



**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 a compact farm with good quality grazing land, a range of useful farm buildings and approved planning for a house in an accessible part of Lanarkshire.

- Approved Planning Permission for a one and a half storey house.
- A range of agricultural buildings.
- Quality grazing land.

Available as a whole or in 4 lots.

About 19.65 acres (7.95ha) in total.

## Selling agents

**Davidson & Robertson** Tel: 0131 449 6212  
The Rural Centre Fax: 0131 449 5249  
Ingliston Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Edinburgh Web: [www.drrural.co.uk](http://www.drrural.co.uk)  
EH28 8LT

## 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 service. The historic market town of Lanark is 10 miles distance 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/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 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 is predominately classified as Grade 4(1) by the James Hutton Institute. The land is gently undulating, has a mains water supply with drinking troughs and is well fenced for livestock. Access to the land is directly off a minor public road.

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

### Lot 1

A building plot with approved planning permission for a one and a half storey dwelling house. The planning application was recently renewed under planning reference P/22/0566.

The building plot provides a 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 and east of the building plot are a small range of agricultural sheds. The first features modern stables, the second provides useful storage space and the third is a large open sided shed which would be very useful for the storage of equipment and building materials during the construction of a house.

Lot 1 extends to approximately 1.05 acres.

### Lot 2

The land to the north of the building plot is a single enclosed field which is stock proof and has a mains water supply. Access to this field can be taken from the hard standing yard around the building plot or from the minor public road to the north. The field extends to approximately 1.73 acres.

### Lot 3

Lot 3 is a single field enclosure extending to approximately 15.96 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 4

Lot 4 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 approximately 0.91 acres.

### 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 2024 will be retained by the vendor. Should the property be sold in lots, the sellers will apportion the entitlements between lots 2 and 3.

### Planning Permission

Information on the approved planning application can be found on the South Lanarkshire planning portal under the reference P/22/0566.

There may be a requirement for a drainage pipe to be installed from Lot 1 across the access road and through lot 4.

Prospective purchasers should make their own enquiries into planning matters, building consents and seek relevant professional advice.

### 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

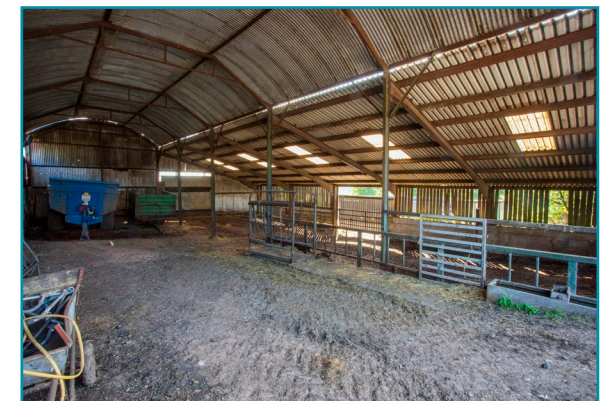
By strict appointment with the Selling Agents.

### Deposit

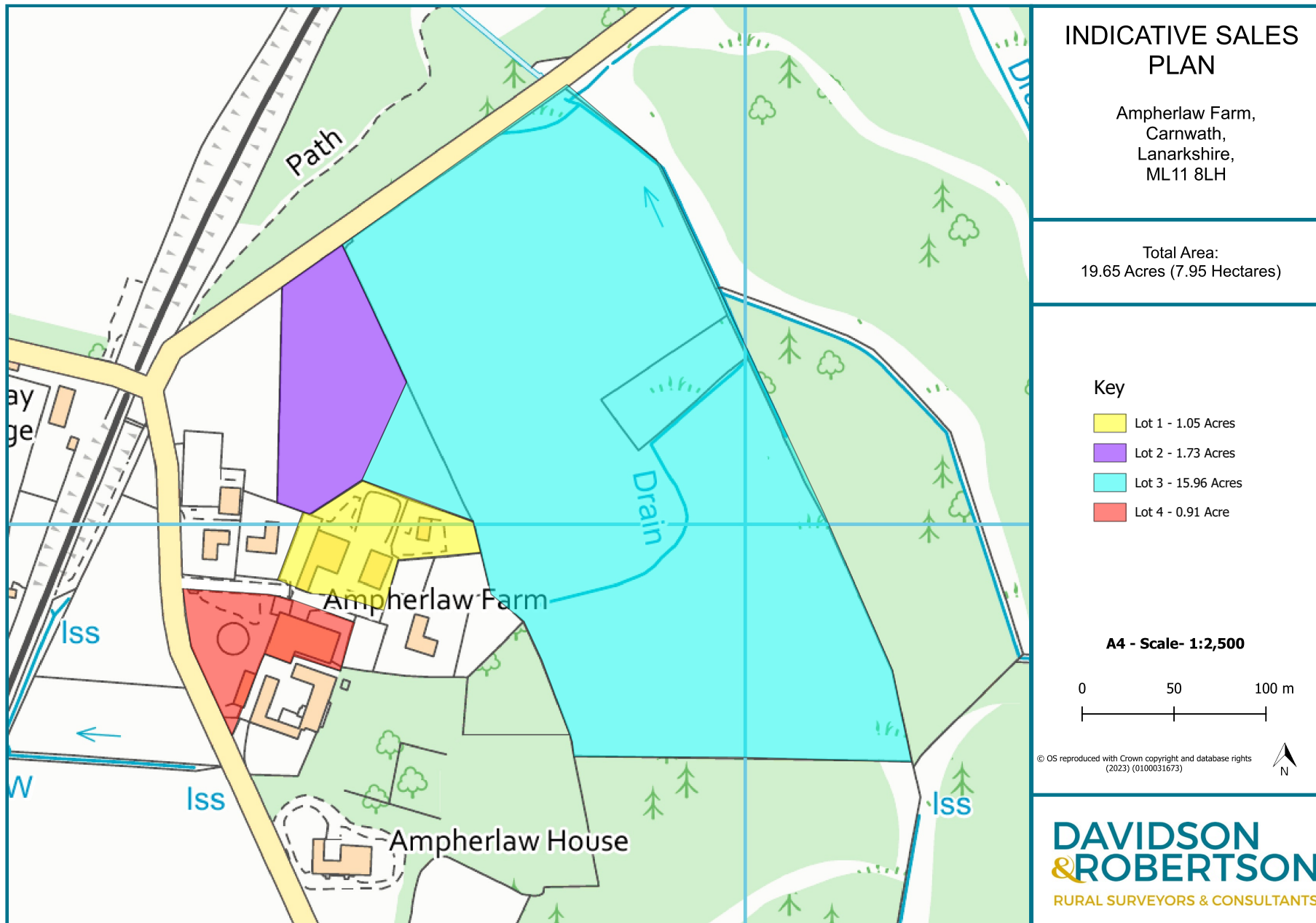
A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

Gebbie & Wilson Solicitors  
18 Common Green  
Strathaven  
South Lanarkshire  
ML10 6AG  
Tel: 01357 520 082







## Date of Entry

By mutual agreement.

## Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

## 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.

## Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

## Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
12. Photographs taken: August 2023 and Particulars prepared June 2024.