

FOR SALE

Muirhall

Auchengray, South Lanarkshire, ML11 8LL

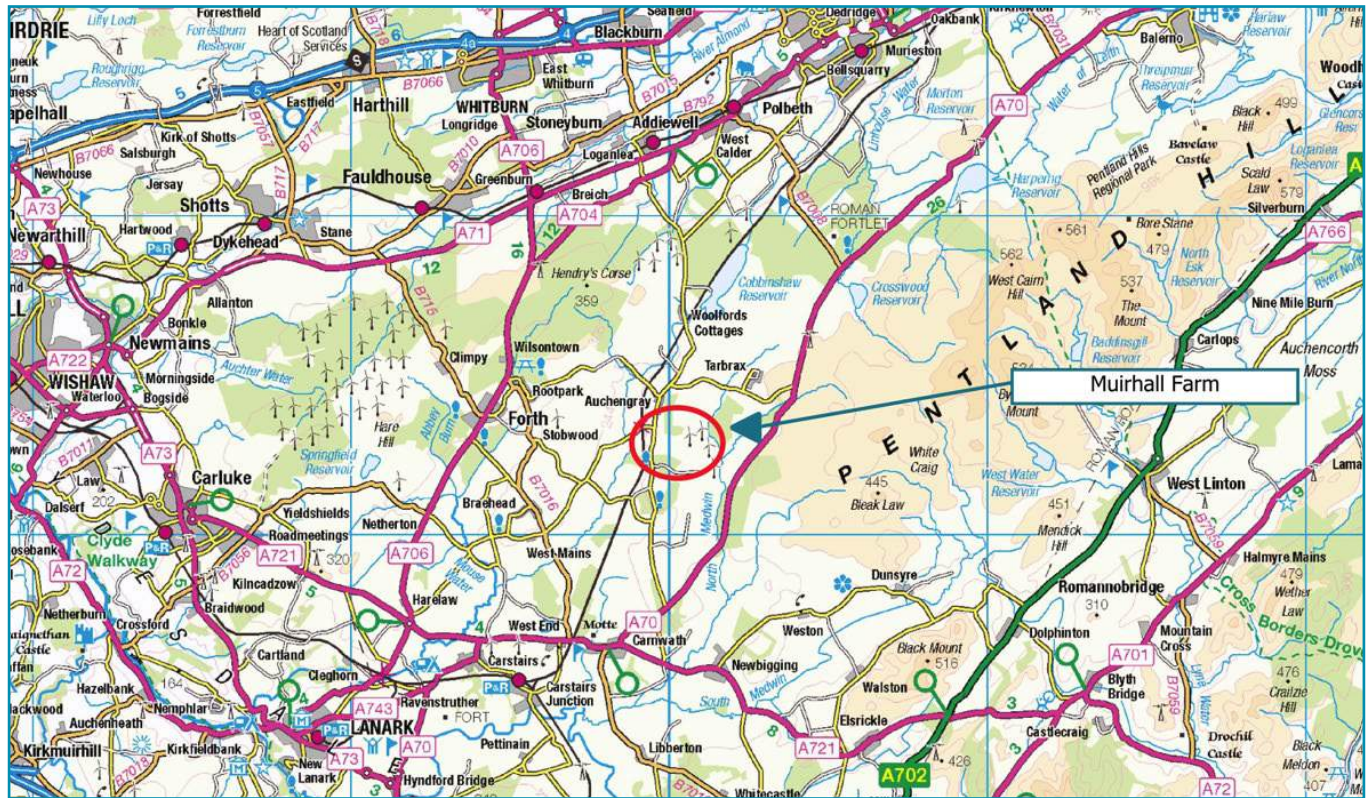
**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

Muirhall

Auchengray, South Lanarkshire, ML11 8LL

Muirhall is a distinctive and versatile country property, combining traditional Scottish charm with modern rural living. Its blend of residential comfort, equestrian excellence, and commercial potential makes it a truly compelling offering in today's lifestyle property market.

