

FOR SALE

Land at Garbethill Farm

Garbethill Farm, Cumbernauld, Glasgow, G67 3JW

DAVIDSON & ROBERTSON

RURAL SURVEYORS & CONSULTANTS



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Land at Garbethill Farm

Garbethill Farm, Cumbernauld,
Glasgow, G67 3JW

A substantial parcel of land extending to 298.1 acres or thereby with a general purpose shed and consent for a residential dwelling, within easy reach of Glasgow and Edinburgh.

- Cumbernauld – 4 miles
- Glasgow – 18 miles
- Edinburgh – 40 miles

Selling Agents

Davidson & Robertson
Riccarton Mains
Currie
Midlothian
EH14 4AR

Tel: 0131 449 6212
Fax: 0131 449 5249
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Situation

Situated 4 miles east of Cumbernauld and Junction 6 of M80, Garbethill Farm has a rural outlook whilst being easily accessible. The residential plot and general purpose shed are adjacent to the quiet public road providing easy access to Cumbernauld where all major amenities are located, including schooling, healthcare, sports facilities and shopping.

The surrounding area offers much for the outdoor enthusiast, including Mosswater Local Nature Reserve, Cumbernauld House Park, Cumbernauld Sailing Club and the National Shooting Centre.

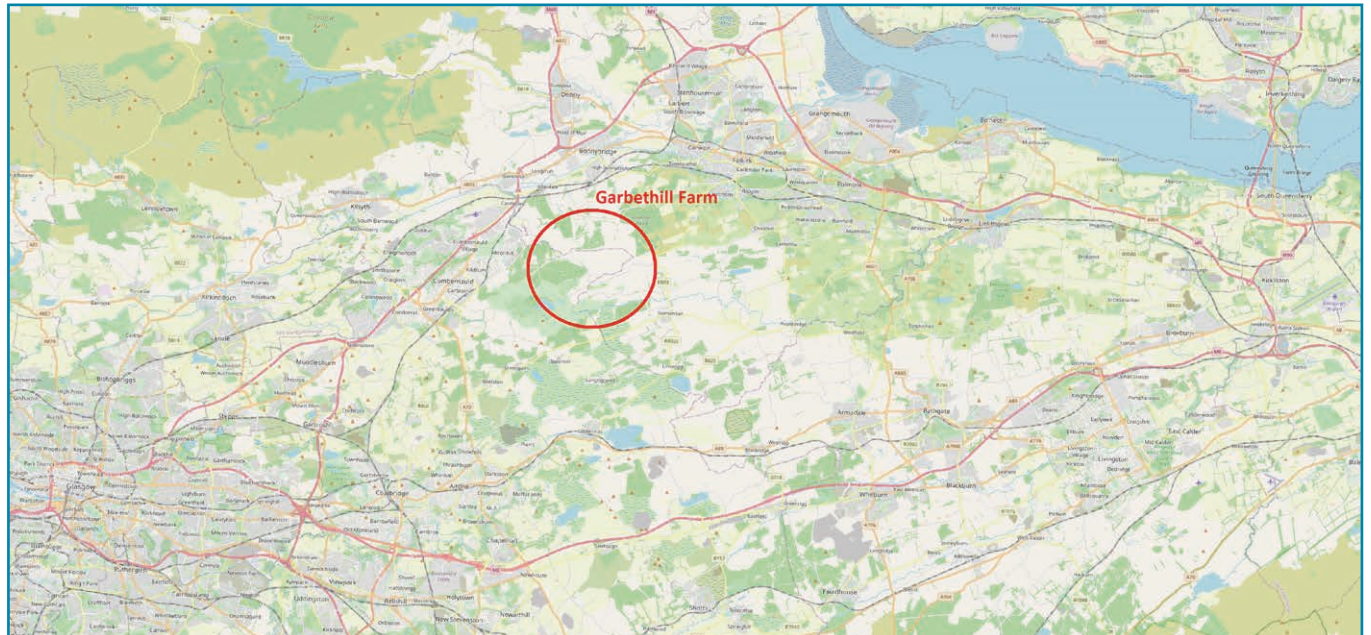
Glasgow is approximately 18 miles to the south west and Edinburgh 40 miles to the east, both with excellent access via the M80, M876, M9 and M8 motorways. Cumbernauld train station is located on the main Edinburgh to Glasgow train line with regular services throughout the day.

Access

The land can be accessed from the public road from Forest Road, beyond Old Shields.

Directions

From the M80 Motorway – take Junction 6 for Cumbernauld, head along the A8011 before turning off for the B8054. From here turn left onto Forest Road before turning right for 'Old Shields'. The access to Garbethill House is 1.5 miles along the road on the left.



Description

The land at Garbethill Farm comprises 298.1 acres or thereby of ecologically rich grazing land, wetland areas, amenity woodland and a steel portal frame general purpose shed. There is also consent for a residential dwelling on the subjects. The consent has been crystallised in perpetuity by the commencement of the access works to the plot

The land is classified by the James Hutton Institute as being a mix of 4(2), 5(2) and 5(3) and is well suited to extensive farming. Currently the land is grazed by sheep whilst also providing some winter fodder with silage crops harvested. The improved grassland is easily accessible, adjoining the public road or the steading. Fencing is a mixture of single and double fencing with post and rylock and some internal stone walls, all of which is stock proof. All fields are watered by natural water supplies.

