

**FOR SALE**

**Glenhove Manor Farm**

Luggiebank, Cumbernauld, G67 4AA



**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

# Glenhove Manor Farm

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Cumbernauld, G67 4AA

Built in 1789, Glenhove Manor Farm presents an excellent opportunity to acquire a small farm extending to 75.06 acres or thereby and offering smallholding, equestrian and afforestation opportunities. Glenhove Manor Farm includes a 4 bedroom farmhouse, range of traditional and modern buildings, former coach house, some with development potential, and grazing land across 8 fields.

Available as a whole or in 3 lots.

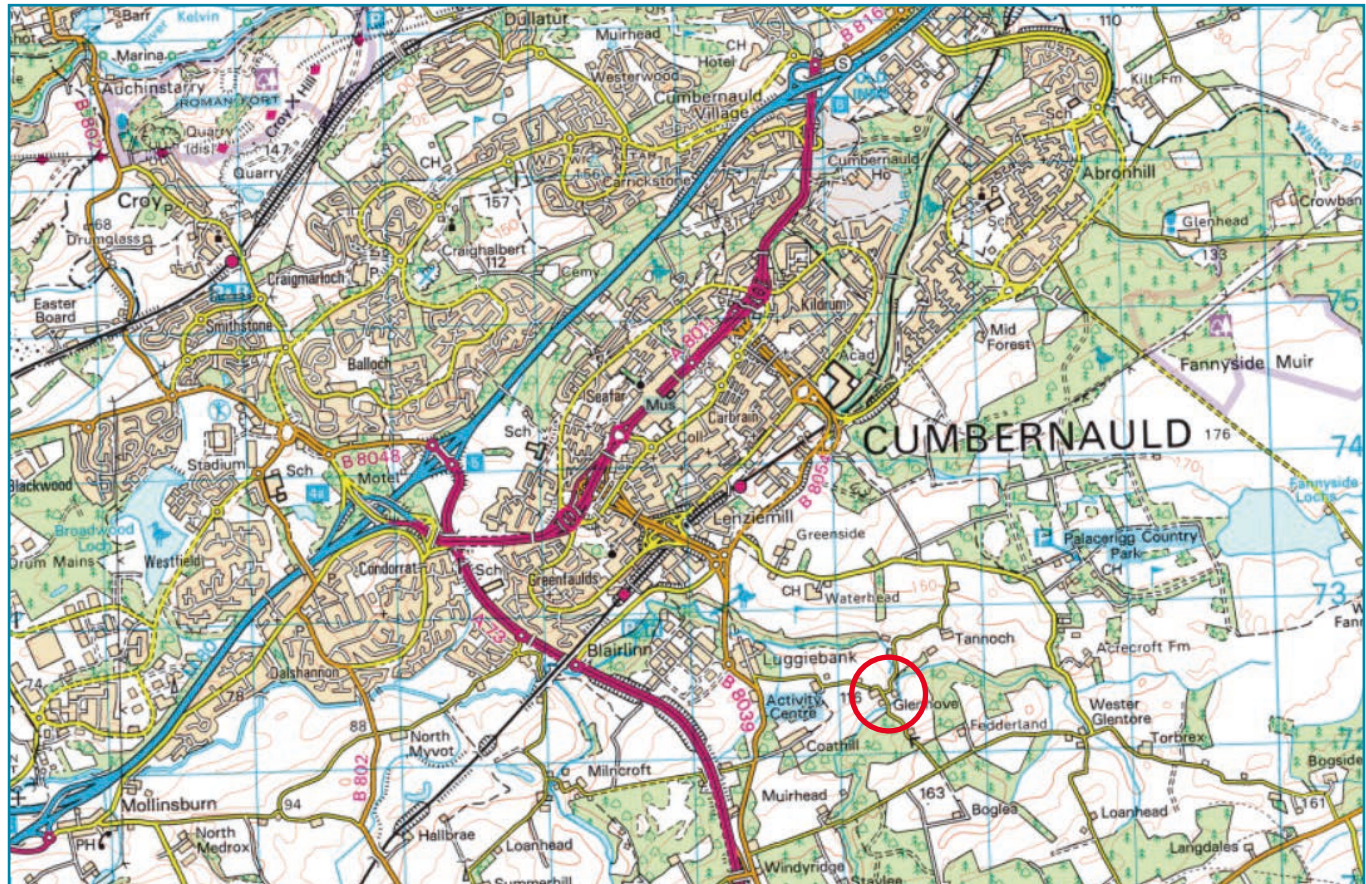
- Cumbernauld - 2 miles
- Airdrie - 5 miles
- Glasgow - 15 miles
- Stirling - 16 miles
- Edinburgh - 40 miles

EPC - F34

## Selling agents

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

Tel: 0131 449 1155  
 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 North Lanarkshire, the property lies approximately 2 miles south east of Cumbernauld and 5 miles north of Airdrie. Both towns provide a range of amenities including schooling and healthcare, with Glasgow only 15 miles to the west providing further facilities, including Glasgow Airport which offers domestic and international connectivity.

