

# FOR SALE

## Woodland at Torbothie

Torbothie Woodlands near Shotts, North Lanarkshire, ML7 5LZ

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

An exciting opportunity to acquire almost 30 acres of attractive amenity woodland in a convenient location, at Torbothie, to the east of Shotts. Comprising a mix of commercial softwood and varied broadleaves, perfect for recreational use.

**Shotts - 2 miles**

**Motherwell - 10 miles**

**Glasgow - 23 miles**

**Edinburgh - 32 miles**

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### Selling Agents

Davidson & Robertson  
Suite 6  
West Philpstoun Steading  
Linlithgow  
EH49 7RY

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E: [sales@dr rural.co.uk](mailto:sales@dr rural.co.uk)  
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Offices across Scotland and Northern England

## Torbothie Woodlands near Shotts

North Lanarkshire, ML7 5LZ

[www.drrural.co.uk](http://www.drrural.co.uk)

### Situation

Set just outside Shotts with easy access to the A71.

### Access

Pedestrian access from west and vehicle access from the east.

### Directions

From Shotts, head towards the A71 on Station Road then turn left onto Torbothie Road. At the roundabout take the second exit onto Torbothie Road then take the next right onto Cemetery Road. The woodland is on the left at the end of the road.

From the A71, take the junction onto Stane Road. After half a mile turn onto Torbothie Road. At the roundabout take the second exit onto Torbothie Road then take the next right onto Cemetery Road. The woodland is on the left at the end of the road

For users of satellite navigation, please use postcode NE46 4EH. Please note this is the nearest postcode for the property and not the actual postcode.

### Description

The woodlands offer the chance to purchase 29.15 acres (11.8 hectares) of mainly amenity woodland with a large block of commercial softwood.

The site is easily accessible on foot from all sides and by vehicle from the north west corner. Hardcore paths run through the site making it ideal for amenity activities such as walking, cycling or horse riding. The woodland would be well suited for a local individual or organisation looking to enhance the biodiversity of the area whilst also retaining an asset for recreational use.

The woodland comprises mixed broadleaves with the commercial softwood section lying to the east of the site.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

Coal and mineral rights are reserved in favour of a third party and are not included in the sale.

### Boundaries and Access

There is a full right of access from Cemetery Road on the south west of the site and from Southfield Road on the north west side.

### Solicitors

Sheonagh Richards  
Anderson Strathern  
1 Rutland Court  
Edinburgh  
EH3 8EY

### Local Authority

North Lanarkshire Council  
7 Scott St  
Motherwell  
ML1 1PN

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

Viewing is possible at any time during daylight hours so long as potential purchasers hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

### Date of Entry

By mutual agreement.

### Important Notes

#### Development

The sale of Torbothie will be subject to a clawback of 50% of any increase in value as a result of planning consent being granted for development on the land.

#### Offers

Formal offers, in the acceptable Scottish form should be submitted to the Selling Agent, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

#### Exchange of Contracts & Completion

It is anticipated that exchange of contracts shall place within one month of an offer being accepted. The Buyer will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their Agents. Completion will take place within three weeks of exchange of contracts.

#### Closing Dates

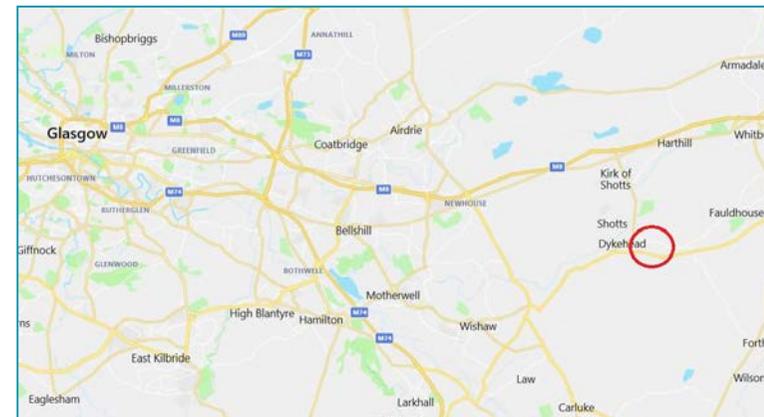
A closing date may be fixed so prospective buyers should register any interest with the Selling Agent so that they may be informed. This is on the basis that the property has been sold previously. The Seller is not bound to accept the highest or any offer.

#### Method of sale

The property is offered for sale by Private Treaty. It is intended to offer the property for sale as a whole, but the Seller reserves the right to divide the property into further lots, or to withdraw the property, exclude any property shown in these particulars or to generally amend the particulars.

#### Third Party Rights and Servitudes

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



**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.