



**FOR SALE**

**Ampherlaw Farm**

Carnwath, Lanarkshire, ML11 8LH

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

# Ampherlaw Farm

Carnwath, Lanarkshire, ML11 8LH

Carnwath 3 miles, Lanark 10 miles,  
Edinburgh 26 miles, Glasgow 32 miles

A wonderful opportunity to acquire good quality grazing land, a range of useful farm buildings and house site in an accessible part of Lanarkshire.

- Approved Planning Permission for a one and a half storey house P/19/0096.
- Agricultural steading
- Quality grazing and mowing land

Available as a whole or in 4 lots.

About 64.80 acres in total

## Selling agents

**Davidson & Robertson**  
 Riccarton Mains Currie  
 Midlothian  
 EH14 4AR

Tel: 0131 449 6212  
 Fax: 0131 449 5249  
 Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
 Web: [www.drrural.co.uk](http://www.drrural.co.uk)

## Situation

Situated in the central lowlands of Scotland, Ampherlaw Farm is situated 3 miles from the village of Carnwath and 10 miles from the town of Lanark. Carnwath is a popular commuter village being only 26 miles from Edinburgh. It provides a useful range of local services. The historic market town of Lanark is 10 miles distant from the farm. Lanark is a popular visitor destination and the town has a strong agricultural tradition and is home to one of the busiest agricultural markets in Scotland.

Ampherlaw is ideally situated for commuting to either Edinburgh or Glasgow. With nearby access to main arterial routes heading north east and north west.

## Access

Access to Ampherlaw Farm is taken directly from a minor public road. The What3words code for the farm is: [shuttled.explored.combos](https://www.what3words.com/shuttled.explored.combos)

## Directions

From the village of Carnwath take the A70 north towards Edinburgh for approximately 1.5 miles before turning left onto the minor public road signposted for Auchengray. Follow this road for about 2 miles before turning left, after about half a mile the farm entrance is on the right.



## Description

Ampherlaw is a livestock farm extending to about 64.8 acres in total. The farm occupies a peaceful rural location within commuting distance of both Edinburgh and Glasgow.

South Lanarkshire council have granted planning permission for the erection of a one and a half storey dwelling house which presents an opportunity for a purchaser to create a home in their own vision.

The land rises from 215 metres above sea level to a high point of 250 metres at the field at Girdwoodend on the northern boundary.

The land is predominately classified as Grade 4(1) by the James Hutton Institute and lies in two ring-fenced blocks and has a mainly westerly aspect. The fields are gently undulating and have a mains water supply with drinking troughs. They are all well fenced for livestock and have road access.

The farm is available as a whole or in 4 lots.

### Lot 1

Comprises the building plot with approved planning permission for a one and a half storey dwelling house and about 3.22 acres of grazing land.

The building plot, which sits centrally within this lot, provides the purchaser with an opportunity to build a one and half storey 3-bedroom house. The plans and layout of this could be changed subject to obtaining the necessary consents.

Situated to the south of the building plot are two agricultural sheds which provide useful storage space and could be converted for alternative uses.

The land to the north of the building plot is a single enclosed field which is stock proof and has access to a mains water supply.

There is currently a temporary dwelling situated within lot 1 which is due to be removed from the site, however this can be made available to a purchaser.

### Lot 2

Lot 2 is a single field enclosure extending to 15.40 acres of grazing land. The land is mixture of permanent pasture and rough grazing which presents an opportunity for livestock grazing or small scale afforestation.

### Lot 3

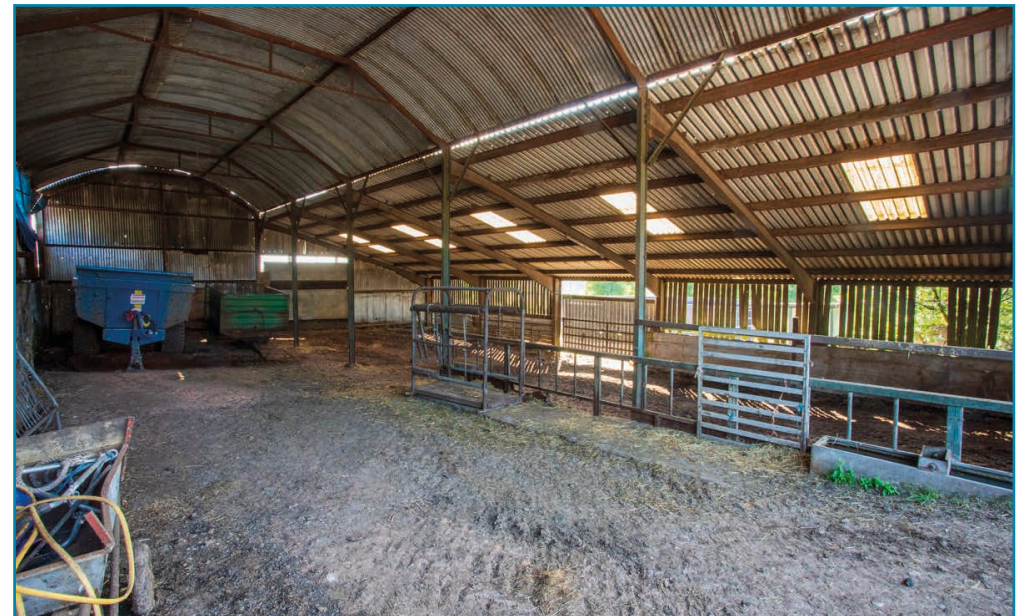
Lot 3 is located adjacent to the minor public road and forms the southern end of the main farm steading. Separated from lot 1 by an access track, this lot comprises a hardstanding yard with cattle shed, cubicle shed, a slurry ring and a machinery shed.