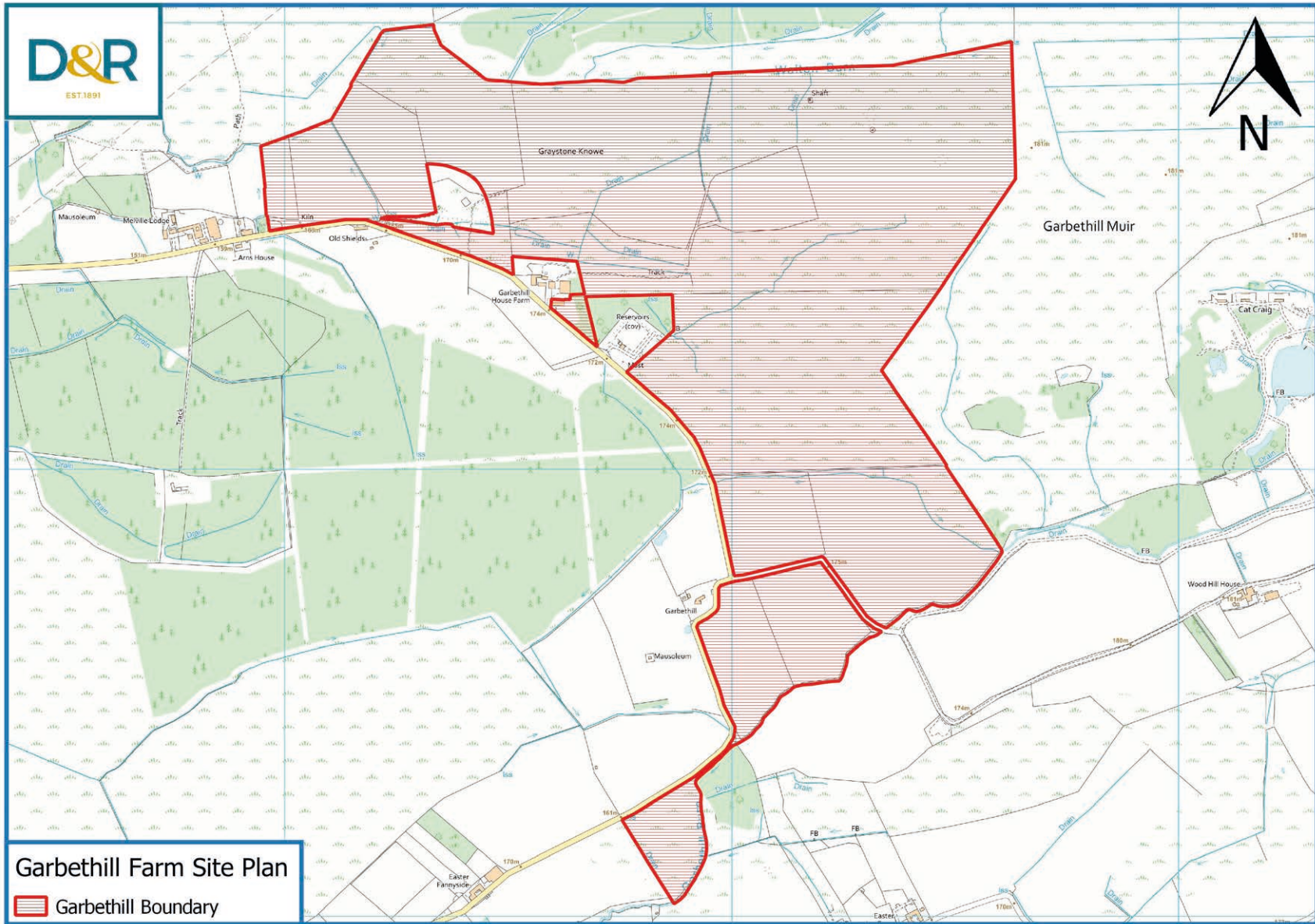
Garbethill Farm includes part of the Slamannan Plateau, a nationally significant area for migratory Taiga Bean Goose and has been designated as both a Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA).

Diversification opportunities for Garbethill House Farm include equestrian livery with some of the land recently used for grazing of horses. The steel portal framed shed could also be converted for equestrian use. The mixed habitat of the farm could also provide the potential for future agri-environmental and carbon sequestration schemes.









Basic Payment Scheme (BPS) & IACS (if applicable)

The BPS entitlements for this land are not included in this sale. However, they may be negotiated separately between the vendor and successful purchaser.

Less Favoured Area Support Scheme (LFASS)

The land is not included in the Less Favoured Area Support Scheme.

Environmental

The land comprises a diverse landscape including grassland, heather moorland, mosses and woodland. The majority is currently designated a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) as advised, with rich environmental and ecological habitats. carbon sequestration, natural capital and conservation by farming in balance with nature. Purchasers should make their own enquiries with Scottish Government Rural Payments and Services and Scottish Natural Heritage.

Development

The land includes detailed planning consent for a house, subject to an agricultural occupancy restriction. A material start has been made on this and therefore there is no timeline for expiry of consent.

Sporting Rights

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

Mineral Rights

Mineral Rights are excluded from the sale in so far as they are not owned by the vendor.

Local Authority

North Lanarkshire Council
Dalziel Building
2nd Floor
7 Scott Street
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

By strict appointment with the Selling Agents. Interested parties are requested to be considerate of requirements for biosecurity and public health whilst viewing whilst considering that the property is a working farm.

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.

Solicitor

Sandy Tennant
Hill & Robb Limited
3 Pitt Terrace
Stirling
FK8 2EY

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.



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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.