



# THE ACRES

LANDS OF TWEEDIESIDE, SANDFORD, STRATHAVEN





Lot 1



# THE ACRES, LANDS OF TWEEDIESIDE, SANDFORD, STRATHAVEN

An attractive grassland farm in an accessible location within South Lanarkshire.

Strathaven 3.5 miles ■ Chapleton 6 miles ■ Glasgow 25 miles

About 66.96 Ha (165.45 Ac)

- Spacious farmhouse (four bedrooms, two public rooms).
- Two agricultural buildings.
- Block of Grade 3 & 4 farmland suited to grazing and fodder production.
- Located in a good location a short distance from the popular town of Strathaven.

## FOR SALE AS A WHOLE OR IN THREE LOTS

- Lot 1: Farmhouse, buildings in about 46.33 Ac (18.75 Ha). Offers over £500,000
- Lot 2: About 67.33 Ac (27.25 Ha). Offers over £275,000
- Lot 3: About 51.79 Ac (20.96 Ha). Offers over £200,000
- Whole: Offers over £975,000

**Galbraith**

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 OnTheMarket





### SITUATION

The Acres is situated in a desirable area of rural South Lanarkshire, situated about 3.5 miles to the south east of Strathaven and some 6 miles south east of the settlement of Chapleton. The historic former market town of Strathaven provides an excellent range of local services including supermarket, leisure centre and library, along with thriving coffee shops, pubs and restaurants. The farm is within easy commuting distance of the City of Glasgow, Scotland's largest City, being within about 25 miles to the north west of the farm, with world renowned shopping outlets, businesses and entertainment facilities. Glasgow Airport is about 31 miles distant and offers regular flights to London and a wide range of international destinations. Nearby towns of East Kilbride and Hamilton both have railway stations with regular connections to Glasgow and beyond. Local primary and secondary schooling is available in Strathaven, with private schooling at nearby Hamilton College or within Glasgow itself offering a wider range of highly regarded independent private schools. There are a number of golf courses including an 18-hole course at Strathaven Golf Club and the racecourse at Hamilton provides regular fixtures. Agriculturally the surrounding area of South Lanarkshire provides an attractive location with a combination of productive pasture and arable ground with rolling hills in the distance. The farm lies within reaching distance of Craig Wilson Mart and Stirling Mart.

### DESCRIPTION

The Acres was previously a working stock farm extending to about 66.96 Ha (165.45 Ac) and is now currently grazed seasonally with some ground being utilised for fodder production. The farm has a attractive farmhouse with the added benefit of two agricultural buildings suitable for livestock housing and storage. The land is bisected by a minor public road, the School Road, and offers considerable scope.

### METHOD OF SALE

The Acres is offered for sale as a whole or in three lots.

### Lot 1: FARMHOUSE, STEADING AND ABOUT 45.66 ACRES OF LAND.

#### The Farmhouse

The farmhouse offers spacious and flexible accommodation over two storeys which has the opportunity for modernisation. Of particular note and usefulness is the grounds floor wing of the house with living room, bedroom and bathroom offering the potential for an annexe if required. The accommodation is laid out in more detail in the floorplans contained within this brochure. The property benefits from double glazing throughout and ample parking to the front. The farmhouse also benefits from a large garage which can be accessed externally.

#### Farm Buildings

The farm buildings at The Acres comprise two 90ft x 60ft general purpose sheds of steel portal frame construction, block walls, vent air cladding and a corrugated fibre cement roof.

#### Farmland

The land within lot 1 extends to approximately 45.66 acres and is situated to the east of the farm steading. The land is graded by the James Hutton Institute as mainly Grade 4(1) with some Grade 5(3).

### LOT 2 - About 27.25 Ha (67.33 Ac)

The land within lot 2 extends to approximately 67.33 acres and is situated south of the landholding and can be accessed directly from School Road. The land is graded by the James Hutton Institute as predominantly Grade 3(2) with Grade 4(1) and is currently utilised for livestock grazing. The land is serviced by a mains water trough as well as natural sources. The land has a gently sloping aspect sitting at 223m above sea level rising to 192m above sea level.



Kitchen



Bedroom



### LOT 3 – About 20.96 Ha (51.79 Ac)

The land within lot 3 extends to approximately 51.79 acres and is situated to the far east of the landholding and can be accessed directly from School Road. The land is classified as predominately Grade 4(1) with some Grade 4(2) as classified by the James Hutton Institute.

