

MEIKLE HARESHAW FARM

STRATHAVEN, SOUTH LANARKSHIRE



Galbraith

MEIKLE HARESHAW FARM, STRATHAVEN, SOUTH LANARKSHIRE

An attractive grassland farm in a private location within South Lanarkshire

Drumclog 2.5 miles ■ Strathaven 7.5 miles ■ Glasgow 30 miles

- Traditional 3 bed farmhouse in need of modernisation
- Useful and adaptable range of traditional and modern farm buildings
- Traditional buildings with development potential (subject to necessary consents)
- Productive block of grazing and pasture land
- Located in rural yet accessible location close to amenities
- Areas of amenity woodland providing privacy and shelter
- Potential to expand environmental interests through Natural Capital Schemes

About 73.17 Ha (180.80 Acres)

FOR SALE AS A WHOLE OR IN 3 LOTS

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Meikle Hareshaw Farm is located in an accessible location approximately 2.5 miles north west of the village of Drumclog some 7.5 miles to the south west of Strathaven within rural South Lanarkshire. 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 about 30 miles to the north west of the farm, with world renowned shopping outlets, businesses and entertainment facilities.

Glasgow and Prestwick Airports are approximately 30 miles and 21 miles distant respectively, both offering regular flights to London and a wide range of international destinations. Nearby towns of East Kilbride (12 miles) and Hamilton (15 miles) 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 local area is well provided for by agricultural merchants and suppliers, and the farm is well serviced by outlets for any livestock produced on the holding, with markets at Ayr, Lanark, and Stirling which are all within about an hour's travel from the property.

DESCRIPTION

Meikle Hareshaw Farm comprises a compact and productive livestock unit extending to 73.17 Ha (180.80 Acres) in total. The farmhouse and range of farm buildings are located centrally within the holding and lie immediately adjacent to the public roads. There are a number of farm buildings suitable for modern agricultural use as well as a range of traditional buildings which present alternative development opportunities subject to obtaining necessary planning consents. The farmland has been principally classified as Grade 4.2 and 5.2 with small areas of Grade 6.3 by The James Hutton Institute and comprises a mix of productive pasture and grazing land which has been let out on a seasonal basis in recent years.

METHOD OF SALE

Meikle Hareshaw Farm is offered for sale as a whole or in 3 lots.

LOT 1: FARMHOUSE, FARM STEADING AND LAND EXTENDING TO ABOUT 25.04 HA (61.87 ACRES)

The Farmhouse

Meikle Hareshaw Farmhouse is situated centrally within the holding adjacent to the farm steading. The building is of traditional stone construction under a pitched slate roof and provides accommodation over two floors. The accommodation and room dimensions are set out in more detail in the floor plan contained within these particulars. The farmhouse requires complete modernisation throughout, but with the addition of the adjacent outbuildings presents an excellent opportunity to develop and extend the existing footprint to form a substantial family home.

Garden Ground

The garden ground lies to the rear of the property which is enclosed by a number of mature trees and benefits from views over the surrounding countryside to the south. There is a large area of hard standing to the front of the property providing parking for a number of vehicles.

Farm Buildings

Meikle Hareshaw Farm is well equipped with a range of adaptable modern and traditional farm buildings. The farm buildings lie adjacent to the farmhouse and are situated in a group in a courtyard formation. They comprise:

Byre 1 (16.23m x 6.20m)

Of traditional stone construction under a box profile roof with a concrete floor.

Byre 2 (10.25m x 6.22m)

Of traditional stone construction under a slate and tin roof with a concrete floor and a large loft space above which originally formed a games room.

Former Piggery (3.88m x 3.65m) and (3.05m x 2.47m)

Two small piggery buildings of stone, slate and tin construction with a concrete floor.

Stables (7.97m x 5.63m)

Of traditional stone construction under a slate roof with a concrete and cobble floor.

Workshop/Garage (13.79m x 5.61m)

Of traditional stone construction under a slate and tin roof with a concrete floor.

Traditional Store (5.69m x 4.77m)

Of traditional stone construction under a slate and tin roof with a concrete floor.

