

Lot 1

Galbraith

**LAND AT WELLHEAD FARM**  
BY CLEGHORN, LANARK, SOUTH LANARKSHIRE



Lot 2

# LAND AT WELLHEAD FARM, BY CLEGHORN, LANARK, SOUTH LANARKSHIRE

## Productive block of farmland close to Lanark

Cleghorn 2 mile ■ Lanark 3.5 miles ■ Glasgow 35 miles

- Productive block of Grade 3.2 and 4.1 arable and pasture land
- Rural yet accessible location close to amenities
- Excellent level of vehicle access via adjacent public roads
- Potential to expand environmental interests through Natural Capital Scheme
- Private position with picturesque outlook

About 21.48 Ha(53.08 Acres)

FOR SALE AS A WHOLE OR IN 2 LOTS

## Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket





#### **SITUATION**

The Land at Wellhead Farm is located in an accessible part of South Lanarkshire approximately 2 miles to the north of the settlement of Cleghorn and some 3.5 miles north east of the town of Lanark. Lanark is steeped in history and provides a wide range of retail and other business facilities.

The surrounding area is well serviced with good transport links including a local train station at Lanark providing swift access to Glasgow Central Station, and a network of A-class roads providing easy access to much of Central Scotland and Edinburgh in the east. The M74 is only a 20 minute journey to the west providing direct road connections to Glasgow and the South.

The area is well served by a wide variety of agricultural merchants and suppliers, and there are a number of agricultural contractors who can provide additional farming resources if required. The farm lies approximately 6 miles north of Lanark Mart and about 40 miles south of the Marts in Stirling providing a choice of outlets for store and finished livestock produced on the land. Carlisle Mart is just over an hour and a half's drive via the M74 to the south and provides an excellent outlet for dairy and breeding stock.

#### **DESCRIPTION**

The Land at Wellhead Farm comprises two blocks of productive pasture and arable land which lie south of Wellhead Farm. The land extends to about 21.48 Ha (53.08 Acres) in total and benefits from an excellent level of vehicle access via the adjacent minor public roads which lead directly from the A721 or the A706 public roads respectively. A continuous programme of reseeding and drainage works has ensured that the land is farmed to its maximum potential. In addition, a proportion of existing fences have been renewed in recent years. The land was originally farmed in-hand and in conjunction with the existing farming operations at Wellhead Farm, but in more recent years the land has been let to a number of local farmers on a seasonal grazing agreement basis.



#### **METHOD OF SALE**

The Land at Wellhead Farm is for sale as a whole or in 2 lots.

#### **LOT 1: LAND EXTENDING TO 12.68 HA (31.33 ACRES)**

The land in Lot 1 extends to approximately 12.68 Ha (31.33 Acres) in total and has been classified as Grade 3.2 and 4.1 by the James Hutton Institute. The land is currently all down to pasture and used for grazing and fodder purposes and is generally of a south westerly aspect rising from 212m adjacent to the railway line to 243m above sea level at its highest point to the northern boundary. The enclosures are laid out in good sized parcels, benefit from access via the adjacent public road which bounds the land to the north, and are serviced by mains fed water troughs.

#### **LOT 2: LAND EXTENDING TO 8.80 HA (21.74 ACRES)**

The land in Lot 2 extends to approximately 8.80 Ha (21.74 Acres) in total. The land has been classified as Grade 3.2 and 4.1 by the James Hutton Institute and is currently down to pasture and used for grazing and fodder purposes. The land is generally of a south westerly aspect rising from 211m adjacent to the railway line to 248m above sea level at its highest point to the northern boundary. The fields are all well laid out and are of a generous size and can easily accommodate modern machinery with the enclosures having access to mains fed water troughs.

#### **HISTORIC DESIGNATIONS**

Located within Lot 1 there is a former Roman Camp, dating probably to the Antonine occupation of AD 140-160, which has been designated as an Ancient Monument, under the Ancient Monuments and Archaeological Areas Act 1979. There is also a Roman Road crossing the south west corner of field 4 within Lot 2. Please note these designations in respect of the Roman Camp do not however preclude normal agricultural cultivations of the farmland. Further details are available via the Historic Environment Scotland web site: <https://portal.historicenvironment.scot/> Quoting Ref: SM1138

### **IACS**

All of the farmland is registered for IACS purposes.