Ideally positioned for commuters, Glenhove Manor Farm has excellent connectivity to both Edinburgh and Glasgow, with the M8, M80 and main trainline all within easy reach. The nearest train stations are located at Greenfaulds 1.5 miles to the northwest and Cumbernauld 2.3 miles to the north. Both offer regular services to Edinburgh and Glasgow. The M80

Junction 5 is 2 miles to the northwest and Junction 6 of the M8 lies 8 miles from the property.

For those keen on outdoor pursuits Palacerigg Country Park, Drumpellier Country Park, Hillend Reservoir, the Airdrie to Bathgate cycling route and the Campsie Hills are all easily accessible.

## Access

Access to Glenhove Manor Farm is taken from Glenhove Road, leading from Blairlinn View via Stirling Road. There are access points from the north to the yard and the courtyard and residential access from the east leading to the front of the farmhouse.

## Directions

Leave the M80 at Junction 5 and travel south along the A73 and take the first exit at Chappelton Roundabout to the A73 to the next roundabout and again take the first exit to Lenziemill Road. Continue on Lenziemill Road to the Roundabout and take the third exit to the B8039. Continue south to the roundabout and take the first exit to Blairlinn Road. Continue east to the junction and turn north onto Stirling Road. Take the first right to Blairlinn View and follow onto Glenhove road for a mile to reach the property.

## What3Words

after.forces.sake

## Description

Glenhove Manor Farm is a small traditional livestock farm that offers a variety of potential uses, including smallholding, equestrian and afforestation. There are also development opportunities presented by the traditional steading buildings adjoining the courtyard and the former coach house, subject to obtaining the necessary consents. The 75.06 acres land at Glenhove Manor Farm is divided into 8 enclosures which is a combination of permanent grassland in parcels 1,2,3,4 & 6. Parcels 5,7 & 8 provide rough grazing rich in nature and biodiversity. The land has been grazed by sheep in recent years and benefits from good roadside access.

The farm is available for sale as a whole or in three lots.

## Lot 1: Glenhove Manor Farmhouse, Steading and 33.5 acres

Glenhove Manor farmhouse is a traditional, whitewashed stone property under a combination slate and tile roof with a private garden to the south and traditional steading surrounding a charming courtyard to the north. The farmhouse is at the core of the steading which includes a larger shed and adjacent yard area to the west which has consent for use as storage for caravans and offers an opportunity to earn a passive income.

## House

Situated in the heart of the property, the farmhouse is of stone construction with a whitewash finish and a partial slate partial tile roof benefiting from scenic views of the surrounding countryside.



Internally the property is decorated to a suitable standard with some original features such as the staircase retained. The ground floor is fully wheelchair accessible.

### Accommodation comprises:

#### Entrance Vestibule & Hallway

Long carpeted hallway connecting the rooms on the ground floor and the original staircase leading to the first floor. Both external doors to the property open into this space.

#### Living Room

Bright and cosy carpeted living room space with large southern facing windows with a view over the garden ground and rural outlook.

#### Dining Room

Bright and cosy carpeted dining room with a built-in storage with large southern facing windows with a similar rural outlook. The dining room leads to the Utility room and Kitchen.

#### Kitchen

Large dining kitchen with a range of fitted floor and wall units there is also a traditional raeburn with a separate electric cook top offering a range of cooking facilities.

#### Utility Room

The utility room is accessed via the dining room, the kitchen and adapted shower room. There is a sink area with space for white goods.





**Adapted Shower Room**

Tiled accessible wet room containing a shower, toilet and wash hand basin.

**Bathroom**

Part tiled bathroom with a separate shower unit.

**Master bedroom**

Grand carpeted bedroom benefitting from ample light from the double aspect windows to the west and south.

**Bedroom 2**

Spacious carpeted double bedroom with views of the rural outlook to the north.

