

FOR SALE

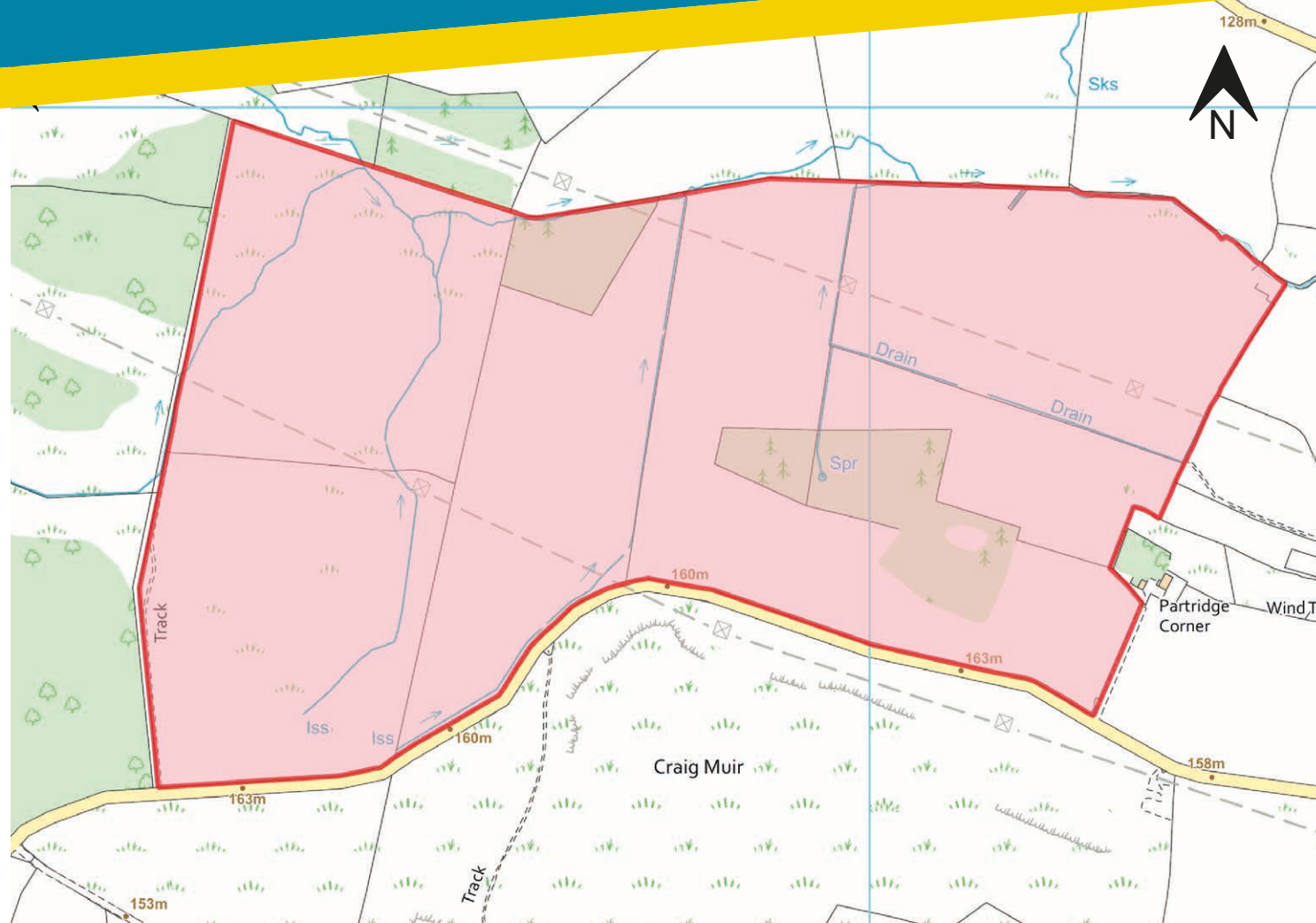
Land at Mid Glen

Kilmacolm, Renfrewshire, PA14 6YL

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

The land at Mid Glen is situated in Renfrewshire, close to the picturesque town of Kilmacolm. Extending to approximately 112 acres (45.3 ha) or thereby, the land is suited to livestock grazing or afforestation.



Selling Agents

Davidson & Robertson	Tel: 01555 66 66 55
62 Bannatyne Street	Email: sales@dr rural.co.uk
Lanark	Web: www.drrural.co.uk
Lanarkshire	
ML11 7JS	



Offices across Scotland and Northern England

Land at Mid Glen

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www.drrural.co.uk

Situation

The land is situated approximately 1 mile to the north east of the town of Kilmacolm and 18 miles from the centre of Glasgow.

Access

Access to the land is taken directly from the single-track West Glen Road.

Directions

Travelling west on the M8 from Glasgow, exit at junction 28A and follow the A737. At Johnstone take the A761 through Bridge of Weir to Kilmacolm. In the centre of Kilmacolm, take Market Road onto High Street, from there turn right onto West Glen Road, continue for 1 mile on West Glen Road and the land is situated on the left.

Description

The land at Mid Glen extends to approximately 112 acres (45.3 ha). Eight acres of the site comprise two separate shelter belts of mature conifers.

The land at Mid Glen is classed as 4.2 on the James Hutton Institute Land Capability for Agriculture classification.

Historically, the land has been used for livestock grazing. The provision of the livestock handling pens to the east of the land allows for immediate use. The land is gently undulating with some wetter ground to the west.

Forestry

The land at Mid Glen is ranked as F1 on the National Capability for Forestry scale, with F1 being defined as land with excellent flexibility for the growth and management of tree crops. The land is situated in the Outer Core area of the Central Scotland Green Network target area, making new woodland creation an attractive option.

Entitlements

The BPS entitlements for the land are excluded but could be made available by separate negotiation if required.

Sporting Rights

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

Mineral Rights

To the extent they are included within the vendor's title.

Solicitors

Holmes Mackillop Limited
35 William Street
Johnstone
PA5 8DR

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1A9

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 the potential purchasers hold a copy of these sale particulars and notify the selling agents prior to viewing.

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, 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, through a Scottish Solicitor, to the Selling Agent.

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.

There are two electricity pylon lines crossing the subjects, both of which are on servitudes in favour of Scottish Power.

There is a servitude in favour of the owner of the adjacent property, Partridge Corner, for a water supply and septic tank tail race pipe. There is a servitude in favour of the proprietor of Mid Glen Farm for a further water supply.



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.