- Farmhouse
- 5 holiday let units
- Equestrian facilities
- Paddocks and grazing land
- Extending to around 27 acres in total



Situation

Enjoying a peaceful position near the village of Auchengray, Muirhall benefits from a scenic yet accessible location. Surrounded by open countryside, the property combines privacy and tranquillity with convenient connections to major transport routes and nearby cities.

Muirhall is well located for equine event venues:
 Muirmill Equestrian Centre- 1.20 hrs west
 Murray House Equestrian - 1.30 hrs South
 Rockrose Equestrian -1.10 hrs East
 Forgandenny British Event - 1.16 hrs North
 Oatridge British Event/ Scottish National Exhibition Centre- 34 mins North

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 the property will be on your right.

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 3 miles and the property will be on your left.

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

Description

Set amidst the rolling countryside of South Lanarkshire, Muirhall presents a compelling blend of traditional charm, modern versatility, and outstanding equestrian facilities. Extending to approximately 27 acres, this beautifully positioned holding offers a unique opportunity to acquire a fully equipped rural lifestyle property within easy reach of both Edinburgh and Glasgow.

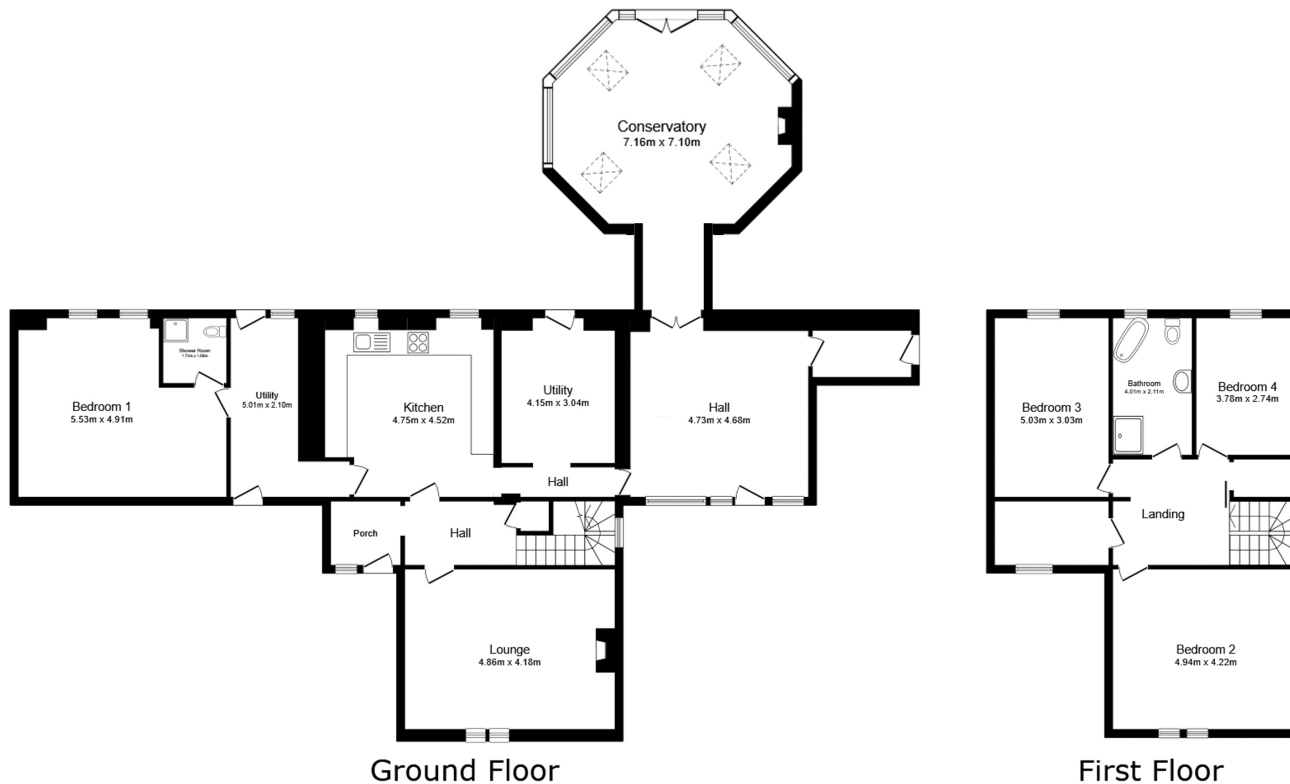
The land itself comprises a balanced mix of grazing pasture and amenity woodland, ideal for equestrian use, smallholding pursuits, or simply enjoying the outdoors.