This lot extends to about 0.94 acres.

### Lot 4

Extending to about 45.44 acres of good quality grazing and mowing land, lot 4 is in two field enclosures. The land is currently utilised for the grazing of livestock and is capable of producing a good crop of silage or hay. The land is classified as 4.1 by the James Hutton Institute and rises from 214 metres above sea level to about 230 metres above sea level.







### **Basic Payment Scheme (BPS) & IACS**

The land is registered under the Basic Payment Scheme and all the land is allocated as region 1. The payment for 2021 will be retained by the vendor. Should the property be sold in lots, the sellers will apportion the entitlements between lots 1, 2 and 4.

### **Development**

Information on the approved planning application can be found on the South Lanarkshire planning portal under the reference P/19/0096. All prospective purchasers should make their own enquiries.

### **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.

### **Local Authority**

South Lanarkshire Council  
Almada Street,  
Hamilton,  
South Lanarkshire,  
ML3 0AA

### **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 themselves 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.

### **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

Holmes Mackillop  
109 Douglas Street  
Blythswood Square  
Glasgow  
G2 4HB

Tel: 0141 226 4942

## 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

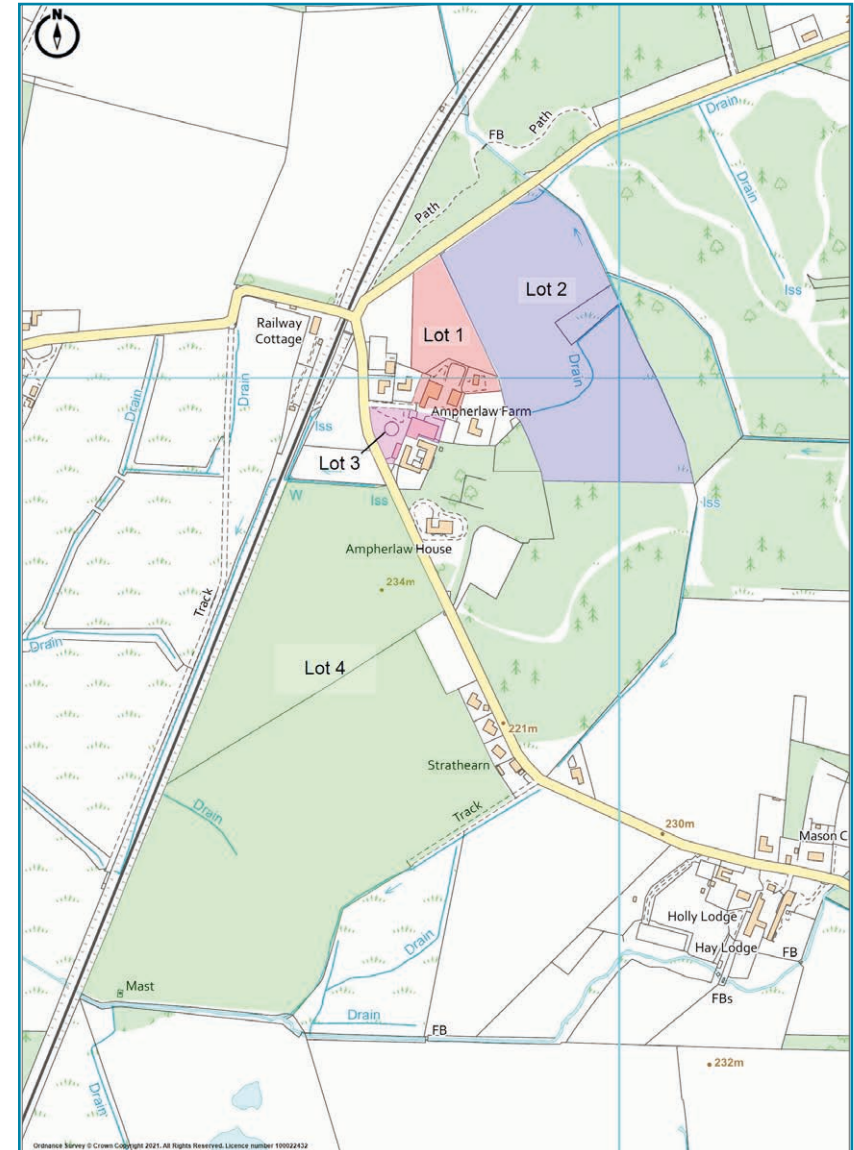
All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

### 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.

### Access

The What 3 Words location for the entrance to the land is: [accordion.baking.composer](https://www.what3words.com/accordion.baking.composer)



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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.

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