



FOR SALE
Girdwoodend
Auchengray, South Lanarkshire, ML11 8LL

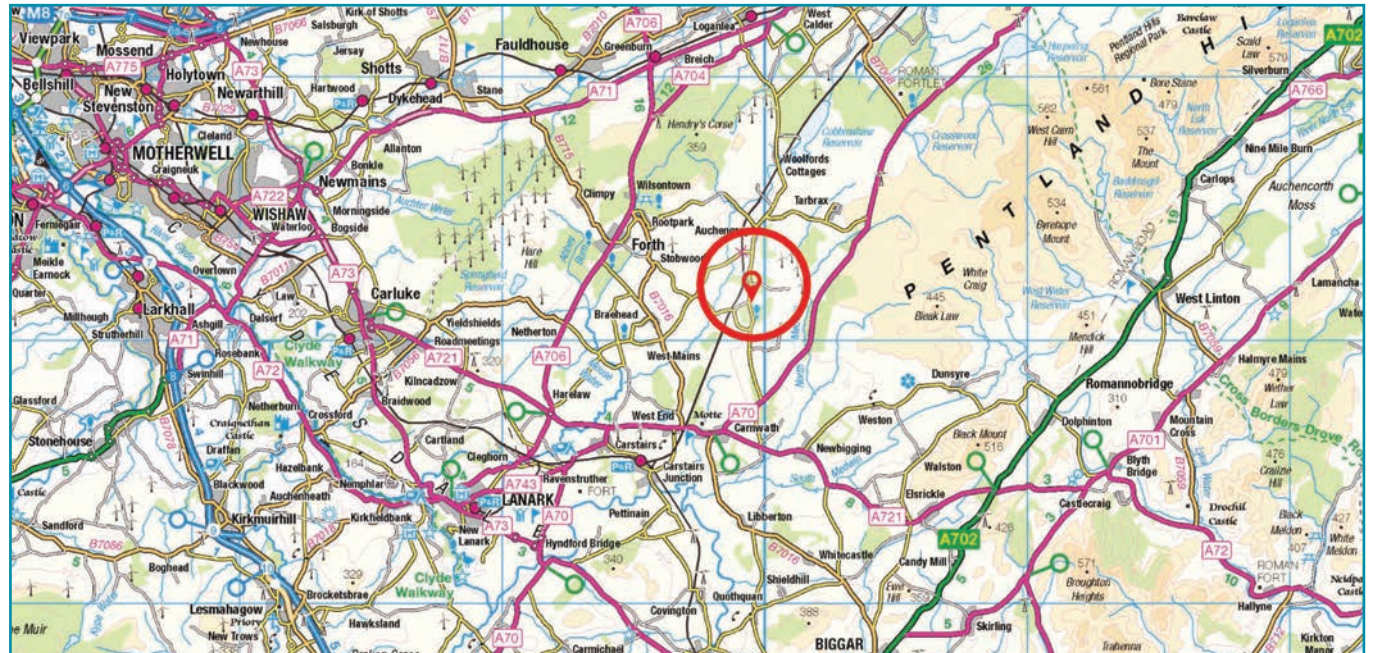
**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Girdwoodend

Auchengray, South Lanarkshire, ML11 8LL

A fantastic opportunity to acquire a privately positioned traditional stone-built farmhouse with an extensive range of commercial outbuildings with approximately of 10.18 acres of garden and amenity woodland.

- Secluded property with private gardens and woodland to enjoy.
- A 4-bedroom extended farmhouse in excellent order.
- Commercial outbuildings used for carpentry school and timber sales business.



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

Girdwoodend is well located within central Scotland situated within South Lanarkshire in the small rural hamlet of Auchengray. The nearest village to Girdwoodend Farm is Carnwath (4.1 miles) which provides basic amenities with Lanark only 10 miles from your doorstep offering an array of shops and facilities including a leisure centre and bustling high street. Auchengray is positioned only 25 miles from Edinburgh making commuting to the city centre accessible via car or train from Carstairs Junction Station.

Access

Girdwoodend is accessed via a minor public road along a private driveway which has a secured gate which can be locked.

What3Words

Entrance to Farm – kings.smirks.scrubber
Middle of property – shun.sculpting.cyber

Directions

From the North:

From Edinburgh follow the A70 south towards Carnwath for approximately 15 miles. Take the turning to the right signposted to Tarbrax and Auchengray, continue to follow this road for approximately 3 miles before turning left on to Auchengray road. Continue through Auchengray and then bear left to stay on Auchengray Road before turning right towards Girdwoodend. The drive for Girdwoodend is on the right after about 400m.

From the South:

Head to Edinburgh along the A70 (Edinburgh Road) from Carnwath, past BHC Ltd for approximately 1.5 miles taking a left turn onto Calla Road. Follow this road for approximately 2.5 miles before taking a left and then a right shortly after which brings you onto the driveway of the property.