Muirhall Farmhouse

The farmhouse is a charming traditional stone-built farmhouse offering generous and flexible accommodation over two floors. The house comprises a spacious kitchen and utility room, a large comfortable sitting room, 4 bedrooms, including a self-contained ground floor bedroom and en-suite.

Adjoining the farmhouse is the striking Round House, a standout feature with its vaulted feel, log burner, and doors opening directly onto the garden. Perfect as an entertaining space, studio, or relaxation area.

The surrounding garden grounds provide a private and sheltered setting, framed by mature trees and open lawn.

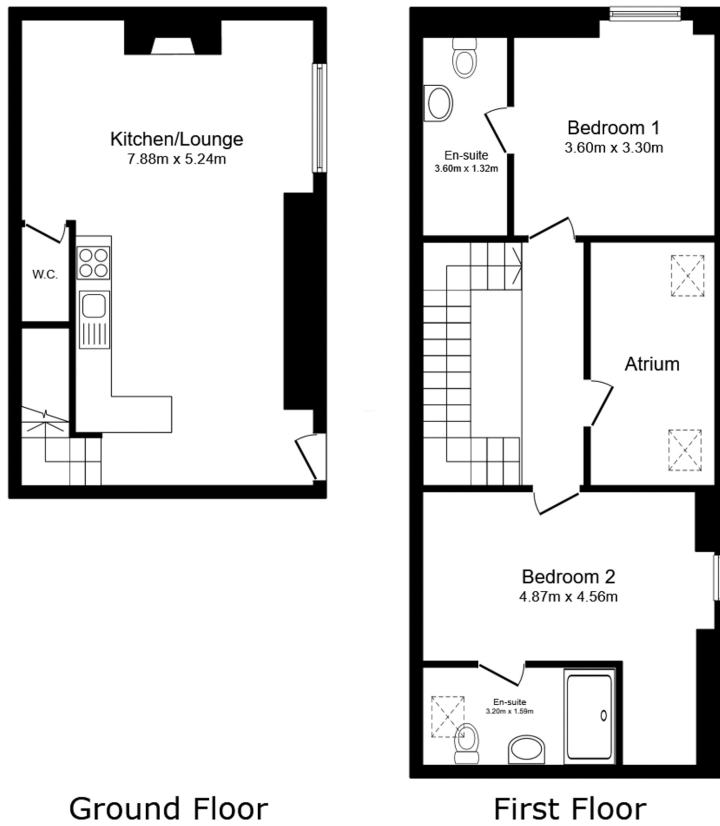


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Additional Accommodation

Muirhall benefits from an exceptional range of converted traditional farm buildings, currently configured to provide flexible accommodation and potential income streams. The buildings have all been developed to a very high standard.

The Hayloft, as the name suggests, was where the mown hay was stored. This is a two-storey cottage with a striking wood bridge between the two upstairs bedrooms. There is an open plan kitchen and a sitting room with large patio doors. The cottage is light, bright and airy and the bedrooms have beautiful views over the quiet countryside to the south and west.



Ground Floor

First Floor



Ruin Cottage has been transformed from a 16th century derelict ruin into a particularly bright and airy bungalow-style cottage. This is a spacious cottage, with a large kitchen and a dining area with patio doors and a view onto the garden. A unique stone archway leads into a separate sitting room with a stylish open fire topped by a hard wood log mantelpiece. The bedrooms are located on either side of the elegant, light-filled sitting room, with en-suites offering the choice of bath or shower.