### IMPORTANT NOTE

There is an existing Section 75 agreement within the title; If the farm is sold in lots, consent to split the farm will be required from the local council, which will be sought by the sellers' solicitors upon verbal acceptance of any offer.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Tenure	Council Tax	EPC
The Acres Farmhouse	Mains	Septic Tank	Mains	Solid Fuel	Freehold	Band G	D68

### RIGHT OF ACCESS

There is a right of access to the neighbouring property marked A and B on the plan.

### BASIC PAYMENT SCHEME (BPS) 2022

The Basic Payment Entitlements are available by separate negotiation. 68.37 Ha of Region 1 entitlements are held. Location Code 83/549/0005. Any payments relating to the 2022 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale 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 (BPS) 2022 for the remainder of the scheme year.

### LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area (LFA). Any payments relating to current scheme year will be retained by the Sellers

### SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cadzow Court, 3 Wellhall Road, Hamilton, ML3 9BG

T: 01698 462400. F: 01698 462401. E: SGRPID.hamilton@gov.scot

### LOCAL AUTHORITY

South Lanarkshire Council, Almada Street, Hamilton, ML3 0AA. T: 03031 231015

### SOLICITORS

Kilpatrick and Walker, 4 Wellington Square, Ayr, KA7 1EN

T: 01292 618585. F: 01292 885678. E: info@kilpatrickwalker.com

### MINERALS

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

### TIMBER

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





### SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

### FIXTURES AND FITTINGS

The carpets in the downstairs hall, stairway and upstairs hall are excluded. Curtains and light fittings will be removed. All moveable white goods are specifically excluded and no other items are included unless mentioned in the sales particulars.

### 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 as satisfied themselves in respect thereof.

### INGOING VALUATION

The purchaser(s) of The Acres shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and 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.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

### 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.

### POST CODE

ML10 6PJ

[www.what3words.com](http://www.what3words.com) - desiring.painter.nips

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).





### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

### HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

### AMC PLC FINANCE

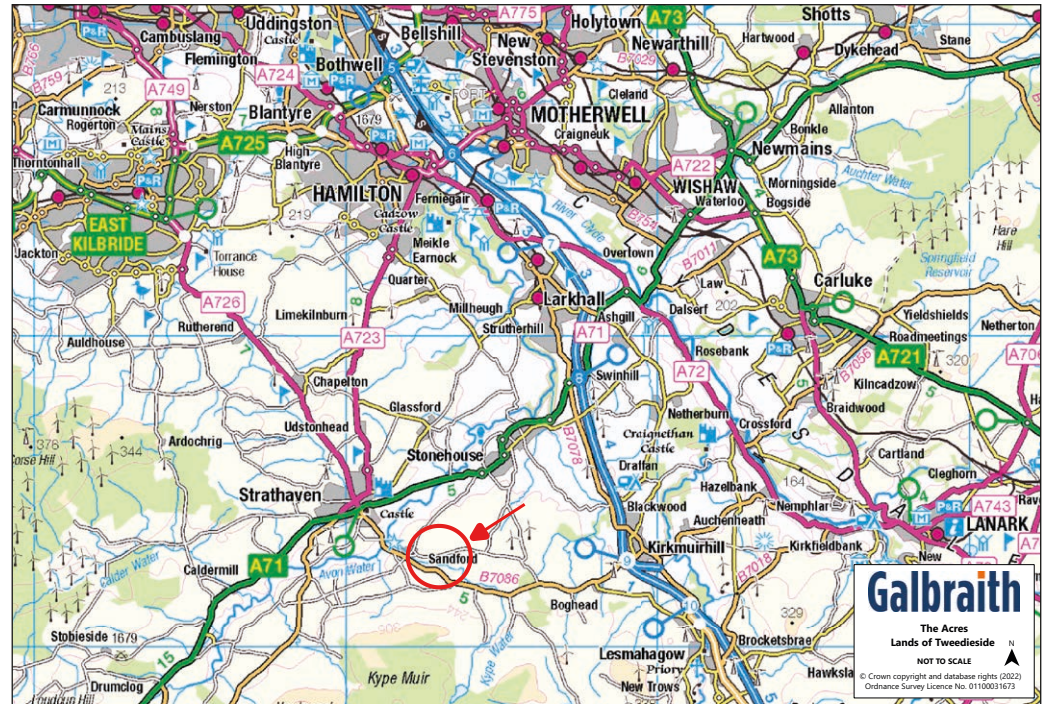
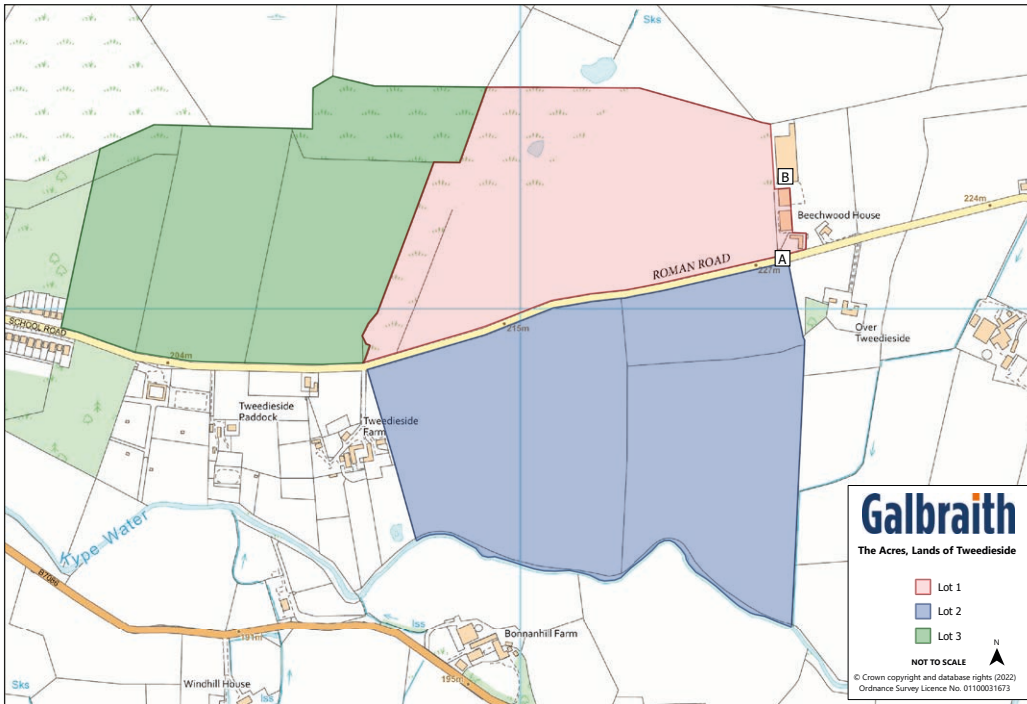
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 07500 794201 Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)