Hay Shed (13.49m x 6.84m)

Of traditional stone construction under a tin roof with stone walls and a concrete floor.

Adjacent to the traditional buildings there is a range of more modern sheds comprising:

Lean-To (33.59m x 5.87m)

Of timber frame construction under a box profile roof with an earth floor.

Modern Cattle Court (33.88m x 22.60m)

Of steel portal frame and timber construction under a box profile roof with block walls and a concrete floor and tin side cladding. The building has a raised feed passage and barriers.

The farm building benefits from a large area of hard standing to the north west of the steading which has historically been used for fodder storage.





The Land

The land within Lot 1 extends to approximately 25.04 Ha (61.87 Acres) and is principally classified as Grade 4.2 and Grade 5.2 by The James Hutton Institute. The land rises from approximately 239m to 269m above sea level at its highest point, and extends south and west from the farm steading. The land is down to a mix of pasture and grazing ground and the enclosures all benefit from an excellent level of access directly from the adjacent public roads which bound the land to the north and east or from the farm steading.

LOT 2: POLE BARN, SHEEP HANDLING PENS AND LAND EXTENDING TO ABOUT 21.23 HA (52.46 ACRES)

Pole Barn (18.08m x 12.1m)

Located on the opposite side of the public road and to the north east of the farmhouse and steading, there is a further stand-alone modern built pole barn. The building is of timber and steel portal frame construction under a tin roof and side cladding with block walls and an earth and concrete floor.

Sheep Handling Pens

Adjacent to the pole barn there is a range of well equipped sheep handling pens and sheep dipper. The pens are constructed of timber and tin side cladding with a stone floor.

The Land

The land within Lot 2 extends to approximately 21.23 Ha (52.46 Acres) and extends north east of the pole barn. The land is principally classified as Grade 4.2 and Grade 6.3 by The James Hutton Institute and rises from 264m to 284m above sea level at its highest point. The land is predominately down to grazing and the enclosures all benefit from an excellent level of access directly from the adjacent public roads which bound the subjects to the north and west.

LOT 3: LAND EXTENDING TO ABOUT 26.90 HA (66.47 ACRES)

The land within Lot 3 extends to approximately 26.90 Ha (66.47 Acres) and is located to the north of the farmhouse and steading on the opposite side of the public road. The land is principally classified as Grade 4.2, Grade 5.2 with a small area of Grade 6.3 by The James Hutton Institute. The land rises from 254m to 284m above sea level at its highest point and includes the remains of several disused stone built limekilns and a small pond. The land is enclosed to the west by a neighbouring woodland plantation and the public road to the south which provides a good level of vehicle access to each enclosure.

CLAWBACK

The missives of sale will be subject to the purchaser(s) granting a standard security in favour of the Sellers to clawback 25% 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 holding being obtained subsequent from the date of entry for a period of 20 years.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Broadband	EPC
Meikle Hareshaw Farmhouse	Mains and Private Spring Supply	Private Septic Tank	Mains Supply	Solid Fuel with Back Boiler	Band C	Ultrafast Full Fibre Broadband available in the local area. (Subject to Connection)	G

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The Land at Meikle Hareshaw Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE)

Any BPSE payments relating to the 2023 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) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area (LFA).

LOCAL AUTHORITY

South Lanarkshire Council
 Almada Street
 Hamilton
 South Lanarkshire
 ML3 0AA

SGRPID (HAMILTON)

Cadzow Court
 3 Wellhall Road
 Hamilton
 ML3 9BG
 T: 0300 244 3665
 E: SGRPID.hamilton@gov.scot

MINERALS

The mineral rights are included.

TIMBER

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

SPORTING RIGHTS

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



FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Meikle Hareshaw Farm shall, in addition to the purchase price, be obliged to take over and pay for 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 6QN

DIRECTIONS

Travel south west on the A71 out of Strathaven for approximately 5 miles and at the village of Drumclog turn right onto Meadowfoot Road. Continue on this road for 2 miles before turning left. After approximately 0.5 miles the farmhouse and steading buildings are located on the left.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/leotard.faces.louder>

SOLICITORS

Davidson & Shirley
11 Hope Street
Lanark
ML11 7ND
T: 01555 662576

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification 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.