Description

The house was extensively renovated in 2009 to very high exacting standards with all new period windows and doors, the internal joinery work has been restored to original and an extension using matching stone and original features was built. Girdwoodend house is a traditional stone-built 4-bedroom house with a modern interior and traditional features and finishes throughout. The house is fully double glazed and benefits from under floor heating on the ground floor.

The house has an open-plan kitchen and dining area with a small utility and separate laundry room. The downstairs bathroom is situated on the left as you enter the house, with a shower and WC. The living room is off the dining area which brings you into the hallway where the stairs are situated to reach the first floor. There is one bedroom situated on the ground floor.

There are 3 equally sized bedrooms one of which is accessed through the another bedroom (see floor plan). There is the ability to install a new staircase to access the further bedroom directly without passing through the other bedroom.

There is a small study which leads into one of the bedrooms with a further bathroom which includes a bath.

The property has a well-maintained garden at the front of the house which is enclosed by a beech hedge on one side and raised planted beds on the other. There is a patio accessed by a doorway from the kitchen providing an excellent area for outdoor entertaining. A short distance from the house is a strategically located summer house positioned to capture the evening sunshine.

The land at Girdwoodend predominately consists of amenity woodland and garden ground extending in total to approximately 10.18 acres. The woodland has been planted during the current owners tenure at Girdwoodend and has created a wonderfully private and secluded feeling. There is a network of woodland paths around the whole property, providing wonderful woodland walks. There is a small pond situated behind the outbuildings providing a wetland habitat.

Buildings

There is an extensive range of traditional and modern buildings at Girdwoodend Farm as well as useful hard standing yard areas.

1. The Biomass shed is of timber framed construction and adjoins the workshop building. This houses the 2 biomass boilers, one a log burner and one pellet, which provide heating and hot water for the house and workshops.

2. The workshop is a traditional stone-built building which was formerly used as a dairy, a byre and a bothy under a pitched corrugated roof with a painted exterior. The building has been internally clad and insulated in areas to be used as a workshop and teaching area for carpentry classes. The workshops feature a kitchenette and WC and benefit from heating and hot water provided by the biomass boiler. There is a small lean-to addition to the workshop which provides additional storage.



3. Located a short distance from the workshop is a former stone-built barn that has been converted to provide studio space and a party room. There is a lean-to extension on the rear side of this building which provides general purpose storage.

4. The shop building is two adjoining sheds under a pitched roof. The traditional building is a stone building, and the more modern one is a timber framed and clad building. The modern building has been heavily over engineered to take the weight of a forklift.

5. The modern large shed constructed in 2010 is a twin-span steel portal framed building measuring 24m x 30m approximately. One span is over a concrete base. The second span is over an earth floor and provides general purpose storage. The buildings have roller screen doors on the front and are accessed by a track from the main drive and benefits from ample space for an artic lorry to turn and for outside storage. The building has a 3 phase electricity supply.

Services

The property benefits from mains electricity and water, with drainage to a septic tank. There is central heating and hot water provided by a wood pellet fired biomass boiler.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries. It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation.

Council Tax

This property is in the Council Tax Band D.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band xxx. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Planning & Development

Application number	Date	Proposal	Decision
CL/06/0856	14/12/06	Single storey extension to front and rear of farmhouse with alterations to existing dormers	Application Approved
CL/06/0146	27/02/06	Erection of storage shed for furniture business	Application Approved

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

Solicitor

Smail & Ewart
79 High Street, Biggar, ML12 6DE
Phone: 01899 220058
Email: biggar@smail-ewart.co.uk

Viewing

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

Date of Entry

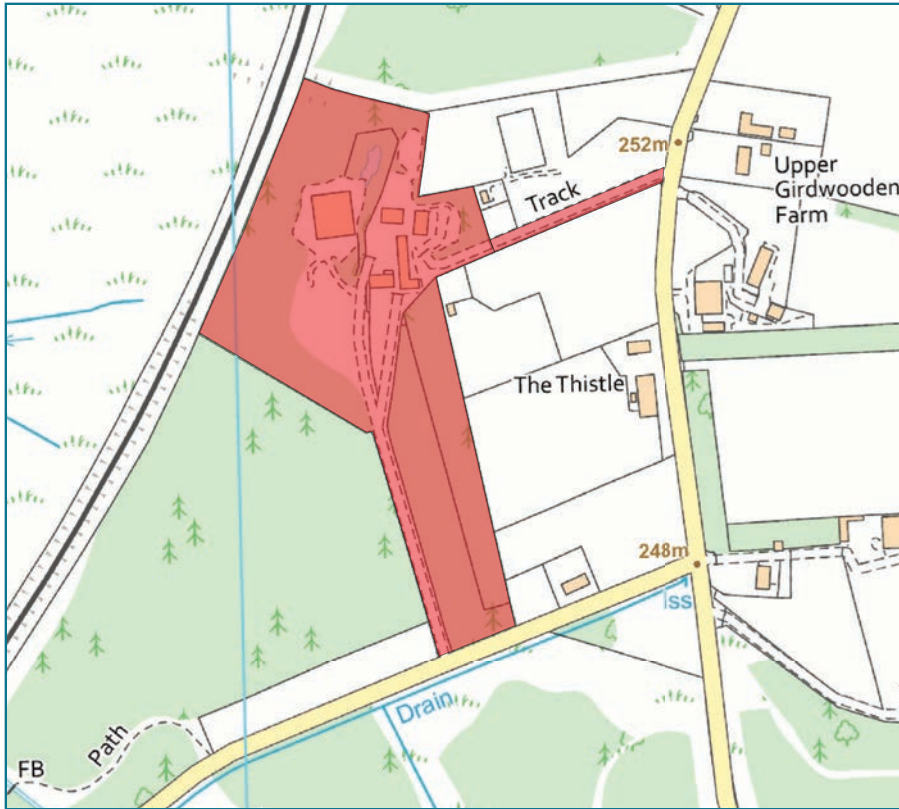
By mutual agreement.