### 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 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 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. 7. Photographs taken in August 2022.

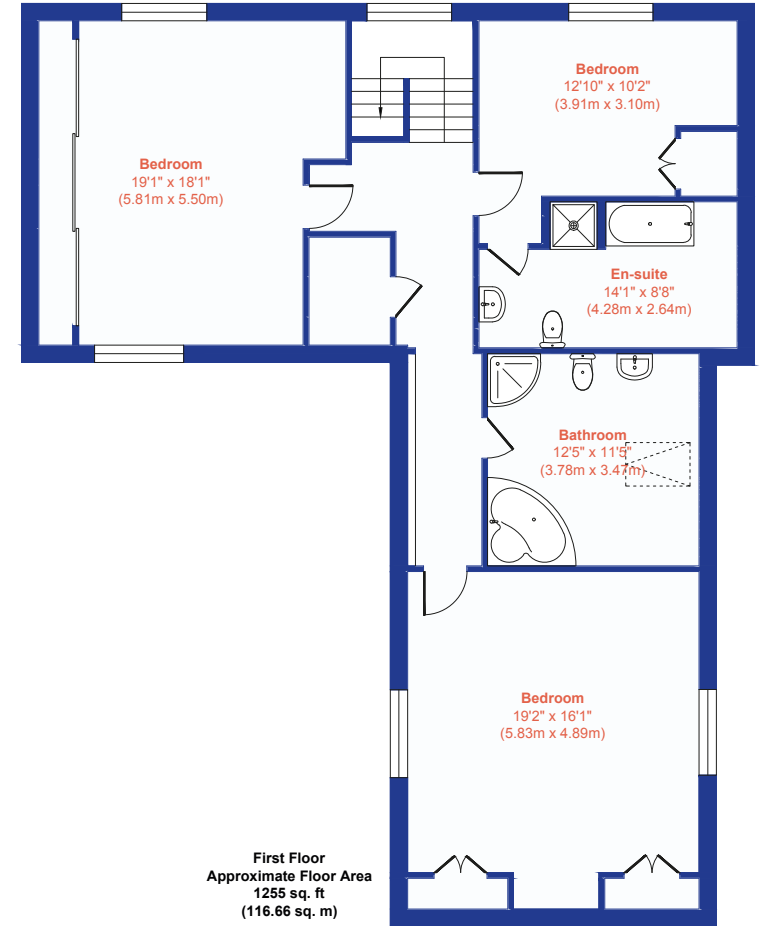
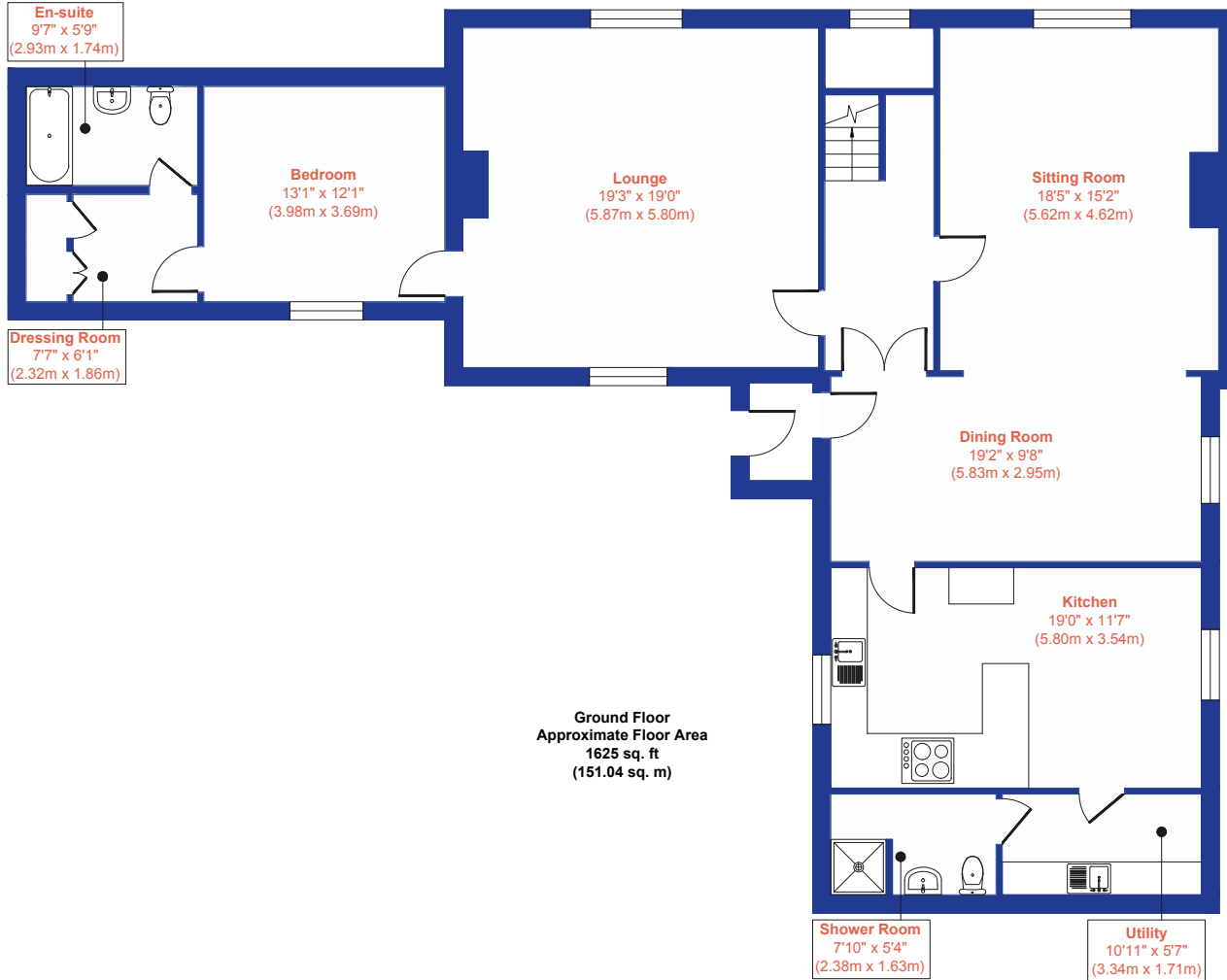








# The Acres



**Approx. Gross Internal Floor Area 2880 sq. ft / 267.70 sq. m**

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property





**Galbraith**

  
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