### **NITRATE VULNERABLE ZONE (NVZ)**

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

### **BASIC PAYMENT SCHEME (BPS) 2023**

Any 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-FAVOURLED AREA SUPPORT SCHEME (LFASS)**

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

### **LOCAL AUTHORITY**

South Lanarkshire Council  
Montrose House  
154 Montrose Crescent  
Hamilton  
ML3 6LB  
T: 0303 123 1015

### **SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE**

Cadzow Court  
3 Wellhall Road  
Hamilton  
ML3 9BG  
T: 0300 244 3665  
F: 0300 244 8697  
E: SGRPID.hamilton@gov.scot

### **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 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 specifically mentioned in these particulars.



### INGOING VALUATION

The purchaser(s) of the Land at Wellhead Farm 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

ML11 7SW

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1: <https://what3words.com/tanked.airbase.postings>

Lot 2: <https://what3words.com/unfocused.formal.afraid>

### SOLICITORS

Morison & Smith  
20 Hope Street  
Lanark  
ML11 7NG  
T: 01555 662488

### 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.



**Land at Wellhead Farm, Cleghorn, Lanark, ML11 7SW**

Field No	Area		BPS Region	Silage Ground		Grazing Ground		Woodland		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
<b>Lot 1</b>											
1	4.36	10.77	1			4.36	10.77				
2	8.24	20.36	1	8.24	20.36						
3	0.07	0.17	1					0.07	0.17		
Misc	0.01	0.02								0.01	0.02
<b>TOTAL</b>	<b>12.68</b>	<b>31.33</b>		<b>8.24</b>	<b>20.36</b>	<b>4.36</b>	<b>10.77</b>	<b>0.07</b>	<b>0.17</b>	<b>0.01</b>	<b>0.02</b>
<b>Lot 2</b>											
4	3.22	7.96	1			3.22	7.96				
5	5.57	13.76	1	5.57	13.76					0.01	0.02
Misc	0.01	0.02									
<b>TOTAL</b>	<b>8.80</b>	<b>21.74</b>		<b>5.57</b>	<b>13.76</b>	<b>3.22</b>	<b>7.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>	<b>0.02</b>
<b>TOTAL</b>	<b>21.48</b>	<b>53.08</b>		<b>13.81</b>	<b>34.12</b>	<b>7.58</b>	<b>18.73</b>	<b>0.07</b>	<b>0.17</b>	<b>0.02</b>	<b>0.05</b>

