

Wind Turbine at Boghead

Boghead, Strathaven Road, Hamilton, ML3 8RY



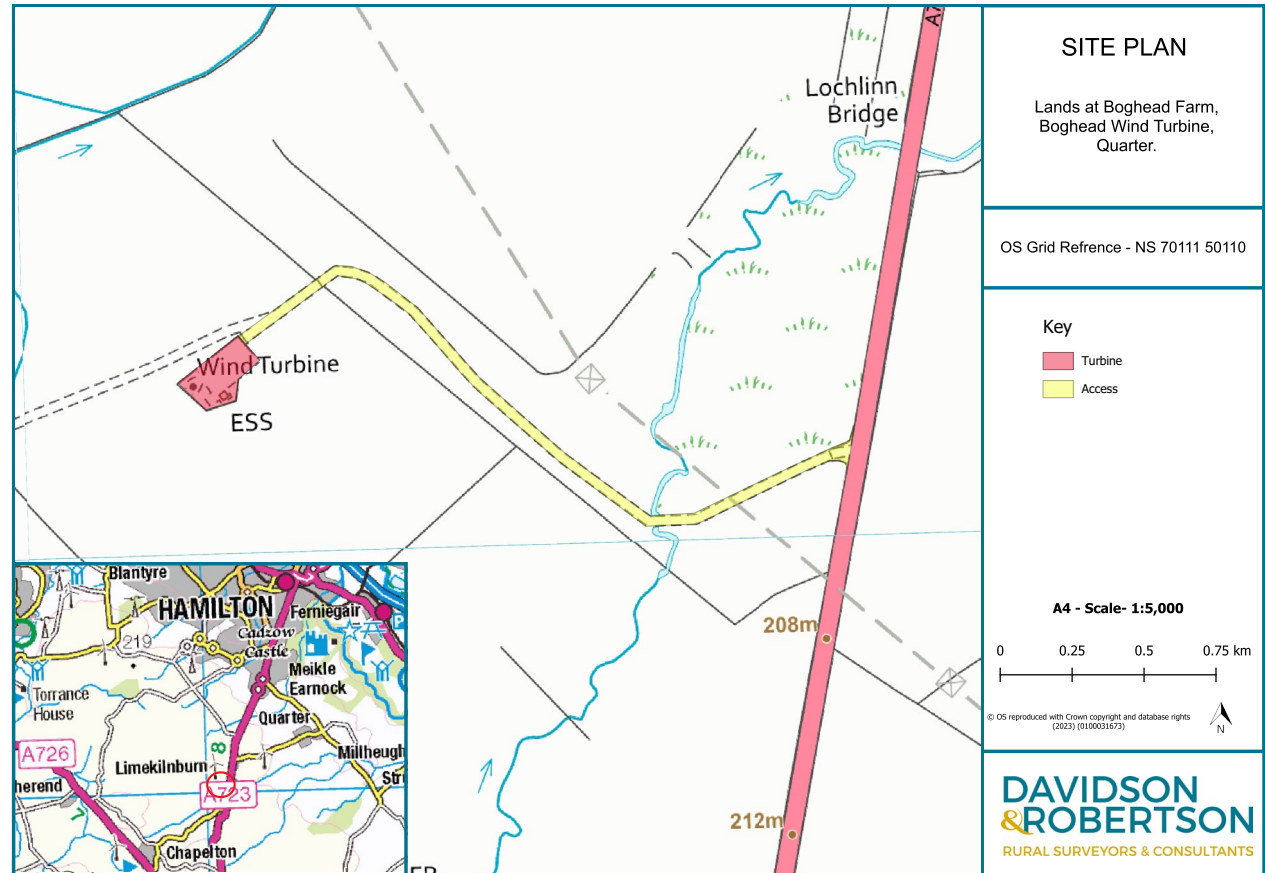
**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Wind Turbine at Boghead

Boghead, Strathaven Road,
Hamilton, ML3 8RY

An exciting opportunity to acquire a strategically located 500kw wind turbine on the outskirts of Hamilton

- Base rent of £15,000
- Index linked rent reviews
- 18 years remaining on the lease
- Built on 0.77-acre plot used for rough grazing



Situation

Boghead Wind Turbine is situated 4 miles South of Hamilton and 4 miles North of Strathaven.

Access

The property is accessed via a track from the A723.

The What3words code for the access road is: ///realm.fairly.familiar

Directions

Leave the M74 at Junction 6, at the roundabout take the first exit along the A723, follow the A723 south towards Strathaven, then take a left.

Description

A 500kw wind turbine on a 0.77 acre plot that produces an index linked base rent of £15,000 per annum with 18 years remaining on the lease with the option to renew. The turbine is strategically located in an area that experiences a regular wind blow, and receives a substantial top up rent based on the energy it produces. For the calendar year 2024, the turbine income was in excess of £40,000.

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

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.

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 LLP
18 Common Green
Strathaven
ML10 6AG

Date of Entry

By mutual agreement.

