

FOR SALE

Townfoot Cottage and The Old Estate Yard

Carnwath, Lanark, ML11 8JY



DAVIDSON
& ROBERTSON
THE RURAL EXPERTS

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A unique opportunity to acquire a charming traditional house, a traditional office building and a useful site extending to approximately 1.9 acres (0.76 hectares).

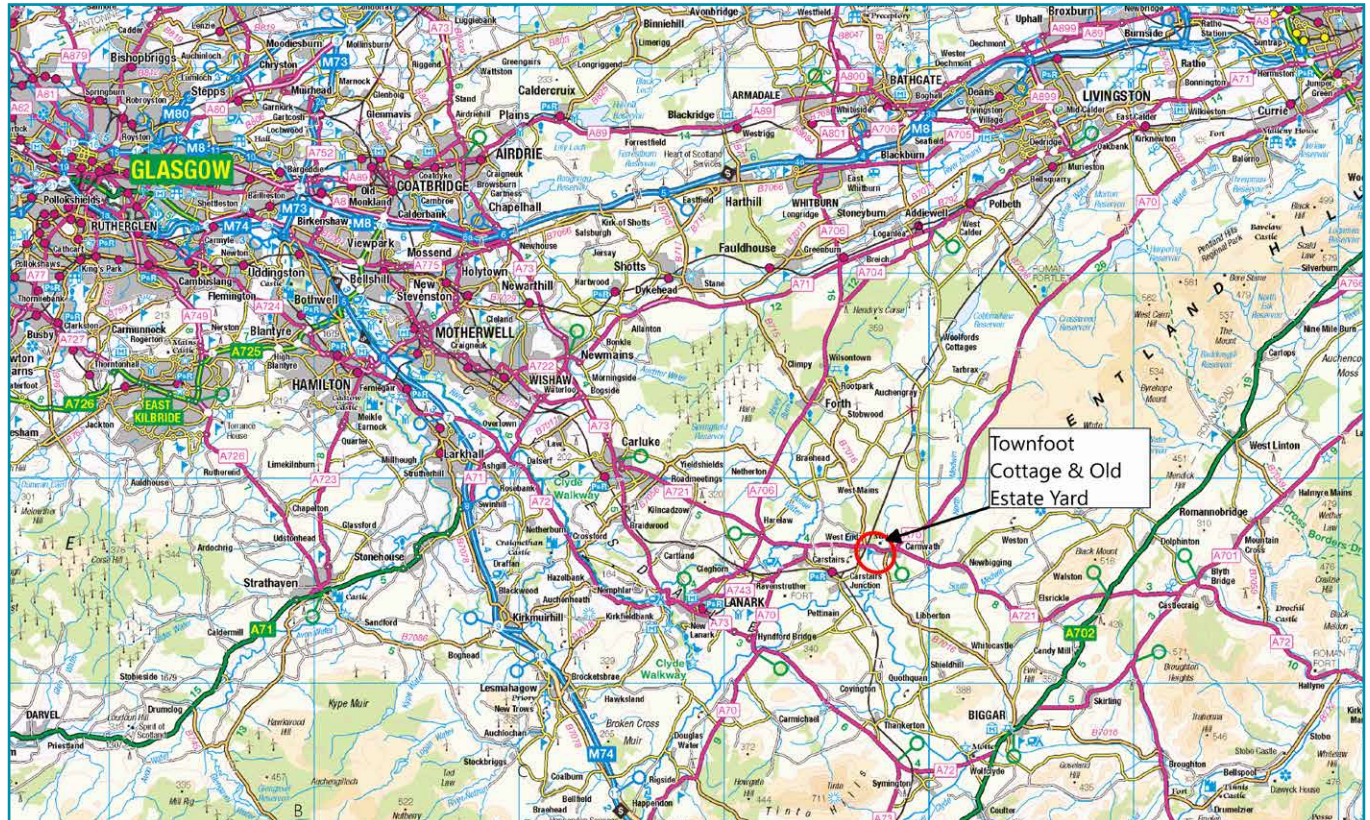
- 1.91 acres or thereby of hard standing yard space
- Good access to Edinburgh and Glasgow
- Development opportunity

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

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



Situation

The site is located on the outskirts of the village of Carnwath at the southern end of the Pentlands 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
Middle of land - ///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.

