to the A806 south which leads on to the A80. Bedlay Castle is accessed directly from the north bound carriageway of the A80 by Chryston. The property is accessed from a private driveway which leads past the former Gate Lodge. Please note the stone gateposts and their solum at the entrance to the driveway belong to Bedlay Castle.

POST CODE

G69 9HP



ENVIRONMENTAL AND HISTORIC DESIGNATION

Bedlay Castle and adjoining stable block have been afforded Grade A Listing by Historic Scotland. Within the grounds there is also an arched doorway from Petershill House. Further details are available via Historic Scotland's website (www.historic-scotland.gov.uk). The majority of the mature trees within the policy grounds have been afforded Tree Preservation Orders (TPOs).

DEVELOPMENT

The land at Bedlay Estate lies within an area covered by the North Lanarkshire Local Plan, which was adopted in September 2012. The land has currently been zoned as greenbelt. Further details can be found on North Lanarkshire Council website (www.northlanarkshire.gov.uk).

CLAWBACK

The missives of sale for Bedlay Castle will be subject to the purchaser(s) granting a Standard Security in favour of the Sellers to claw back 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural over any part of the policy and garden grounds surrounding the Castle being obtained subsequent to date of entry for a period of 30 years.

LOCAL AUTHORITY

North Lanarkshire Council
Civic Centre
Windmillhill Street
Motherwell
ML1 1AB
Tel: 01698 403200
Web: www.northlanarkshire.gov.uk

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

FIXTURES AND FITTINGS

Some items of furniture within the Castle may be available by separate negotiation.

SERVICES

Water:	Mains
Electricity:	Mains
Drainage:	Mains
Heating:	Solid Fuel Heating

COUNCIL TAX

Bedlay Castle falls into Band H.

ENERGY PERFORMANCE CERTIFICATE

Bedlay Castle has an Energy Performance Rating of G1.

ENTRY

Entry to Bedlay Castle will be by mutual agreement.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

HEALTH & SAFETY

Due to the historic fabric of the property, appropriate caution should be exercised at all times during inspection of the Castle and surrounding policy grounds.

MORTGAGE FINANCE

CKD Galbraith has an arrangement with independent mortgage brokers Springtide Capital Ltd, who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh Office on 0131 240 6990.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised

