

FOR SALE

Whitelees Farm

Lanark, ML11 7SW

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Whitelees Farm

Cleghorn, Lanark, ML11 7SW

Whitelees Farm is a productive livestock unit located close to the market town of Lanark.

- Three bedroom farmhouse
- Modern and traditional farm buildings
- In all 248.1 acres (100.4 ha) of Grade 4.1 ploughable pasture, good quality silage land and permanent grass.

For sale as a whole or in three lots:

Lot 1: Three bedroom Farmhouse, steading and approximately 207.1 acres (83.8 ha) in total.

Lot 2: 12.7 acres (5.13 ha) or thereby of permanent pasture.

Lot 3: Permanent pasture extending to 28.3 acres (11.45 ha) in total.

Lanark - 3 miles
Glasgow - 28 miles
Edinburgh - 31 miles

Selling Agents

Davidson & Robertson Tel: 01506 811812
Suite 6 Fax: 0131 449 5249
West Philpstoun Email: sales@drrural.co.uk
Steading
Linlithgow
EH49 7RY Web: www.drrural.co.uk

Situation

Situated three miles to the north east of Lanark, the property is almost equidistant from Edinburgh and Glasgow providing excellent commuting links. Nearby Carluke and Lanark both benefit from frequent rail links to Edinburgh, Glasgow and beyond.

The town of Lanark offers an excellent range of shops, supermarkets, cafés, bars, restaurants, leisure facilities and professional services.

Primary schooling is available at Carstairs and St Marys primary schools with secondary schooling available at Lanark Grammar School or St Aidan's High School.

The local area offers an abundance of activities for the outdoor enthusiast, catering for a range of leisure and recreational activities including walking, climbing, cycling, fishing, shooting and horse riding.

The area is known for producing quality livestock, dairy produce and more recently offers diversification opportunities, subject to obtaining the necessary planning consents. Whitelees is readily accessible to Lanark Livestock Market and agricultural merchants in the towns of Lanark, Carnwath and Forth.

Directions

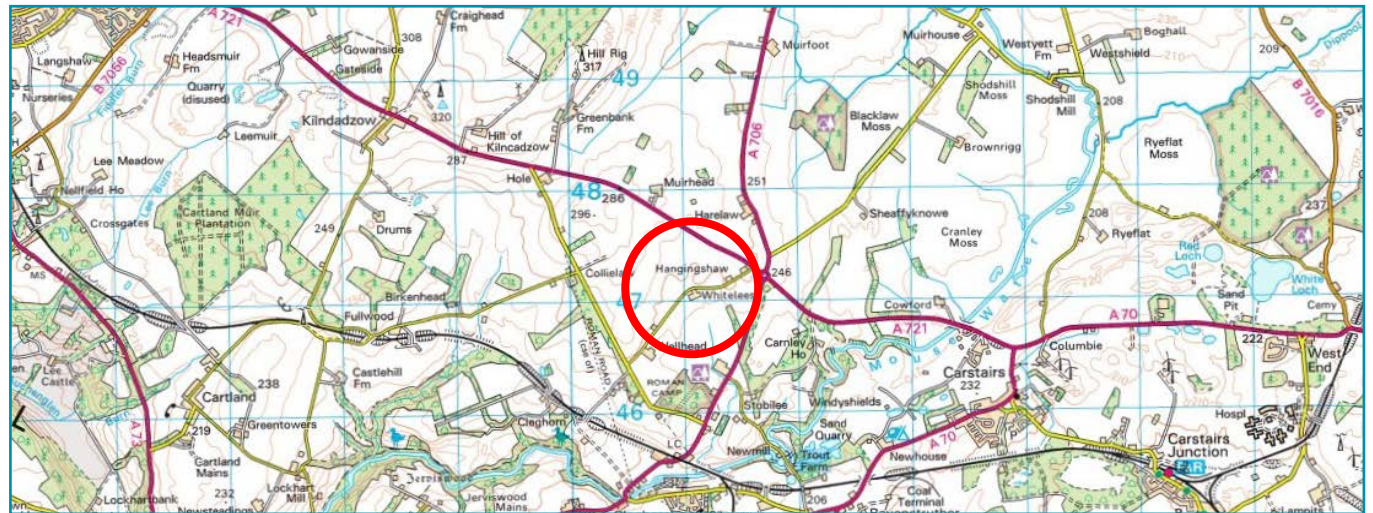
From Edinburgh, follow the A70 to Carnwath at the roundabout, take the second exit onto Main Street/A70 and continue on the A721, at the next roundabout take the 2nd exit onto the A721 signposted Carluke. After a short distance take left onto Whitelees Road and the farm is on your left hand side.