THIRD PARTY RIGHTS AND SERVITUDES

There is a pylon line crossing Lots 1 and 2 which is on a wayleave agreement with SP Energy Networks.

In the event the farm is sold in lots, a deed of condition will be entered into by the purchasers governing access, maintenance, shared access, services, media connections and mutual boundaries.

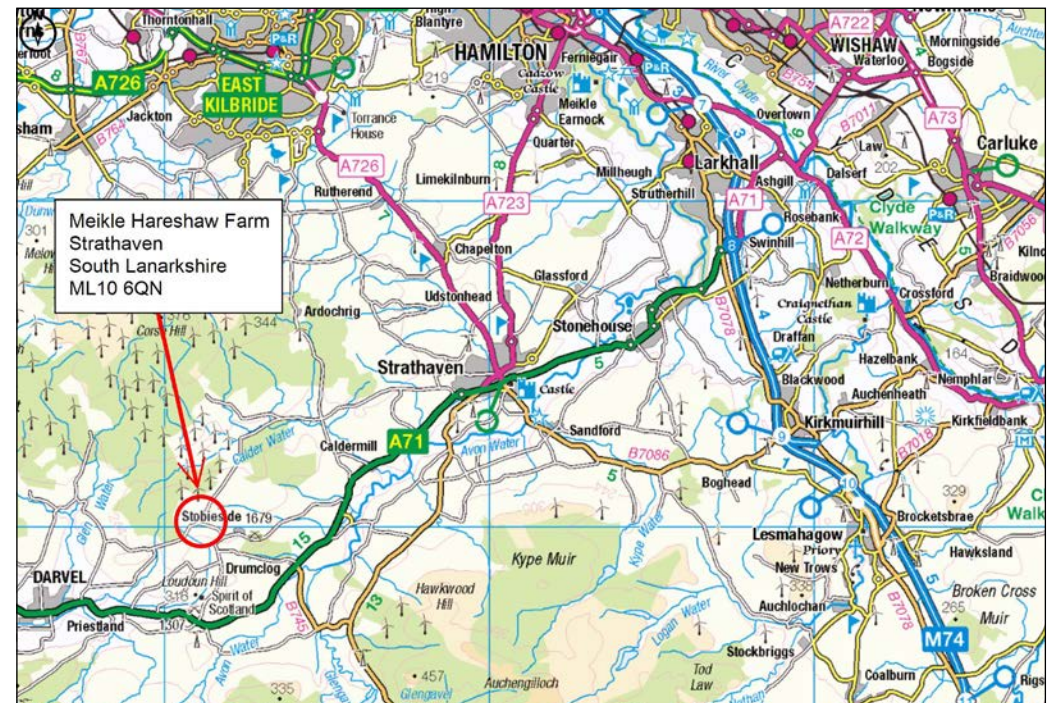
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