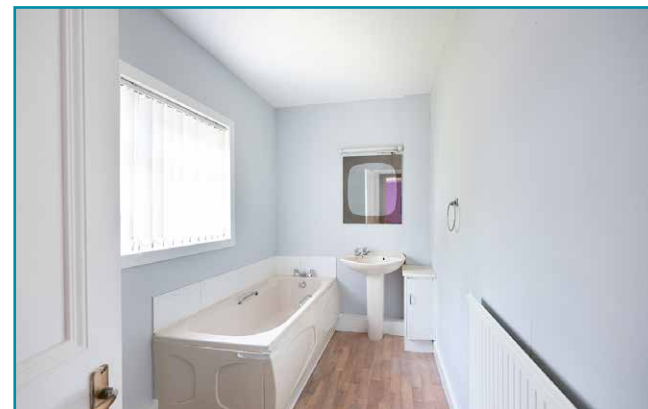
From Glasgow, take the M8 to junction 6. exit the motorway and follow the A73 south to Carluke. From Carluke follow the A721 to Carnwath for 9.2 miles. The Old Estate Yard is located on the right opposite Carnwath Golf Club.



Description

Occupying an attractive position on the western edge of the sought-after village of Carnwath, Townfoot Cottage and the adjoining Old Estate Office present a rare opportunity to acquire two traditional stone-built properties with considerable character and outstanding potential. Set within a mature and established setting, the properties offer an appealing blend of period charm and development opportunity, making them well suited to a variety of purchasers, including those seeking a renovation project, a multi-generational living arrangement or an opportunity to create a distinctive rural home.

Townfoot Cottage is a charming traditional cottage retaining many of the characteristics associated with its age and heritage, while the Old Estate Office is an attractive former estate building with traditional stone elevations and a wealth of original character. Subject to the necessary consents, the properties provide excellent scope for sympathetic restoration, conversion or redevelopment, allowing a purchaser to create accommodation tailored to their own requirements whilst preserving the architectural qualities of these historic buildings. The house offers spacious living areas on the ground floor including two reception rooms, a kitchen and utility room, WC and two offices. The accommodation on the first floor offers three bedrooms and an upstairs bathroom.



The properties enjoy a convenient location within easy walking distance of Carnwath's amenities, including a village shop, primary school, health centre and local services. Carnwath is well placed for commuting to both Edinburgh and Glasgow, with excellent road connections via the A70, A721 and M74, whilst nearby Carstairs Railway Station provides regular rail services to Scotland's principal cities. Surrounded by attractive South Lanarkshire countryside yet offering excellent accessibility, Townfoot Cottage and the Old Estate Office represent an increasingly rare opportunity to secure and restore a pair of traditional rural buildings in an accessible village setting.

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 Development Plan.

The site previously had Planning Permission in Principle (ref: CL13/0445) 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 and Eagle Cottage over a line between points A-B and A-C on the plan to be agreed. In addition to this, access including pedestrian and vehicular to 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.

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](https://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 provided us with flood risk surveys carried out as part of obtaining planning permission for the site in the past.

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
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

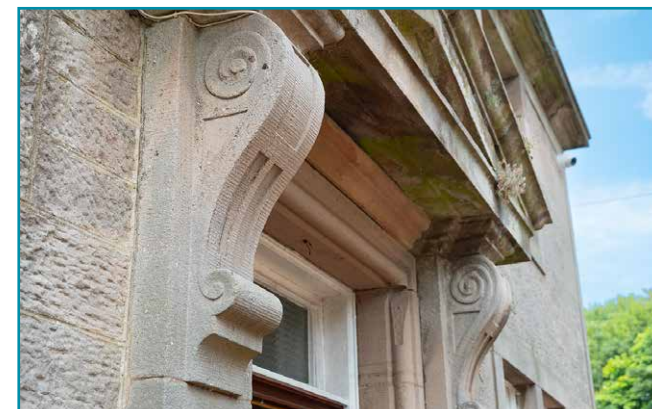
By mutual agreement.