From Glasgow, leave the M8 signposted Edinburgh A8 (M8), take the second exit from the roundabout onto A8 (A73), after 0.5 miles take the slip road to the left, at the next roundabout take the third exit onto the A73, Bellsde Road. Continue on the A73 for approximately 8 miles until you reach Carluke. Take the third exit onto A721, Chapel Street, continue on the A721 for approximately 5 miles, take right onto Whitelees Road, the farm is on your left hand side.

Description

Whitelees Farm is a productive livestock unit extending to 248.1 acres (100.4 ha) or thereby. The steading is a mixture of traditional and modern farm buildings with the farmhouse forming part of the original courtyard.

The farm is in two blocks, split by Whitelees Road, and is well set up for modern agriculture. The land has good access and piped water supply to all fields.. Comprising ploughable



pasture, good quality silage ground and permanent grass lying between 250m to 260m above sea level, the land is predominantly classed as Grade 4.1 under the James Hutton Institute's Land Capability for Agriculture classification and is capable of producing good pasture and a narrow range of arable crops.

Lot 1: Whitelees Farmhouse and Steading with 209 acres land.

Situated to the north of the steading, the farmhouse is a three bedroom harled stone and slate one and half storey house with adjoining traditional range. The property offers spacious accommodation with double glazing and oil central heating.

The farmhouse has further potential for extending either into the loft space or traditional range, subject to obtaining the necessary planning consents.

Accommodation comprises:

Ground Floor

Front Entrance Porch

Bright spacious porch with space for hanging coats.



Hallway

Bright entrance hallway with wooden staircase leading to the first floor.

Living Room

Generous family living room with multi-fuel stove overlooking the courtyard and front of property.

Family Bathroom

Partially tiled, 3 piece white bathroom suite with separate shower cubicle.

Dining Room

Large family dining room.

Office

Accessed from the dining room and overlooking courtyard.

Storage/Box room

Large cupboard with built in units, hanging space and stairs to the floored loft area above kitchen and storage room. Window to front of property.

Kitchen

Bright fully fitted kitchen with double oven, microwave and electric hob with space for a table.

Gym

Currently used to house gym equipment this room could be used to extend the kitchen area or form a family room.

Utility Room

Off the former kitchen this has a sink, dishwasher and fitted units.

Rear Entrance

Spacious area offering ample room for hanging of coats & boots with access to the traditional range.

First Floor

Bedroom 1

Large double bedroom with dual aspect windows.

WC

Toilet with wash hand basin.

Bedroom 2

Large double bedroom.

Bedroom 3

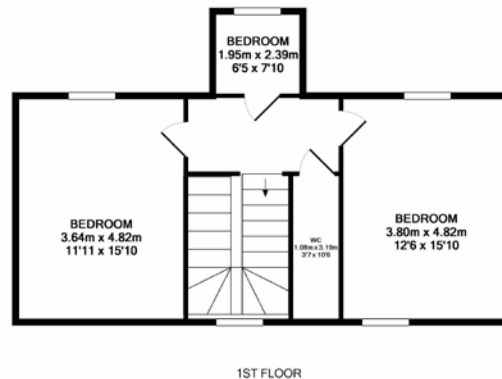
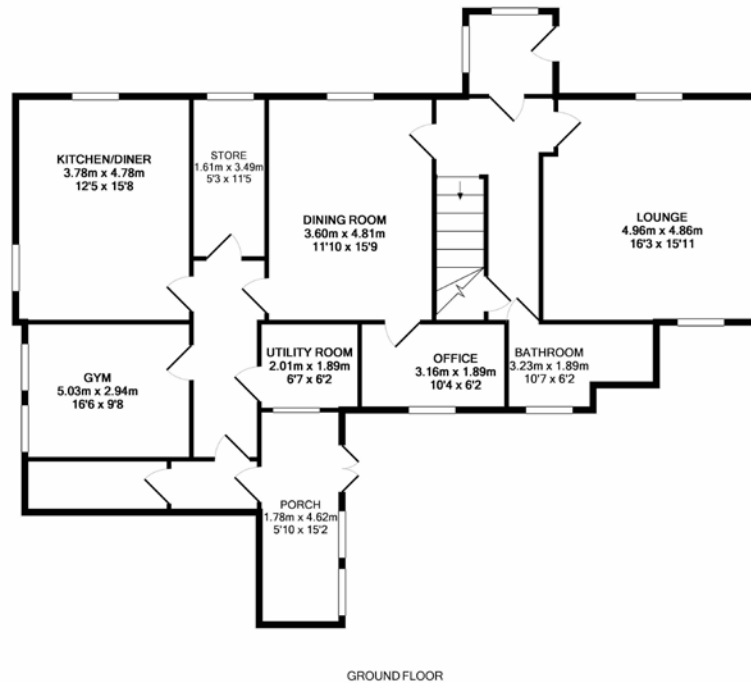
Bright single bedroom.