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

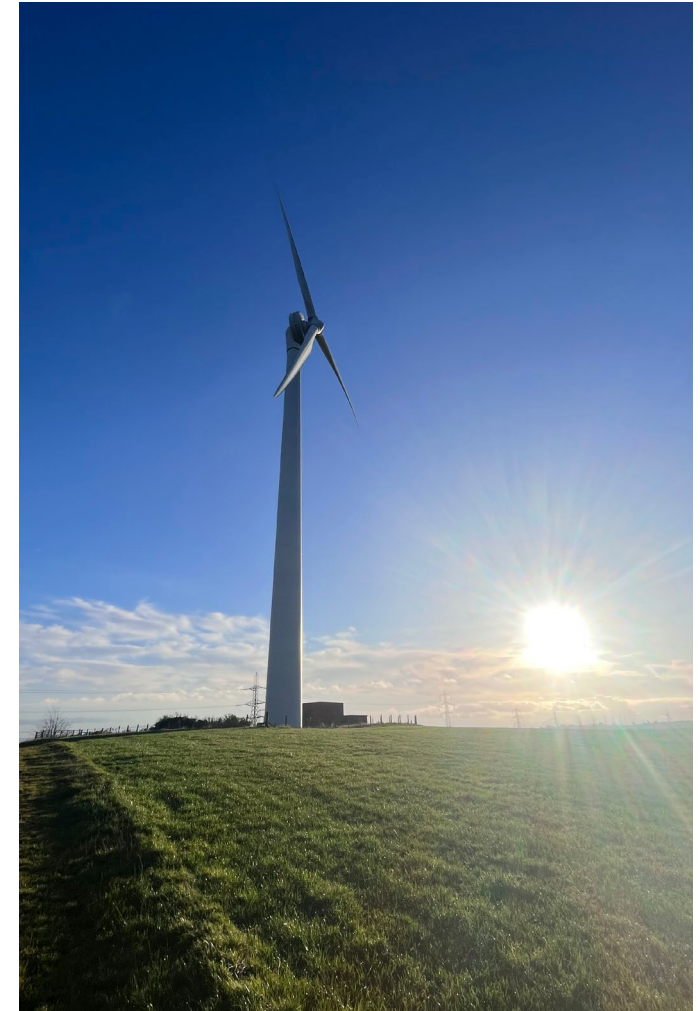
1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property 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 – November 2024
Photographs Taken – November 2024



**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 **in** davidson-robertson **@** Davidson_and_robertson
www.drrural.co.uk



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

To Whom It May Concern

Our ref: 2042.23A

Your ref:

Date: 21.10.25

Dear Sir / Madam

**BOGHEAD WIND TURBINE, BOGHEAD, STRATHAVEN ROAD, LIMEKILNBURN, HAMILTON,
ML3 8RY
CLOSING DATE**

Thank you for your interest in Boghead Wind Turbine. I can confirm that a closing date has been set. Please submit offers no later than:

12 noon on Thursday 30th October 2025

Offers should be completed on the accompanying tender form and emailed to sales@drurual.co.uk or posted to Davidson & Robertson, Rural Centre, West Mains, Ingliston, Newbridge, EH28 8LT.

Please ensure that all offers are marked 'Boghead Wind Turbine' which will ensure offers remain unopened until the closing date.

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.

Yours Faithfully

Davidson & Robertson
Tel: 0131 449 6212



Davidson & Robertson is the trading name of Davidson & Robertson Ltd.
Registered in Scotland No. 270490.
Letting Agent Registration No. LARN1904065.
VAT No. 806525144.
Registered office: Riccarton Mains, Currie, Edinburgh, EH14 4AR.
A list of Directors available on request.
Offices across Scotland and Northern England.





**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

WIND TURBINE AT BOGHEAD, STRATHAVEN ROAD, HAMILTON, ML3 8RY

SUBJECT TO CONTRACT

TENDER FORM

To be emailed to sales@dr rural.co.uk or posted to Davidson & Robertson, Rural Centre, West Mains, Ingliston, Newbridge, EH28 8LT.

By no later than

12 NOON ON THURSDAY 30TH NOVEMBER 2025

Name(s)	
Address	
Telephone	
Email	
I / We submit and offer for the following	☐ Boghead Wind Turbine
I / We submit the following offer (£)	
My / Our offer is	☐ Cash purchase ☐ Subject to finance



Davidson & Robertson is the trading name of Davidson & Robertson Ltd.
Registered in Scotland No. 270490.
Letting Agent Registration No. LARN1904065.
VAT No. 806525144.
Registered office: Riccarton Mains, Currie, Edinburgh, EH14 4AR.
A list of Directors available on request.
Offices across Scotland and Northern England.



	☐ Subject to sale of other property ☐ Other Please tick as applicable
Agent details (if applicable)	
Proof of funds	Please provide proof of funds as an attachment
Solicitor	Name Address Email Telephone
Other	Please enter any special conditions of your offer

Signed

Dated

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.