**Bedroom 3**

Spacious carpeted double bedroom with a built in storage cupboard and views over the garden ground and fields to the south.

**Bedroom 4/ Office**

Ample sized carpeted single bedroom that would provide a suitable office space.

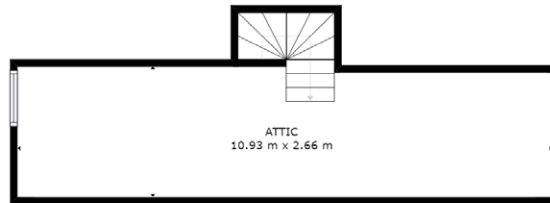
**Attic Space**

Currently, the main attic space is used for storage. This is a floored space, with single skylight, and a single glazed window that could offer potential for creating further accommodation, subject to the appropriate consents. Access is gained via a staircase from the first-floor landing.

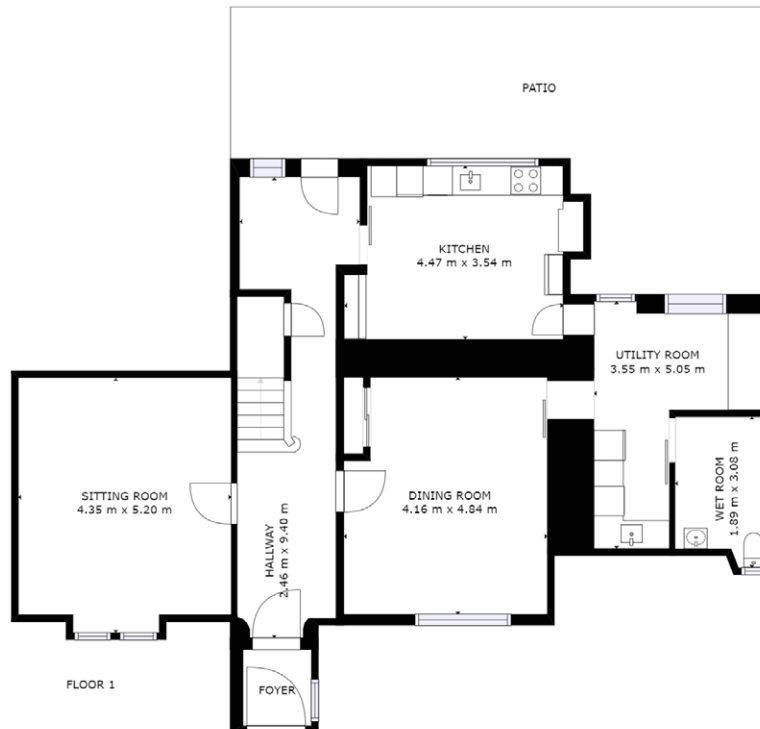
**Externally**

The dwelling benefits from ample carparking on a tarmacadamed courtyard situated to the rear of the property where there is an outdoor w/c and boiler store. To the front of the house the garden is predominantly laid down to lawn with a stone driveway. The adjacent yard benefits from hard standing throughout.

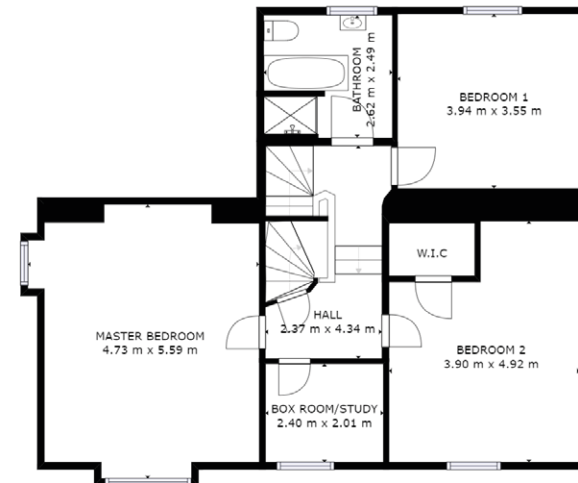




FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 107 m<sup>2</sup>, FLOOR 2: 85 m<sup>2</sup>  
 FLOOR 3: 31 m<sup>2</sup>  
 TOTAL: 222 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Steading

There are both traditional and modern buildings within the steading. The traditional stone built range is to the north of the farmhouse and comprises the following elements:

### 1.The Byre

The Byre is attached to the House and is of traditional stone construction with a timber framed modern tile roof and a concrete floor. There are two exterior access points with a single door access via courtyard to the west and secure double timber doors to the east. There is also internal access to the adjacent coal store. It is serviced by single phase electricity and benefits from a water supply.