of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

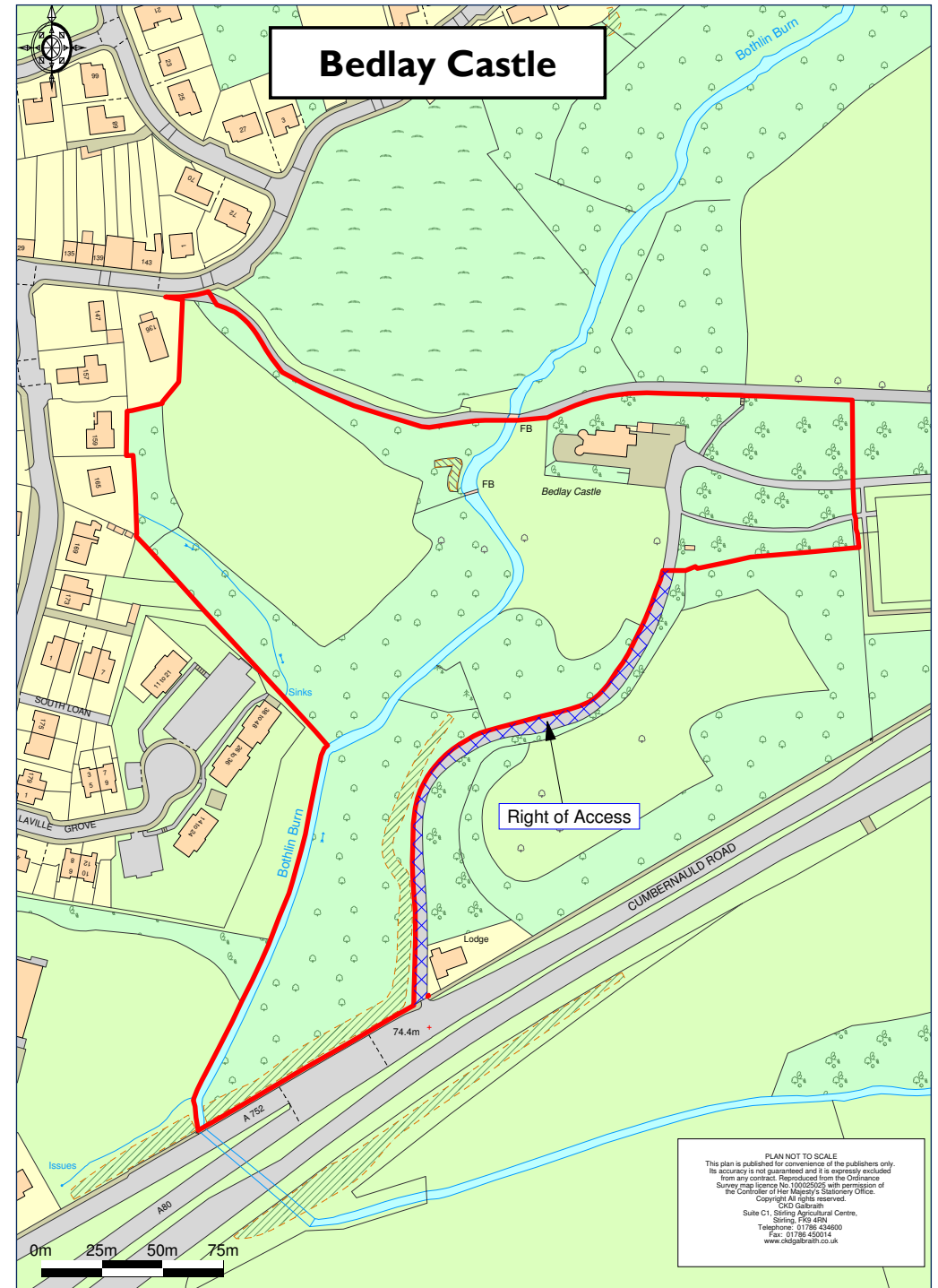
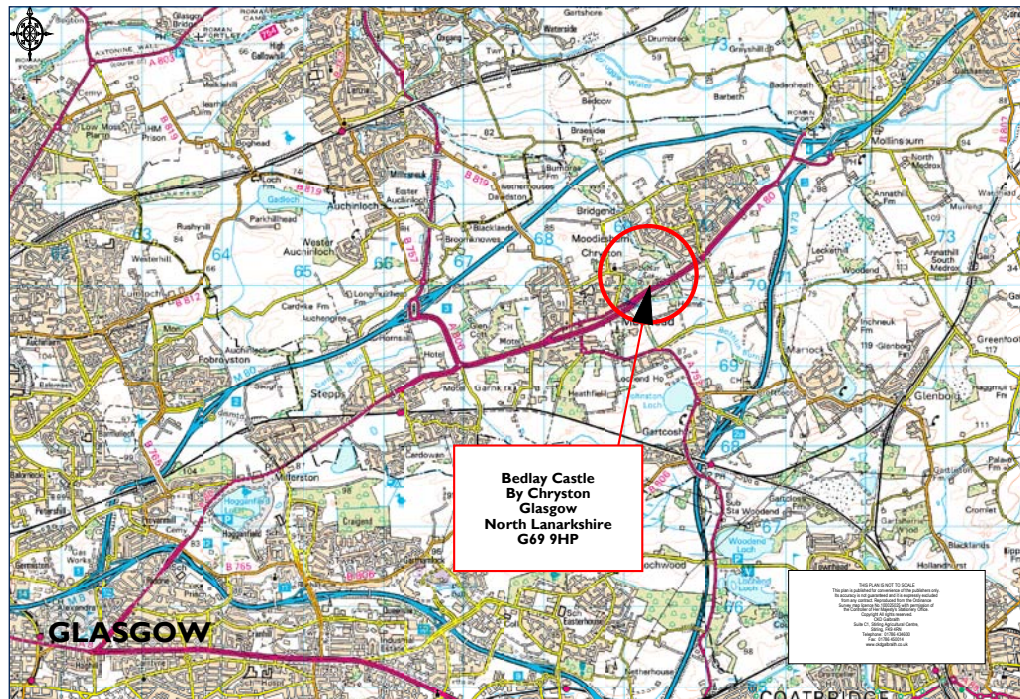
Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith LLP, Suite C1, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: stirling@ckdgalbraith.co.uk