**HEALTH & SAFETY**

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

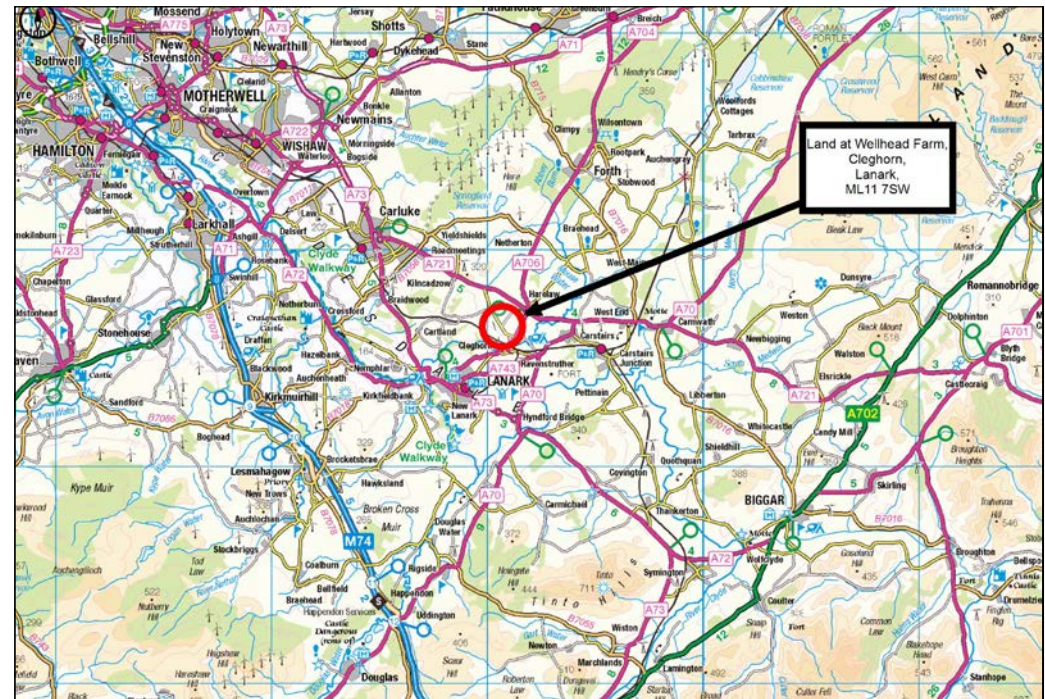
**THIRD PARTY RIGHTS AND SERVICITUDES**

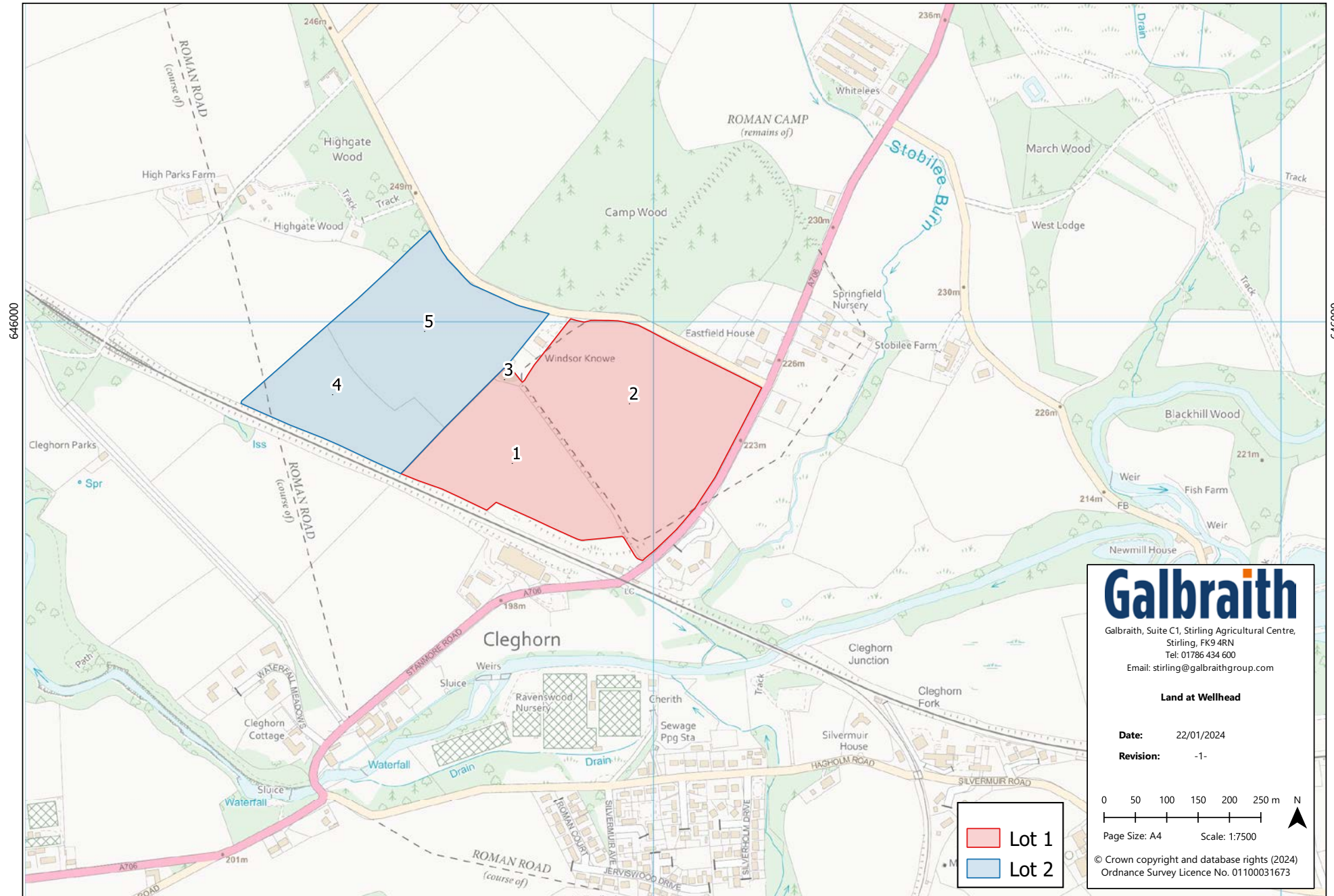
There is an existing wayleave agreement in place with respect to the timber poles crossing Lot 1 & Lot 2.

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





**Galbraith**  
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 Stirling, FK9 4RN  
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**Land at Wellhead**

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**Revision:** -1-

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## Lot 1

### 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. Photographs taken in October 2023 8. Particulars prepared January 2024.



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