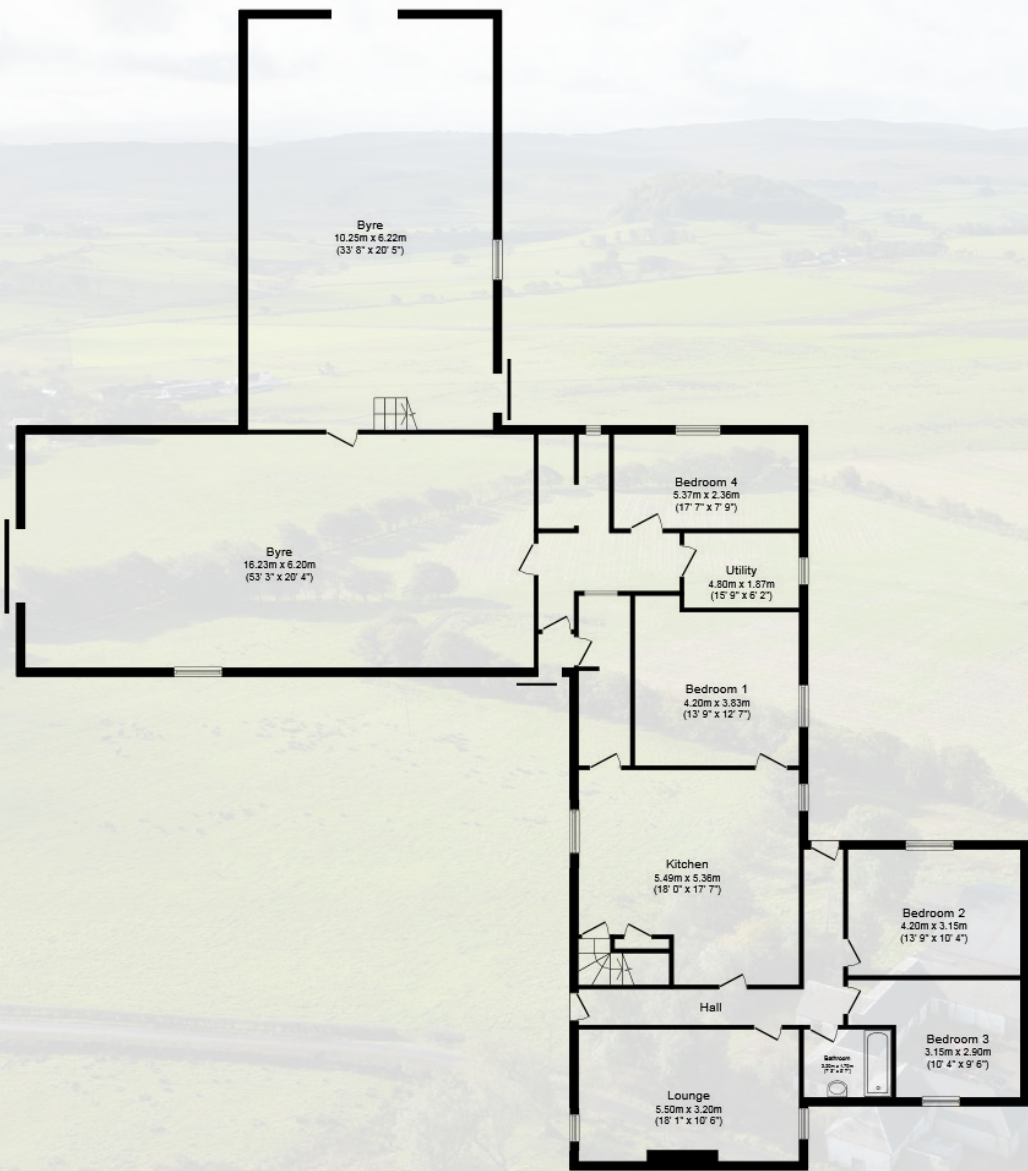
AMC PLC FINANCE

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 01786 435047 Email: 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023. 9. Brochure prepared October 2023.





Ground Floor



First Floor

Total floor area 432.6 sq.m. (4,657 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Meikle Hareshaw Farm, Strathaven, ML10 6QN

Field No	Area		BPS Region	Pasture Ground		Grazing		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
Lot 1									
1	10.82	26.74	1			10.82	26.74		
2	7.72	19.08	1	7.72	19.08				
3	5.51	13.62	1	5.51	13.62				
Misc	0.99	2.45						0.99	2.45
TOTAL	25.04	61.87		13.23	32.69	10.82	26.74	0.99	2.45
Lot 2									
4	21.19	52.36	1			21.19	52.36		
Misc	0.04	0.10						0.04	0.10
TOTAL	21.23	52.46				21.19	52.36	0.04	0.10
Lot 3									
5	15.72	38.84	1			15.72	38.84		
6	7.87	19.45	1	7.87	19.45				
7	2.92	7.22	1	2.92	7.22				
Misc	0.39	0.96	1					0.39	0.96
TOTAL	26.90	66.47		10.79	26.66	15.72	38.84	0.39	0.96
TOTAL	73.17	180.80		24.02	59.35	47.73	117.94	1.42	3.51

