



FOR SALE
Black Barn Horse Arena
Wiston, Biggar, ML12 6WJ

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Black Barn Horse Arena

Wiston, Biggar, ML12 6WJ

Edinburgh 36 miles, Glasgow 32 miles

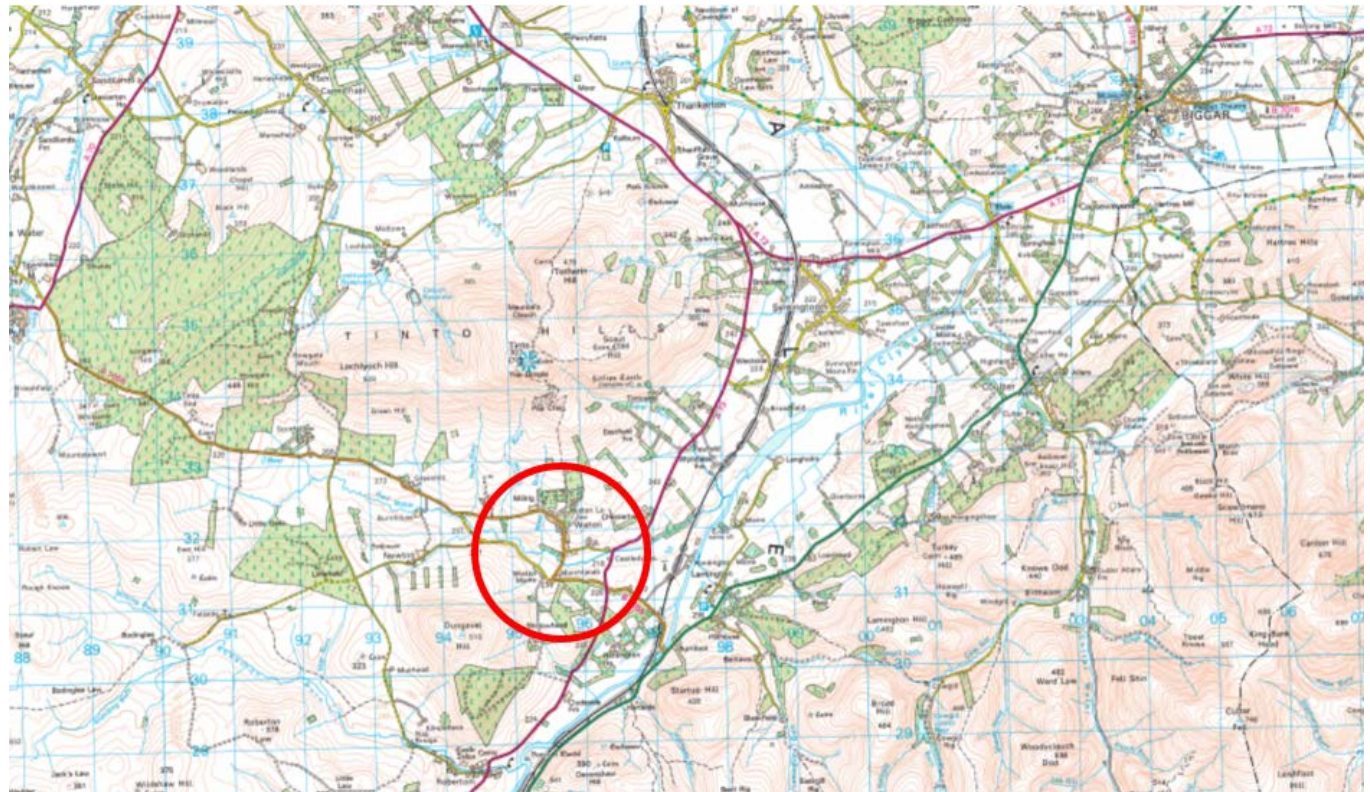
A unique opportunity to acquire a site comprising of approximately 2.24 acres (0.91 ha) including a large shed, office/storage accommodation, riding arena and planning permission for a glamping pod.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

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



Situation

Located 6.5 miles north of Abington and 7.7 miles southwest of Biggar, Black Barn Horse Arena is well situated for the transport network both North and South.

Access

The land is located in the village of Wiston and access is taken directly from the B7055.

What3words:

Entrance – beep.actual.armrest
Middle of land – bicker.grins.shopper

Directions

Travelling from the North and West:
From Edinburgh head south on the A702, just south of

Biggar take a right turn onto the A72. Follow the road to Tinto and take a left at the T-junction onto the A73. Follow the A73 for 3.5 miles, turn right onto Millrigg road signposted to Wiston. As you enter Wiston turn left onto the B7055 and the property will be on the right.

From Glasgow or the South exit the M74 at J11/12 and head North on the A70 for 2.5 miles, take a right onto the B7055 and follow it for 5.6 miles, the property will be on the right.

Description

The property boasts a 1,800 sq ft steel portal frame building which benefits from concrete panel walls and Yorkshire boarding. The shed is powered by solar panels, has a generator and 4 additional batteries that are all included in the sale. The site also features a micro wind turbine.