Outside

The courtyard provides ample space for cars with the adjoining double garage and traditional range providing further storage space or extension opportunities, subject to the necessary consents.

Services

The subjects benefit from a private, spring fed water supply, oil fired central heating, mains electricity and drainage to a septic tank. Broadband is installed in the property. The property is double glazed throughout.



Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as Band F (38).

Council Tax

Whitelees Farmhouse is assessed as Council Tax Band D.

Steading

Whitelees Farm steading comprises a mix of traditional and modern agricultural buildings together with a large hard standing area. The traditional range are in part being utilised as part of the farming operations but would lend themselves to a number of alternative uses, subject to obtaining the necessary consents. There is a three-phase electricity supply to the steading.

Traditional Range

Back porch leading to two former dairy outbuildings and 9 bay byre with passage leading into an 8 bay byre. There is also a loose pen for stock with double garage and office which are currently used for storage.

Bruiser Shed

Located to the east of the courtyard within the traditional range, the shed houses the bruiser with grain bins and storage area available for hard feed.

Storage Bins

There are 2 grain bins which have capacity to store 80 tonnes and 5 tonnes respectively.

Cattle Shed

The cattle shed is a 6 bay steel portal frame, building with concrete floor, electricity and water. There is a central storage area and cattle housing to either side with feed passage and barriers.

There is a cattle handling system adjoining the northern side of the shed with race, crush and gates. A small paddock has been created adjacent to the handling system.



Lean to

On the southern edge of cattle shed, the lean to is a mix of steel portal frame and concrete panel walls with box profile cladding, concrete floor and feed passage.

Silage Pit

A mix of concrete and earth sides with a concrete floor, the pit is located to the south of the Cattle Shed.

Slatted Shed

Located to the south of the steading is a 5 bay steel portal frame, double span shed with single span lean to. There is a mix of cubicle and loose housing with a concrete floor and slatted slurry storage underneath. A central feed passage and gated pens allow for easy management of stock. Electricity and water are also installed to the shed.

Agricultural Land

Lot 1 includes 207.1 acres (83.8 ha) or thereby of ploughable and permanent pasture split in to 10 fields. The fields south of the steading can be accessed from the steading and the remaining land to the north are accessed directly from Whitelees road.

Lot 2: Approximately 12.7 acres (5.13 ha)

One ring fenced enclosure extending to approximately 12.7 acres (5.13 ha) of ploughable pasture capable of producing silage or being grazed.