Floor Plan

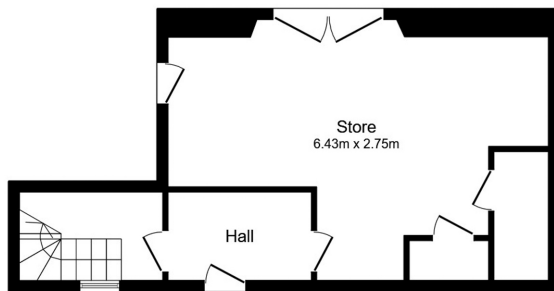
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

The Mill is a well-appointed two-bedroom property with a large storeroom on the ground floor. Upstairs is a open plan kitchen and living area featuring a large log burner and wonderful timber beams. There are two bedrooms with en-suite bathrooms.

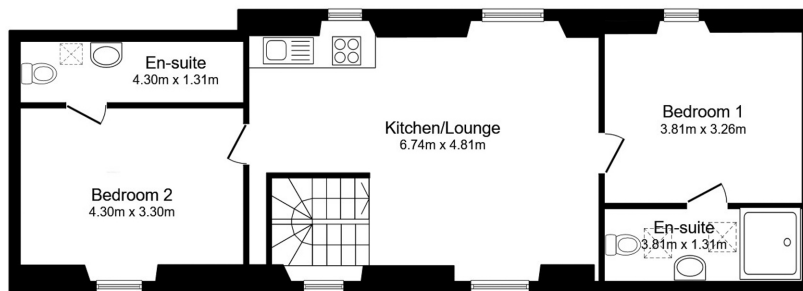
Each unit combines traditional character with modern comfort, making them ideal for holiday lets, guest accommodation or multi-generational living.

To the west of the farmhouse is a single storey stone-built outbuilding which houses a laundry and storeroom for the holiday let enterprise. In recent years these have been used as general purpose storage for office supplies and equipment. There is also a bin store

The holiday let properties have most recently been used as office space and the holiday letting business has not been operating for the last few years. Despite this all the properties are in excellent order and a holiday letting business could very easily be re-started.



Ground Floor

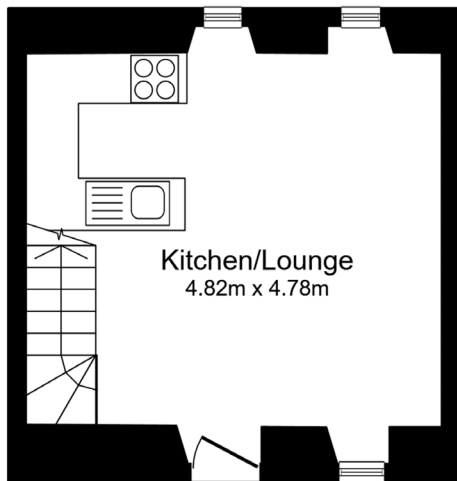


First Floor

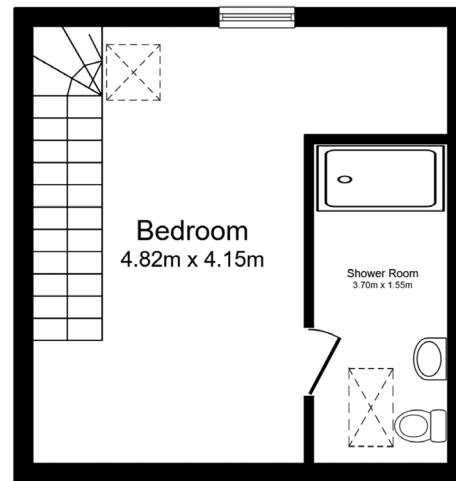
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The Byre is a cosy one-bedroom unit split over two floors with an open plan kitchen and living space and lovely exposed timber beams. The property features a log burner and spacious en-suite bedroom.



