

FOR SALE

FIELD AT DUNGAVEL FARM

Wiston, Biggar, ML12 6HT

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Field at Dungavel Farm

Wiston, Biggar, ML12 6HT

The opportunity to purchase a small area of land with lapsed planning consent for a dwelling house. The land is suitable for a variety of uses from small-scale agriculture to equestrian purposes.

Field at Dungavel is a ring-fenced field extending to 4.46 acres (1.8 Hectares) including a steel portal framed shed, sparse hardstanding and adjoining field.

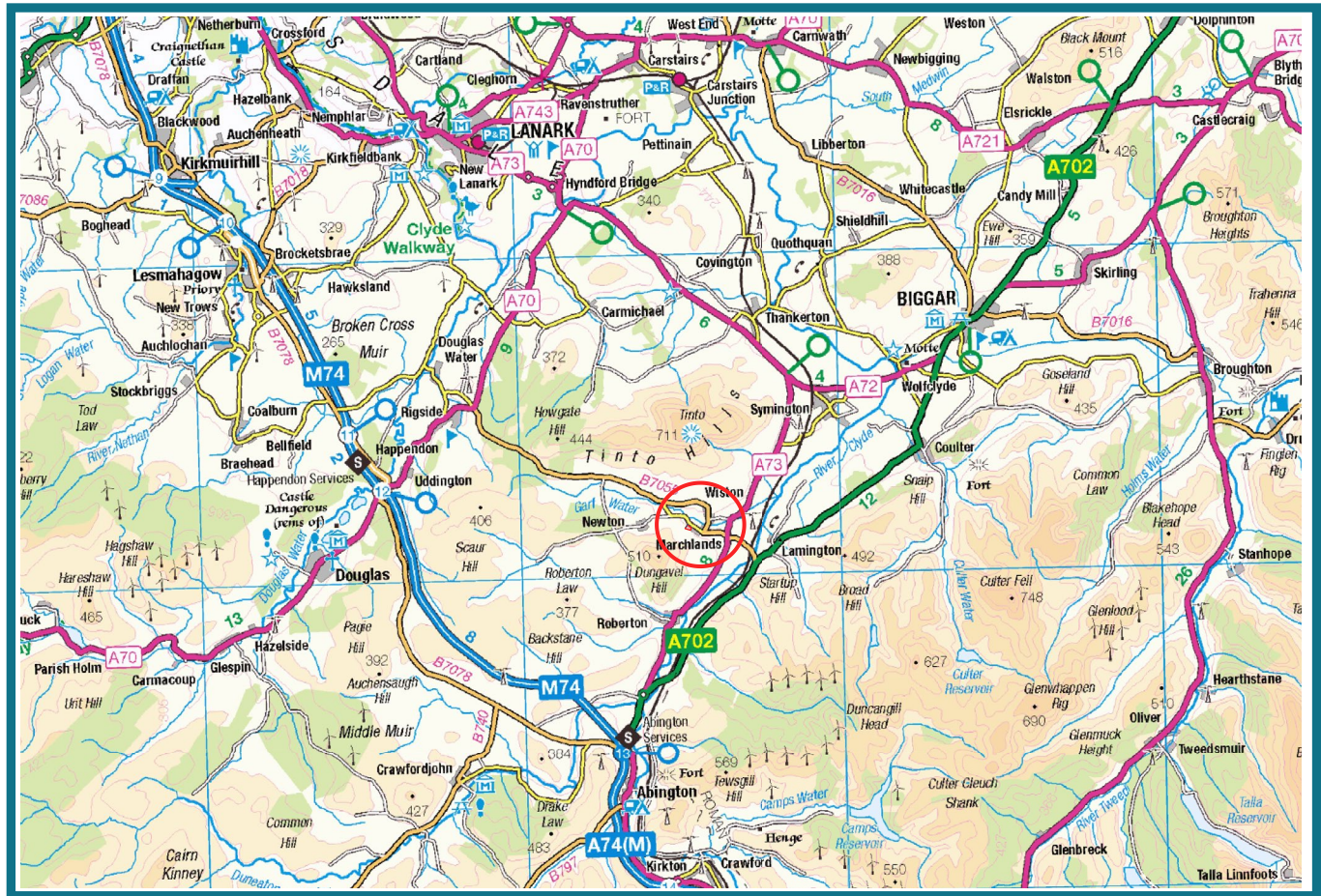
Located in the Southern Uplands, Field at Dungavel has stunning views of Tinto Hill and easy access to the cultural hubs of Lanark and Biggar.

The land at Dungavel is well located in an area of significant amenity with excellent access to the A73 and M74.

- Abington - 6.5 Miles
- Biggar - 8 miles
- Glasgow - 39 miles
- Edinburgh - 37 Miles

Selling agents

Davidson & Robertson
 Rural Centre, West Mains
 Ingliston
 Newbridge
 EH28 8LT
 Tel: 0131 449 1155
 Fax: 0131 449 5249
 Email: sales@drrural.co.uk
 Web: www.drrural.co.uk



© OS reproduced under licence with Crown copyright and database rights (2023) (0100031673)

Situation

Located 6.5 miles north of Abington and 37 miles southwest of Edinburgh, Dungavel field is well situated for the transport network both north and south. The land is located within a ring fence, close to the village of Wiston with access taken directly from the B7055.

Access

Travelling from the north or south, Dungavel field is accessed directly from the B7055 via a well-maintained shared access track.

Directions

Travelling from the north and west, the land is accessed from the B7055, from Edinburgh head south on the A702, just south of Lamington village take a right turn onto the B7055 the destination is approximately 2 miles on the left.

