

# FOR SALE

## The Old Estate Yard

Carnwath, Lanark, ML11 8JY



Indicative Boundary

# DAVIDSON & ROBERTSON

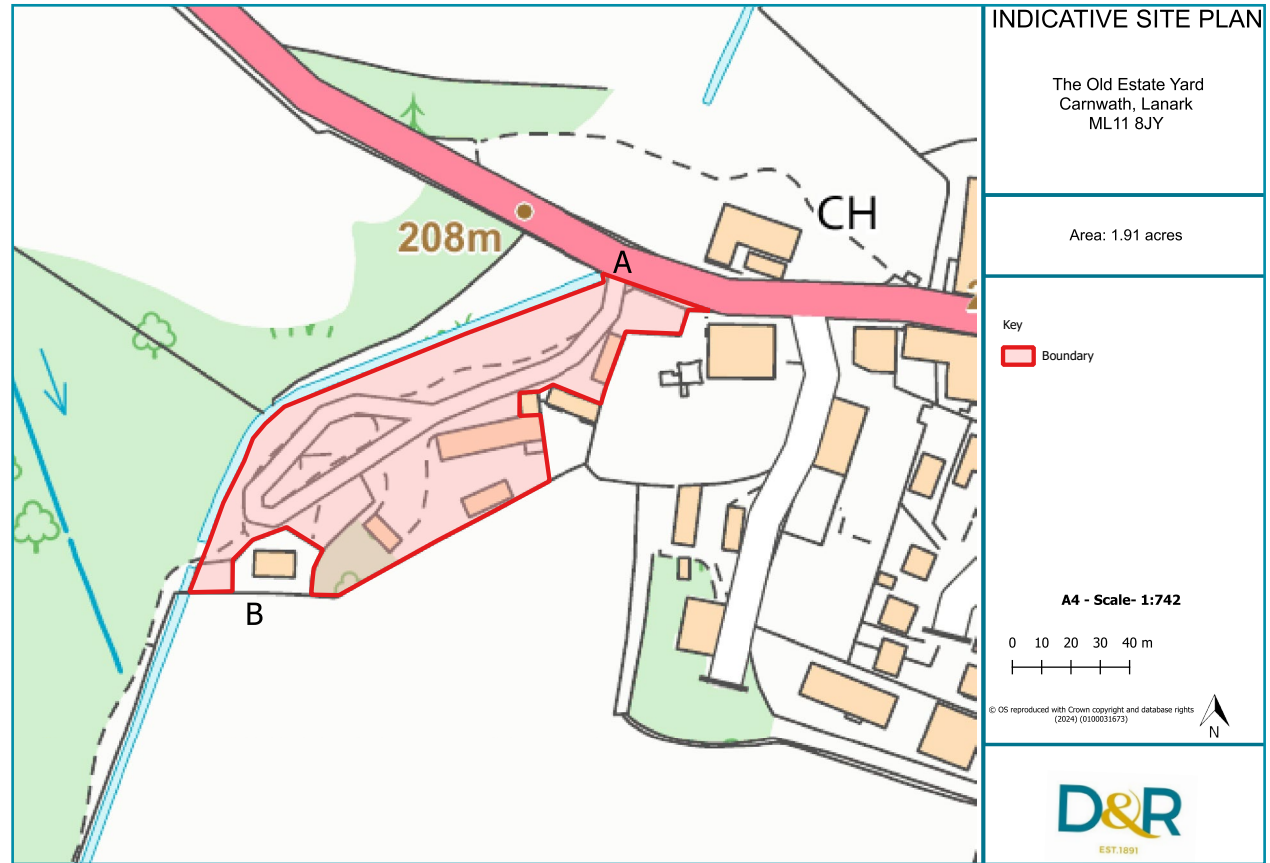
RURAL SURVEYORS & CONSULTANTS

# The Old Estate Yard

Carnwath, Lanark, ML11 8JY

A unique opportunity to acquire a site comprising of approximately 1.9 acres (0.76 hectares).

- 1.91 acres or thereby of site
- Good access to Edinburgh and Glasgow
- Development opportunity



## Selling agents

### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)

### Situation

The site is located on the outskirts of the village of Carnwath at the southern end of the Pentland hills in South Lanarkshire.

Carnwath – 0.4 miles  
Edinburgh – 27 miles  
Glasgow – 32 miles

### Access

Access to the Land can be taken directly from a minor public road.

### What3words:

Entrance to Land – [///disengage.exulted.tower](https://www.what3words.com/disengage.exulted.tower)  
Middle of land – [///hurray.crossings.glow](https://www.what3words.com/hurray.crossings.glow)

### Directions

From Edinburgh, take the A70 south for approximately 26 miles before turning right on to Carnwath Main Street, continue through the village and the site located on the left after the church.

From Glasgow, take the M8 to junction 6. exit the motorway and follow the A73 south to Carluke. From Carluke follow the A721 to Carnwath for 9.2 miles. The Old Estate Yard is located on the right opposite Carnwath Golf Club.

### Description

The Old Estate Yard extends to 1.91 acres or thereby and is located in western Carnwath. The site is flat and comprises a range of agricultural buildings and a derelict cottage. The site sits within the Carnwath settlement boundary within the South Lanarkshire Local Development Plan 2, having previously been zoned for housing (ref: CL5147) in the last Plan.

The site previously had Planning Permission in Principle (ref: CL/13/0445) for residential development. This expired in 2017. Flood risk surveys have been carried out and copies of these can be provided upon request.

The purchaser will be required to provide vehicular and pedestrian access through the site to Ashlee House over a line between points A-B on the plan to be agreed. In addition to this, access including pedestrian and vehicular, must be maintained to Townfoot Cottage and the adjoining woodland to the west of the site and this will need to be agreed with the Seller.

### Planning & Development

Prospective purchasers should make their own investigations into any planning matters and 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  
Brandon Gate,  
1 Leechlee Road,  
Hamilton  
ML3 0XB

### 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

Anderson Strathern LLP  
58 Morrison Street  
Edinburgh  
EH3 8BP  
Tel: 0131 270 7700

### 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.



## 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 – October 2024  
Photographs Taken – October 2024