Ground Floor

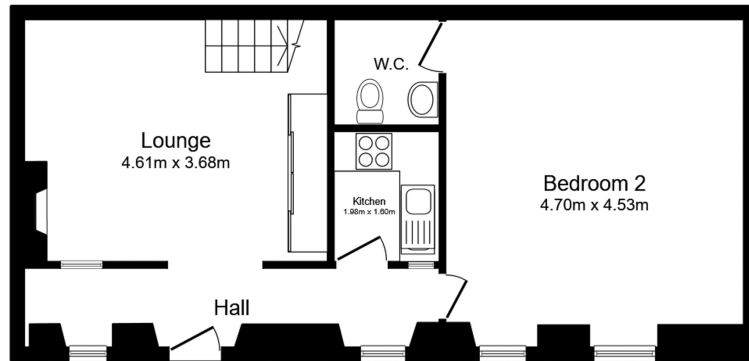


First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Shire Cottage, originally built to house the shire horses, has a large stone fireplace framed in double oak beamed support as its most striking feature. A hand-made breakfast bar and an open plan kitchen look onto the spectacular fireplace, and 2 double bedrooms complete this luxury cottage.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Equestrian facilities

Muirhall is particularly well suited to equestrian and lifestyle owners, offering a comprehensive and well-maintained range of facilities.

An indoor arena covered under a steel portal framed building with a sand base measuring approximately 25m x 18m with a wash down area outside. An outdoor arena with a sand base enclosed by a post and rail fence measuring approximately 62m x 28m.

There are two former agricultural buildings which have been converted into stable blocks featuring 19 loose boxes, tack rooms and feed stores.

Land

The land extends to approximately 27 acres (10.92 ha) and consists of predominantly permanent grazing pastures with small areas of amenity woodland. The land is divided into a number of grazing paddocks separated by post and rail fences and feature a number of timber field shelters.

Tenure

The property is offered for sale as a freehold title

Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is central heating and hot water provided by oil fired boilers.



Muirhall Planning History

Please see below summary provided by the Vendor in terms of planning - we advise all prospective purchasers to carry out their own due diligence in the usual manner. Please note this summary excludes any consents related to Muirhall Wind Farm and the Muirhall Steading Development (three houses on the opposite side of the public road).

Ref. No: CL/04/0167 | Change of use to agricultural outbuildings to holiday accommodation | Status: Approved

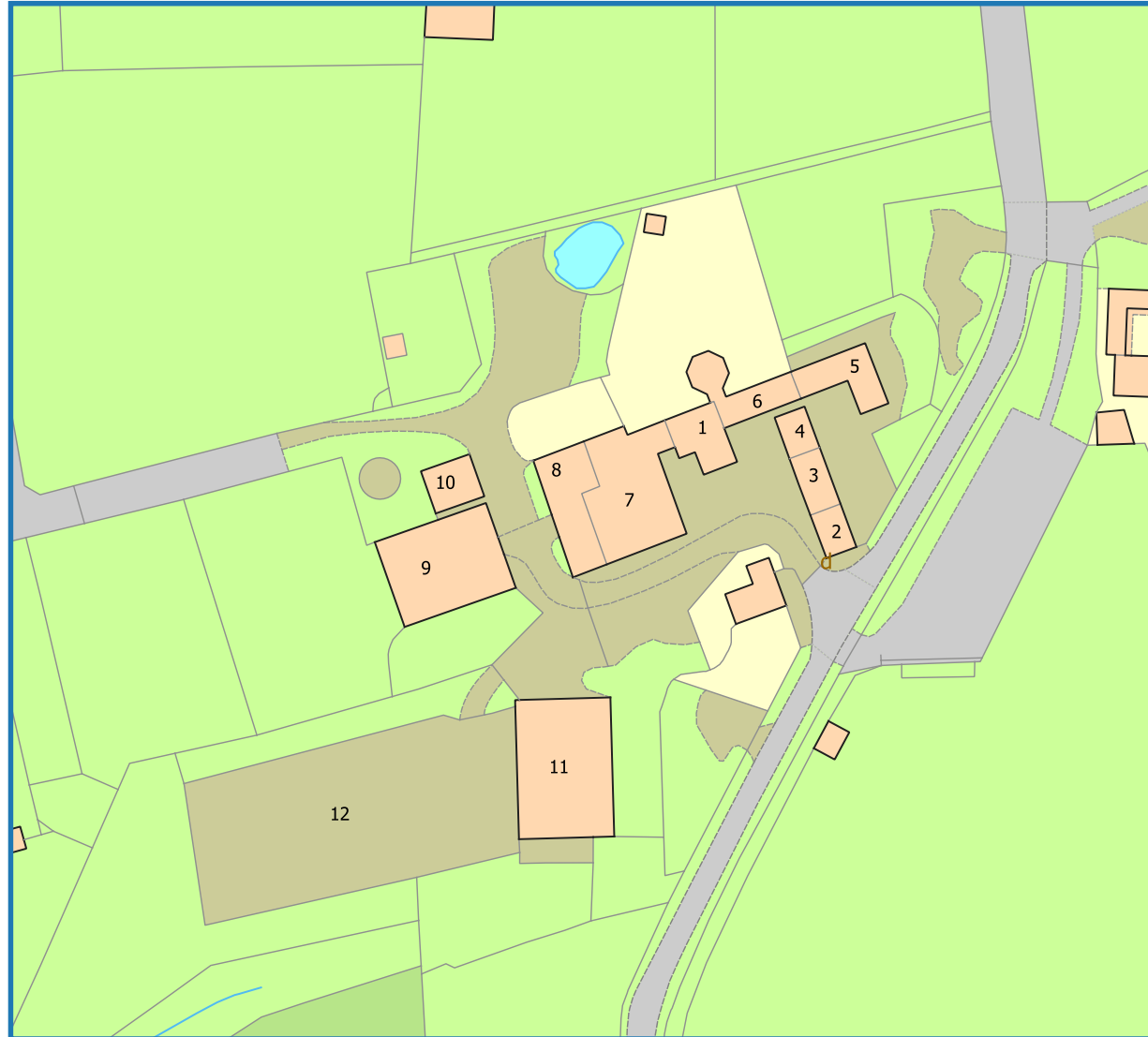
Ref. No: CL/04/0288 | Conversion of farm outbuilding to accommodate house extension and 'granny' flat | Status: Approved