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.

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.

Important Notice

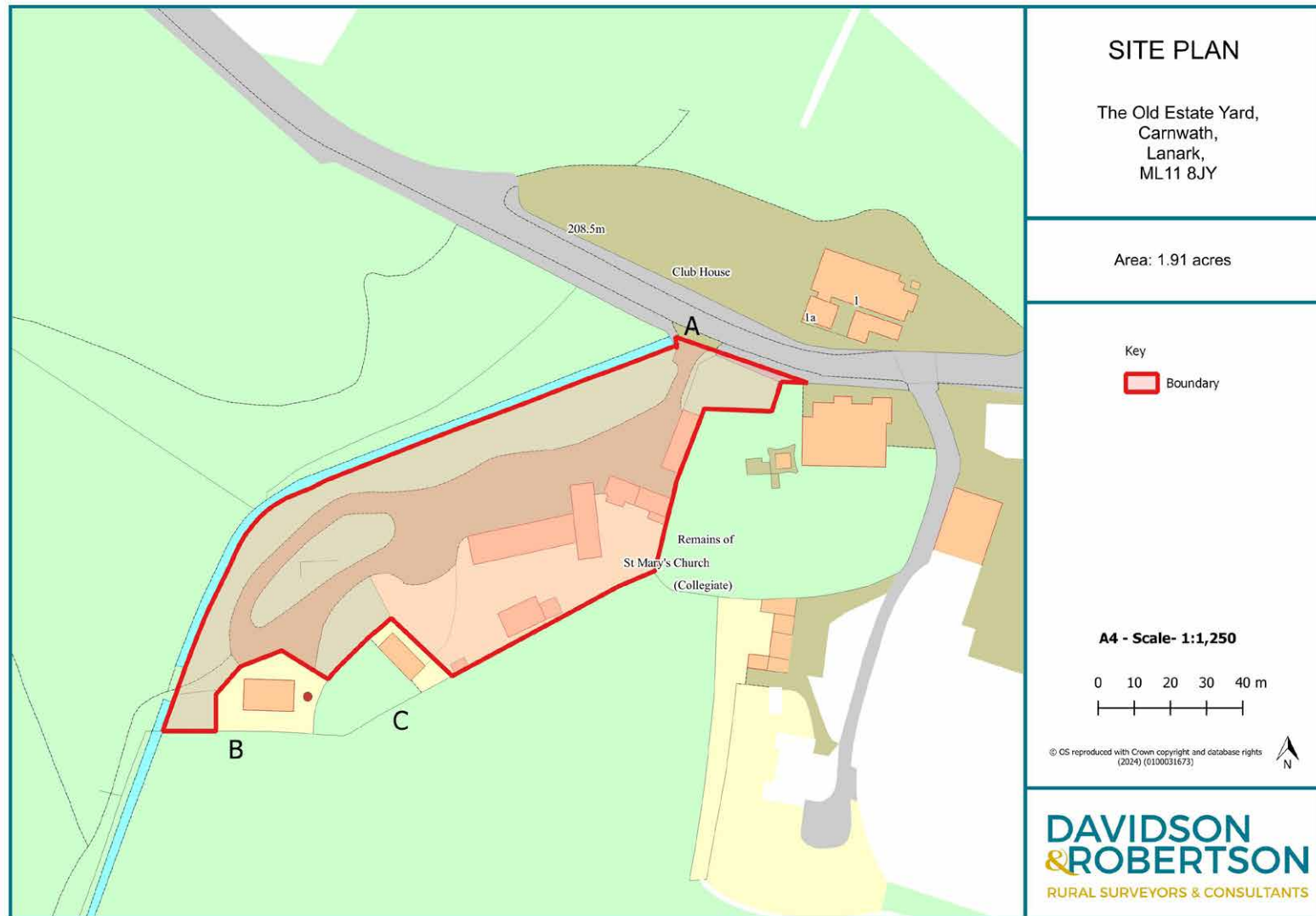
Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

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 – July 2026 Photographs Taken – July 2026









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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.

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