There is a portacabin style office to the rear of the main shed. This building provides office space and storage. The portacabin utilises the solar panels along with a rainwater harvesting system.

The property features an area of hard standing to provide parking and access to the property. The riding arena has a sand-base and is bound by a post and rail fencing.

The grass field provides grazing for horses and livestock and benefits from approved planning permission for a glamping pod to be erected on the northern end of the site.

Relevant Site Planning History

Application number	Date	Proposal	Decision
P/23/095	26/07/2023	Use of land as tourist accommodation and erection of glamping pod	Approved

Planning & Development

Planning permission has been granted for a glamping pod on the site – PAN P/23/095. Prospective purchasers should make their own investigations into any planning matters 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
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.

Solicitor

Lindsays, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

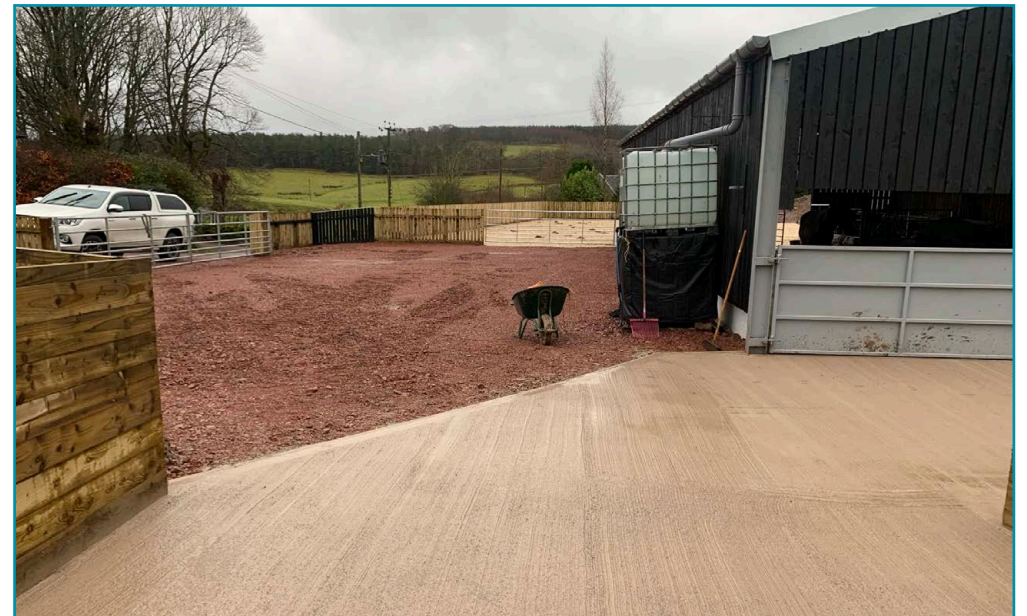
Date of Entry

By mutual agreement.

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.





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.

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.

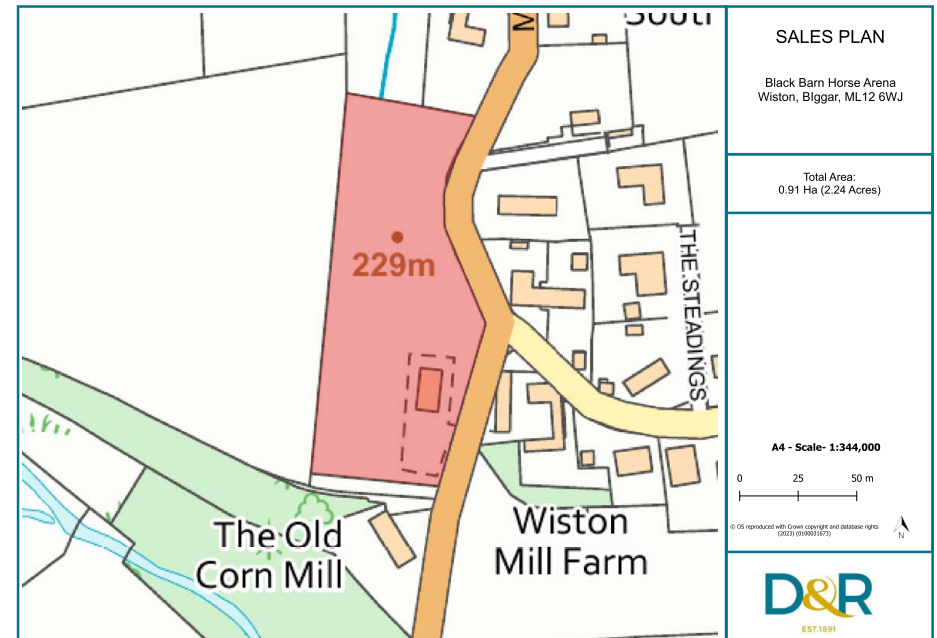
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages or give either party any cause of civil action.

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.



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.