Ref. No: CL/09/0080 | Conversion of outbuilding to form additional living accommodation and erection of extension and alterations to dwellinghouse | Status: Approved

Ref. No: CL/15/0108 | Erection of domestic garage | Status: Approved

Ref. No: P/23/0609 | Change of use of dwellinghouse (Class 9) and holiday cottages (Sui-generis) to office (Class 4) (retrospective) for a temporary period of 2 years | Status: Approved

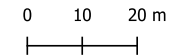
NOTE: It was confirmed to Council via email that the office use ceased on Thursday, 26th June 2025, in accordance with the temporary consent.



Steading Key

- 1 - Muirhall Farmhouse
- 2 - The Hayloft
- 3 - The Byre
- 4 - Shire Cottage
- 5 - Ruin Cottage
- 6 - The Mill
- 7 - Laundry / Shed
- 8 - Stables 1
- 9 - Stables 2
- 10 - Garage
- 11 - Indoor Arena
- 12 - Outdoor Arena

A4 - Scale- 1:1,000



© OS reproduced with Crown copyright and database rights (2024) (0100031673)

Council Tax

Muirhall Farmhouse is in the Council Tax Band C .

The Cottage and Holiday lets have a combined rateable value of £16,500 per annum and therefore means the Basic Property Rate applies.

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	Property Rating
Muirhall Farmhouse	E
The Roundhouse	C
The Byre	C
The Hayloft	C
The Mill	C
The Ruin	C
The Shire	C
The Laundry	E

For full copies of the EPC information and copies of the reports please contact the Selling Agent.

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

Asking Price

Offers over £1,585,000

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

Peterkin and Kidd, 6-8 High Street, Linlithgow, EH49 7AF

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.

Method of sale & guide price

Offers for the subject as a whole are sought in excess of £xxx.

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.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Parking

The property benefits from ample private off-street parking

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.

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 and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

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.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

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.