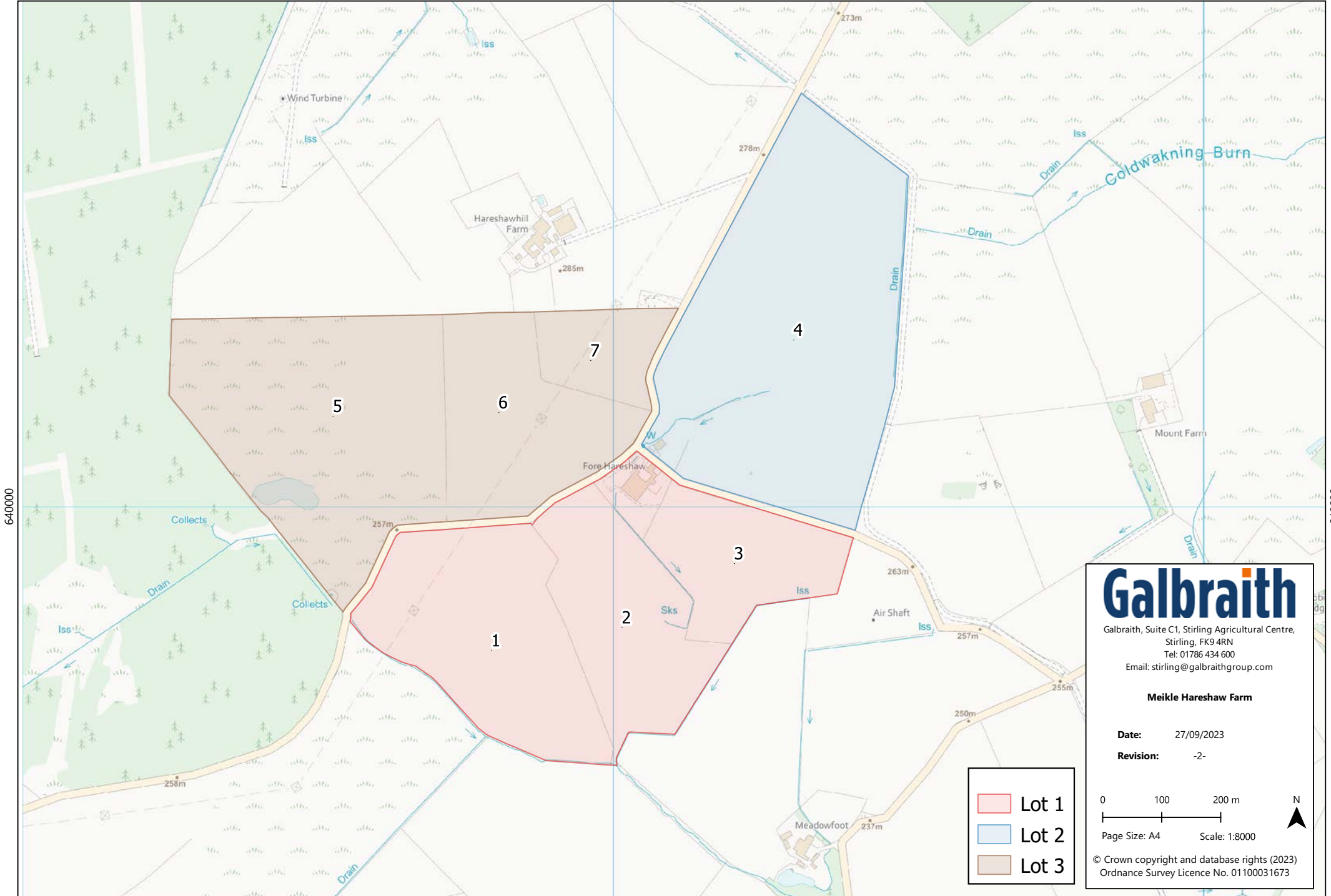
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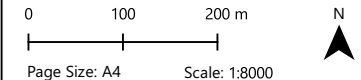
Galbraith

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Meikle Hareshaw Farm

Date: 27/09/2023
Revision: -2-

- Lot 1
- Lot 2
- Lot 3



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