6 Third Party Rights and Servitudes

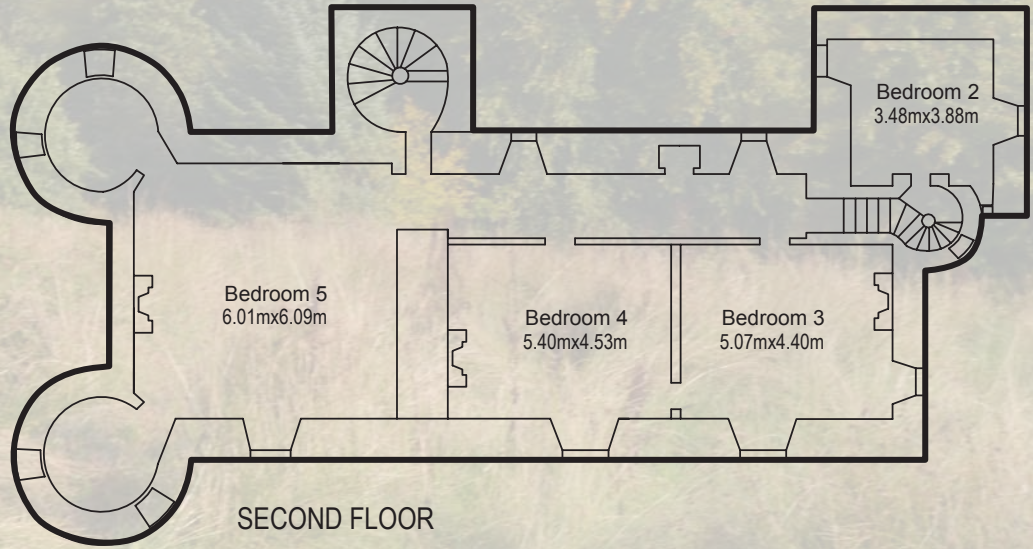
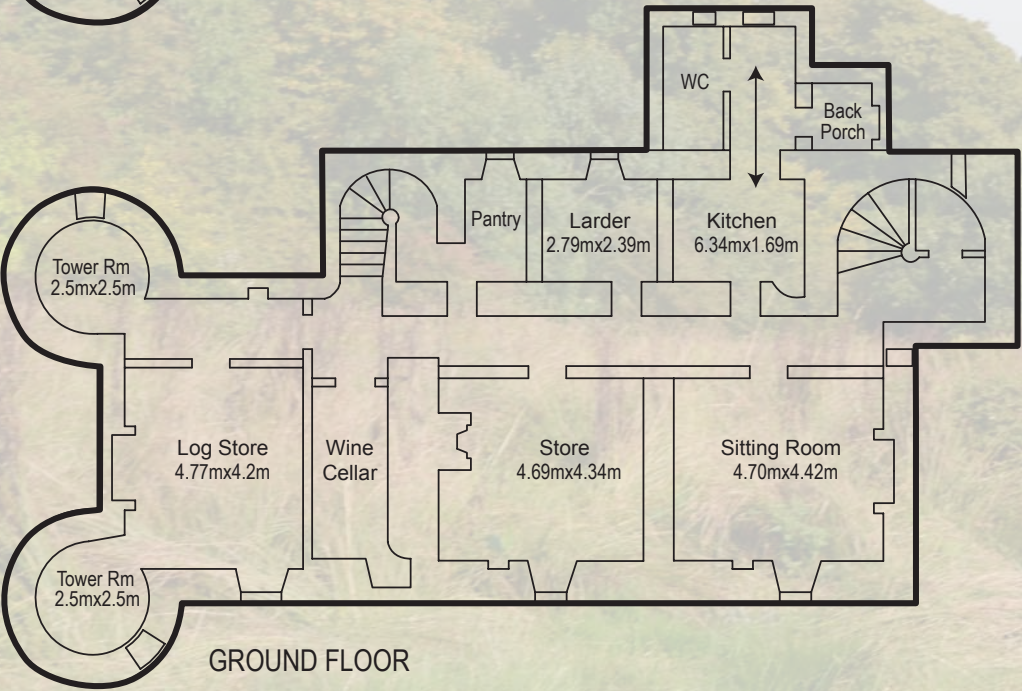
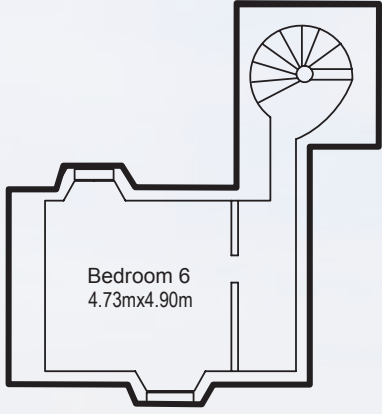
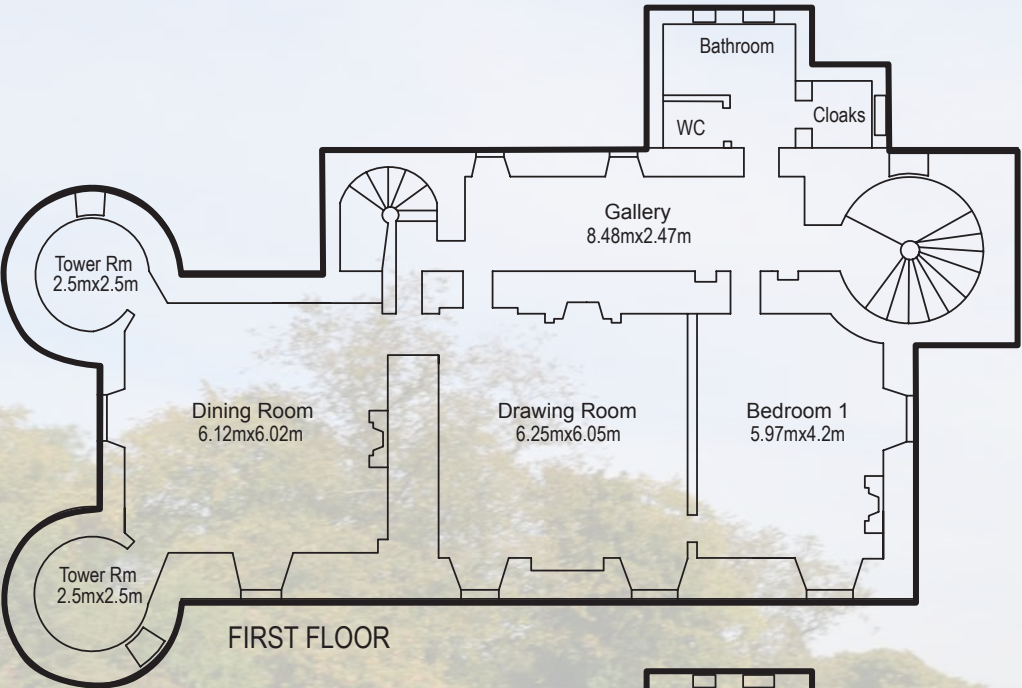
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Photographs taken July 2009 and September 2014.

Particulars prepared October 2014.



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