### 2.The Coal Store

The coal store is a continuation of the byre building and is therefore of similar construction. There are two exterior access points with a secure double door access via courtyard to the west and single door to the east.

### 3.The Stable

The Stable is located in the north corner of the steading and adjoins both the coal store and the bothy. It is also of a traditional stone construction under a timber framed modern tile roof. The stable has open access to the courtyard via a stone archway and single door access to the covered lean to at the east of the property. There is a combination Concrete and stone floor with cement block and timber framed internal structures and is currently used as a car port with two stable spaces.

There is a loft area with access via external stairs from the courtyard however this will not be available to view for health and safety reasons.

### 4.The Lean to

Timber framed corrugate sheet roof lean to with stone floor and stone walls to the east, north and west whilst remaining open to the south elevation. Attached to the eastern elevation of the stable block.

### 5.The Bothy

Adjoining the western elevation of the stable, the bothy is again of traditional stone construction with a timber framed modern tile roof and a concrete floor with single door access to courtyard.

### 6.The Workshop

The workshop is located to the west of the courtyard and is of traditional stone construction under timber framed modern tile roof with concrete floor.

### 7.The Tack Room

The tack room is built into the workshop with timber doors forming the northern elevation and the ceiling with stone western, eastern and southern elevations over a stone floor. Single door access to the courtyard.

The more modern buildings are to the west of the farmhouse and traditional range and benefit from separate roadside access. They extend to:



### 8. General Purpose Shed (15m x 6.8m)

Of steel portal frame construction under a corrugate sheet roof and side cladding with both concrete sheet panelled and stone walls and a concrete floor. There is internal access to the workshop in the adjacent traditional range and two sets of external secure steal doors suitable to facilitate machinery storage.

### 9. Pole Barn (37m x 7.5m)

Of steel portal frame construction under a corrugate sheet roof and gables and adjoining lean to on the eastern elevation. The pole barn is not fully usable in its current condition and would benefit from repairs to the cladding to bring back into use.

### 10. Lean to (14m x 5.5m)

Of steel portal frame construction under a corrugate sheet roof and partially clad gables. The Lean to is in a similar state of repair to the adjoining pole barn and would benefit from

### 11. Former Silage Pit

Constructed of Steel and concrete sleeper walls with a concrete floor, most recently used for storage.

### 12. Former Coach House

Located to the south of the garden and with access from the minor public road adjacent, the former coach house which had previously been used for stabling for 2 horses however the structure is in need of renovation and would present an excellent development opportunity, subject to obtaining the necessary consents.

## Land

The land extends to 33.5 acres or thereby and is split in to 4 main enclosures, split by the public road, and a further small area to the east of the farmhouse garden.

Field Number	Area (Hectares)	Area (Acres)
1	3.14	7.78
2	3.36	8.30
3	3.83	8.35
4	3.55	8.77
9	0.12	0.3
<b>Total</b>	<b>13.56</b>	<b>33.5</b>

### Lot 2: Land at Glenhove Manor Farm

The Land at Glenhove Manor Farm referenced as parcel 6 is accessed from Glenhove Road north from Hulks Road. This parcel is currently used for summer grazing of livestock and there is currently not a fence line between the neighbouring ground to the south however that is the responsibility of the neighbouring landowner.