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.



INDICATIVE SALES PLAN

Girdwoodend
Auchengray
Carnwath
Lanark
ML11 8LL

Area: 4.12 hecates (10.18 acres)

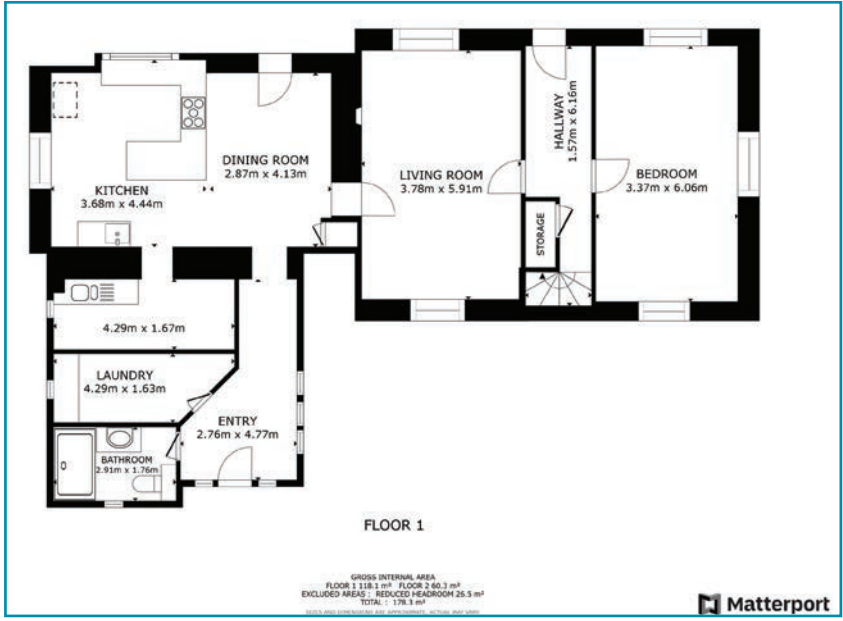
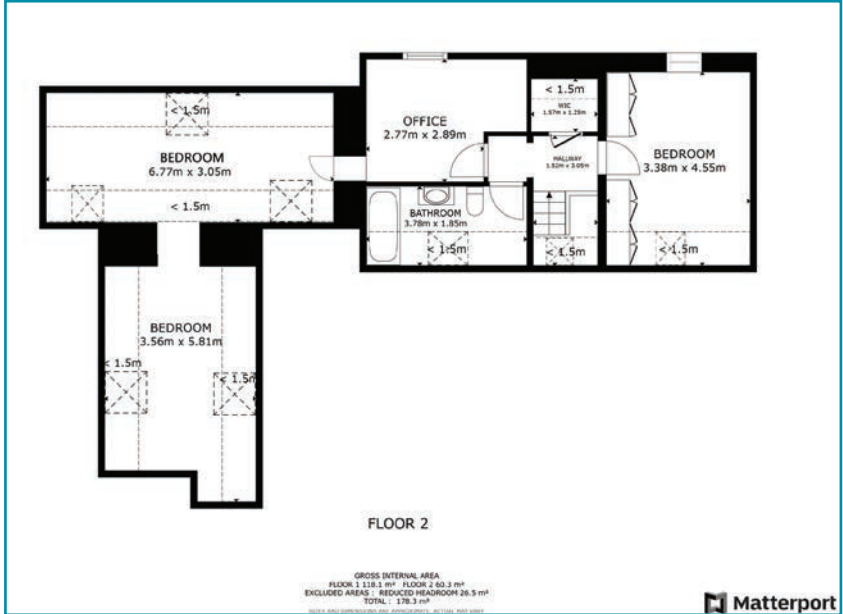
Key

Girdwoodend
 Boundary

A4 - Scale- 1:5 000
 0 0.05 0.1 km

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DAVIDSON & ROBERTSON
 RURAL SURVEYORS & CONSULTANTS





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 prepared – August 2024

Photographs taken – August 2024