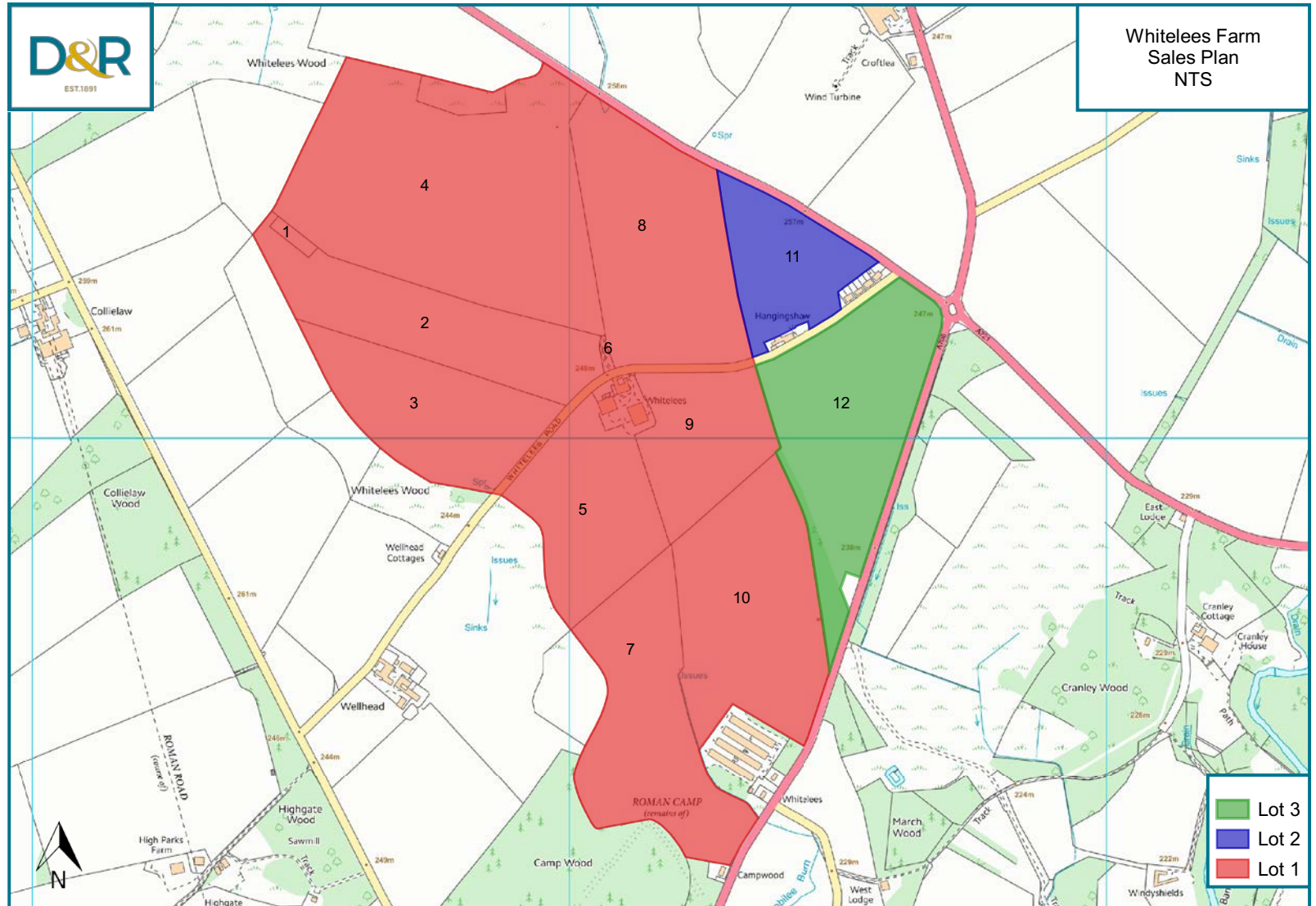
Lot 3: Approximately 28.3 acres (11.45 ha)

A single field extending to 28.3 acres (11.45 ha) of permanent pasture.



Field Schedule

Lot	Field Number	Acreage
1	1	0.6 acres
1	2	20.5 acres
1	3	19.2 acres
1	4	52.3 acres
1	5	18.5 acres
1	6	0.3 acres
1	7	24.8 acres
1	8	28.7 acres
1	9	14.4 acres
1	10	27.4 acres
2	11	12.7 acres
3	12	28.3 acres
Total		248.1 acres





Basic Payment Scheme (BPS) & IACS

Basic Payment Entitlements are included with the sale. The Seller has submitted a 2019 Single Application Form and payments relating to the 2019 scheme year will be retained by the Seller.

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.

House Fittings

All fitted curtains, carpets and floor coverings in the farmhouse are included in the sale along with limited white goods.

Ingoing Valuations

The Purchaser will be obliged to take over all growing crops and cultivation at valuation.

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 himself as to the description of the property and any error or mis-statement 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

Dales Solicitor LLP
18 Wallace Street
Galston
Ayrshire
KA4 8HP

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest 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 legal terms 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.



Offices across Scotland and Northern England

www.drrural.co.uk



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.