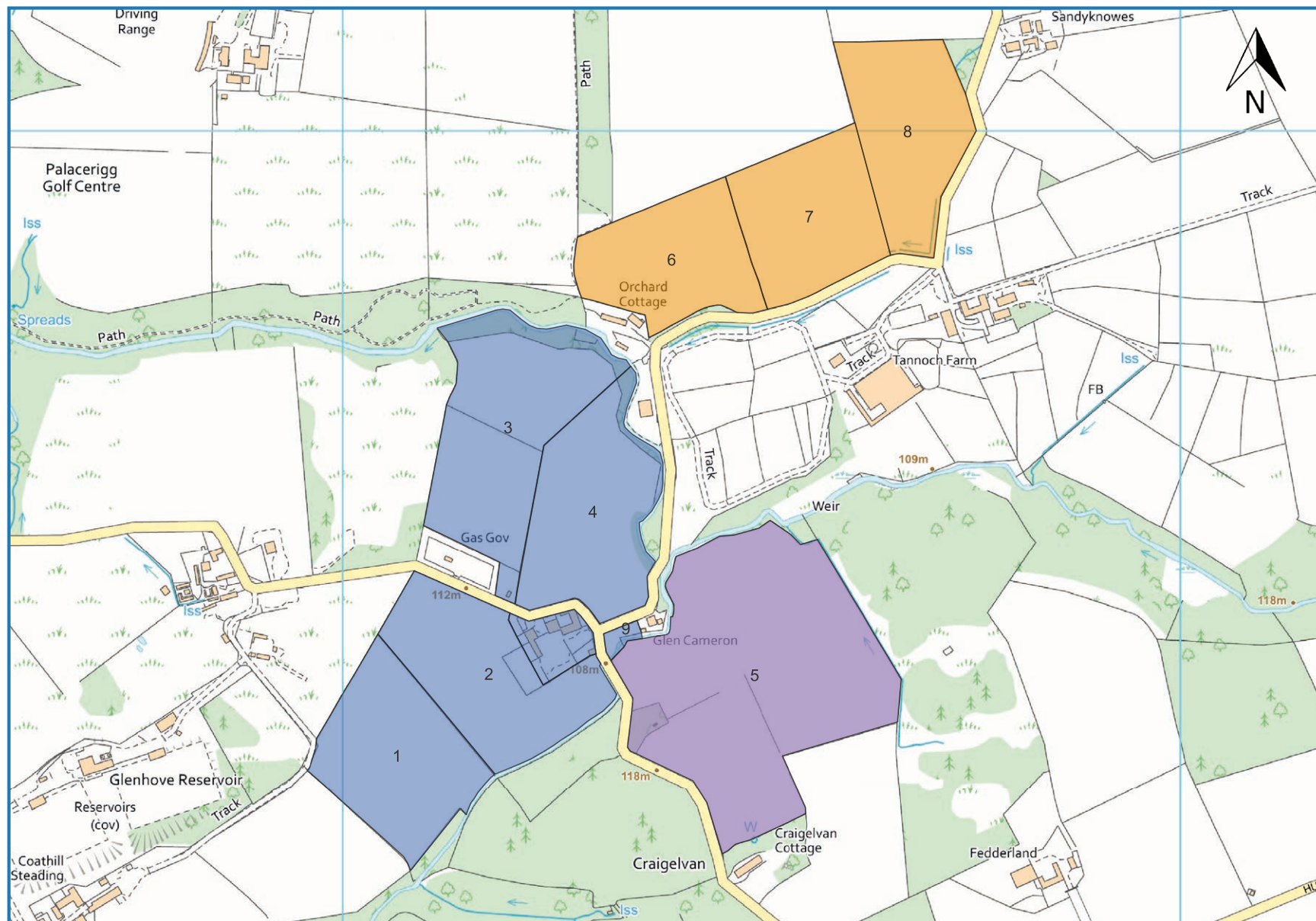
Field Number	Area (Hectares)	Area (Acres)
5	8.16	20.18
<b>Total</b>	<b>8.16</b>	<b>20.18</b>

### Lot 3: Land at Tannoch

The Land at Tannoch is referenced as parcels 5,7, and 8 and is accessed by turning north onto the minor public road from Glenhove Road at the junction adjacent to the house and following the road for approximately 1 mile. And is currently in use as a biodiverse area, some grassland management would be required for the area to be suitable for livestock grazing.

Field Number	Area (Hectares)	Area (Acres)
6	2.69	6.65
7	2.75	6.80
8	2.59	6.40
<b>Total</b>	<b>8.03</b>	<b>19.85</b>







### Basic Payment Scheme (BPS) & IACS

Basic Payment Entitlements are not claimed by the vendor and there are no entitlements available with the sale.

### Less Favoured Area Support Scheme (LFASS)

The property is in an area eligible for LFASS support scheme.

### Development & Clawback

There is a lapsed planning consent for the traditional outbuildings for conversion to three residential dwellings. The details can be obtained by consulting North Lanarkshire local authority and using the reference 05/02044/FUL.

Lot 1 at Glenhove Manor Farm is sold subject to a clawback of 50% of the uplift in value created by any non-agricultural or non-arboricultural use over a period of 25 years from the date of sale. This will be secured by way of standard security

### 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.

### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

### Local Authority

North Lanarkshire Council  
Civic Centre  
Windmillhill Street  
Motherwell  
ML1 1AB

### 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

McLean & Stewart  
51/53 High Street  
Dunblane  
FK15 0EG

### 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.

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