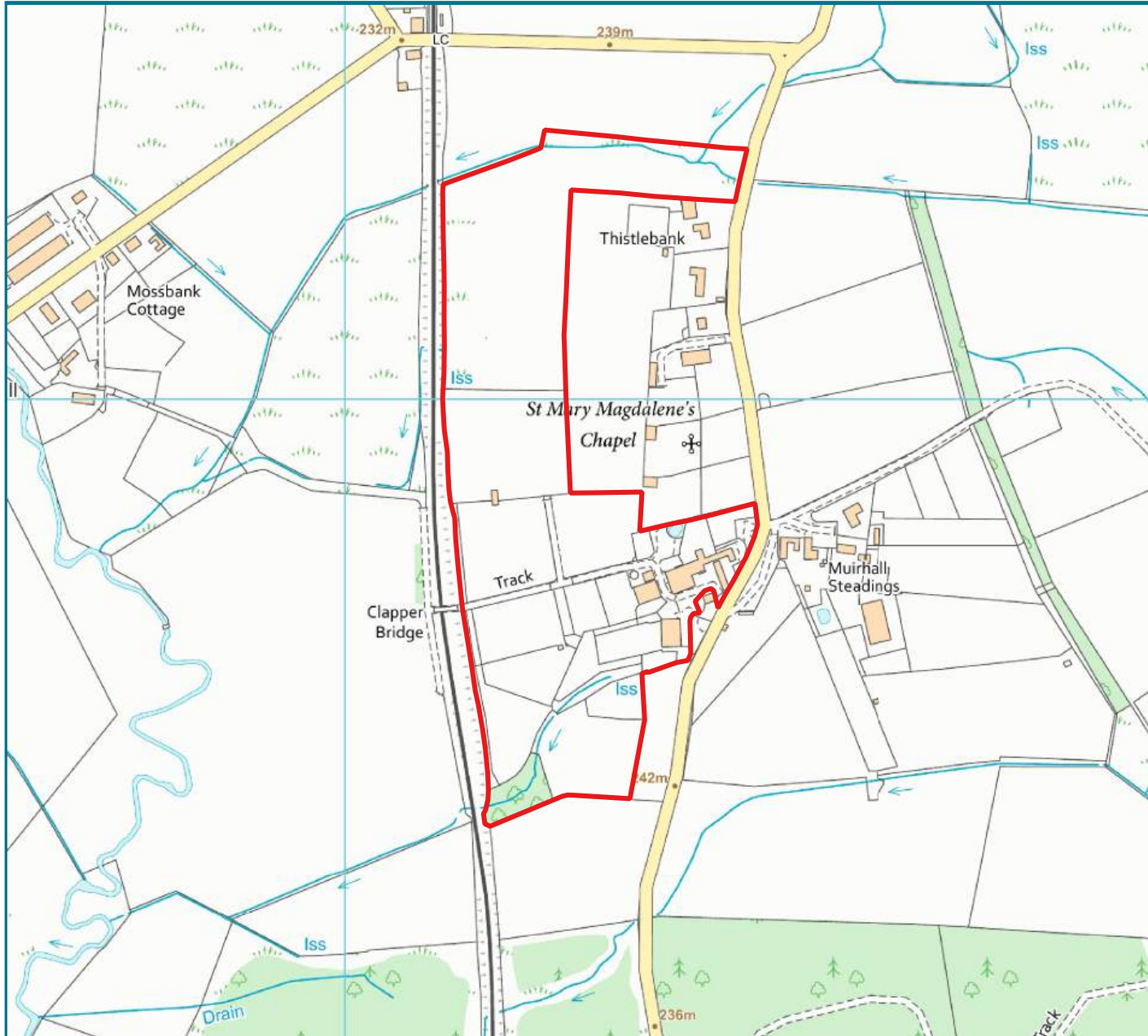
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

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.

Photographs taken May 2026, Particulars prepared June 2026



INDICATIVE SITE PLAN

Muirhall Farm
Auchengray
Carnwath

ML11 8LL

Area: 27.00 acres

Key

Muirhall Farm

A4 - Scale- 1:5,000

0 100 200 m

© OS reproduced with Crown copyright and database rights (2024) (0100031673)



**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

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 | davidson-robertson | @Davidson_and_robertson
www.drrural.co.uk