From Glasgow or the south, exit the M74 at Abington and head north on the A702 for 1 mile. Take the A73 for 5.5 miles, turning left onto the B7055. After 0.5 miles, the site can be accessed via a track on the left.

What3words

Entrance to land - wooden.walls.magnitude

Description

The field at Dungavel is grade 4.2 on the James Hutton Institute classification and lies one mile from Wiston village. It extends to 4.46 acres (1.8 Hectares) and at present the land is utilised for grazing by livestock but would lend itself to a variety of small-scale agriculture or equestrian purposes. Included in the sale is a steel portal framed shed and area of hardstanding.

Planning consent for a dwelling house was previously granted, this consent has now lapsed, and any prospective purchasers should contact the relevant authorities for planning advice.

Steel Portal Framed Building 7m x 6m

Included in the sale is a good-sized steel portal framed building with concrete floor, concrete panelling and box profile roof and cladding. The shed has previously been used as a storage shed, however it could easily be repurposed for a variety of other uses.

Basic Payment Scheme (BPS)

Basic Payment Entitlements (BPE) are not included within the sale but could be available by separate negotiation

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
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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. An established biosecurity policy is in place at Dungaval. Interested parties are requested to clean their boots prior to viewing and utilise the disinfectant provided by the vender on arrival.

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

Kerr Stirling LLP
10 Albert Place
Stirling
FK8 2QL



Date of Entry

By mutual agreement.

Important Notes

Closing Dates

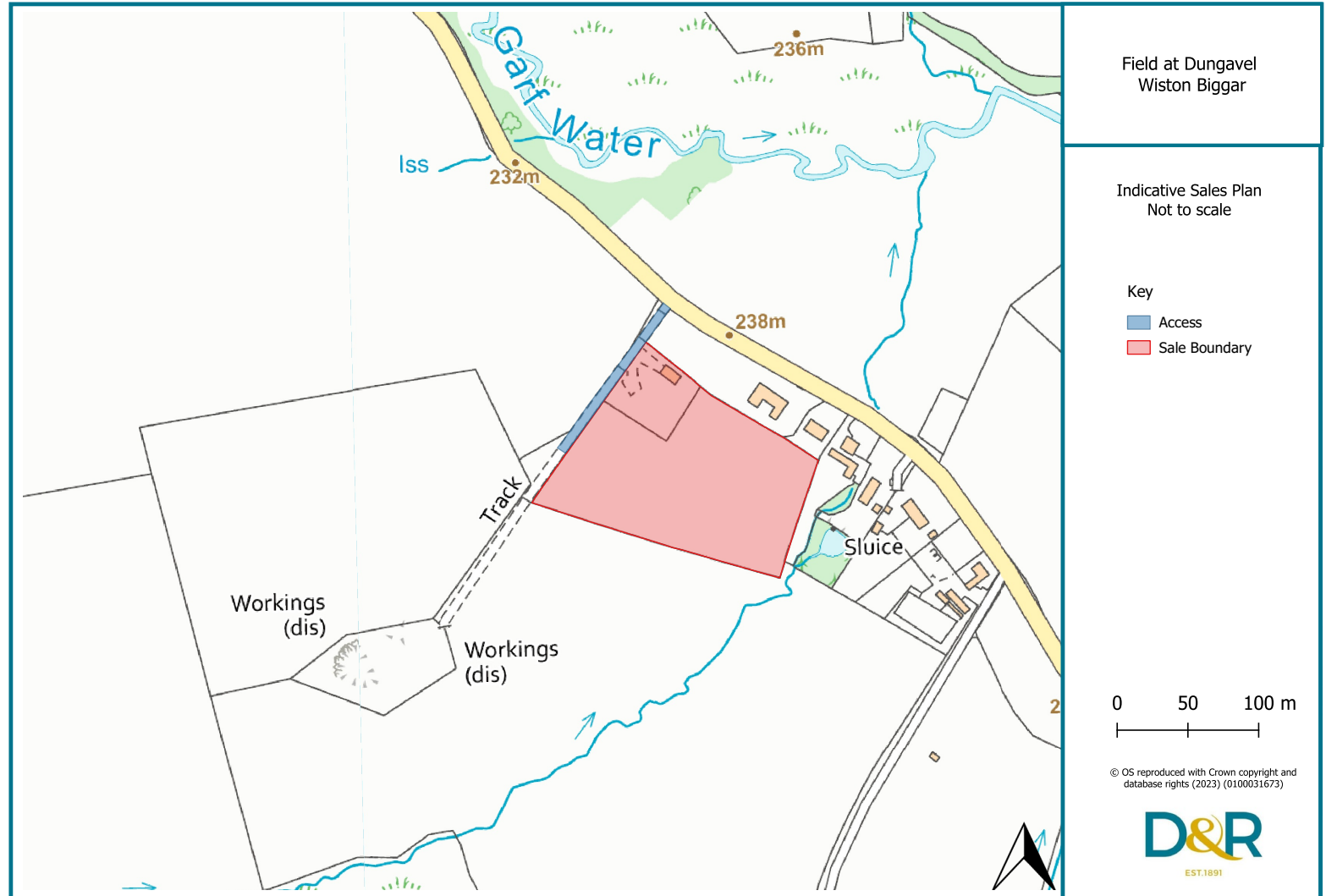
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing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





**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

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.

f DRRural ■ davidson-robertson ■ Davidson_and_robertson

www.drrural.co.uk