

BELSTANE RACING STABLES
CARLUKE, SOUTH LANARKSHIRE

BELSTANE RACING STABLES, CARLUKE, SOUTH LANARKSHIRE

An outstanding compact equestrian property

Carluk 1 miles ■ Lanark 8 miles ■ Glasgow 35 miles

Acreage 7.56 Ha (18.86 Acres)

- An attractive, recently modernised 4 bed farmhouse with spacious accommodation
- Ancillary staff accommodation and office
- 127 horse stables
- Indoor and outdoor arena
- 2 Horse walkers
- Outdoor and Undercover exercise loop
- GP Sheds & Stores

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

OnTheMarket





SITUATION

Belstane Racing Stables are located approximately 1 mile north of the town of Carluke in South Lanarkshire. The property sits wholly to the west of Belstane Road and is surrounded by land utilised for agriculture.

DESCRIPTION

Belstane Racing Stables extends to 7.56 Ha (18.68 Acres) or thereby and comprises, Belstane Farmhouse, North and South wing staff accommodation with additional office & reception area, 5 static caravans, 127 stables which are spread across multiple blocks of both timber and modern constructions, indoor and outdoor gallops, indoor and outdoor arena, 2 exercising systems and land which can be utilised for grazing or mowing.

For the avoidance of doubt, the land and gallops on the eastern side of Belstane Road are not included in the sale.

METHOD OF SALE

Belstane Racing Stables is offered for sale as a whole.

FARMHOUSE

Belstane farmhouse is of a stone construction under a pitched tiled roof providing accommodation over two levels. The property comprises:

Ground Floor: Utility Room, Cloakroom, Kitchen, Large Hallway including w/c, office and sitting room.

First Floor: 3 Double Bedrooms, Family Bathroom with both a bath and a shower, large hallway with two lining cupboards and a master bedroom with ensuite and walk in wardrobe.



The property benefits from mains water, mains electricity, private septic tank and gas central heating.

The property is generally in good condition, with modern fixtures and fittings.

STAFF ACCOMMODATION- SOUTH WING

The staff accommodation to the south wing is of a stone construction under a pitched tiled roof providing accommodation over a single level comprising:

Reception space with shower room, office, store room, w/c, 4 double bedrooms, kitchen and boot room. This property has previously been used for staff accommodation.

The property benefits from mains water, a shared private septic tank, mains electricity and gas heating.

STAFF ACCOMMODATION- NORTH WING

The staff accommodation to the north wing is of a stone construction under a pitched tiled roof providing accommodation over a singular level comprising:

Sitting room, kitchen, bathroom with both a bath and shower and 2 double bedrooms.

The property benefits from mains water, a shared private septic tank, mains electricity and gas heating.



Staff Accommodation



Staff Accommodation

EQUESTRIAN & AGRICULTURAL BUILDINGS:

Courtyard Stables adjoining Farmhouse (15.5m x 8.0m) Of mixed stone and concrete block construction under a pitched tiled roof with concrete floors. This block provides 8 back to back (3.65m x 3.75m) boxes.

Stable Block 1 (15m x 8.33m) Of concrete block construction under a pitched box profile roof with a concrete floor. Within this there are 8 (3.78m x 2.9m) movable Monarch boxes with sliding doors.

Timber Stable Block 2 (22m x 3.47m) Timber stable block providing 6 timber stables with concrete floors under a PVC roof. The block comprises 6 (3.47m x 3.48m) stables.

Stable Block 3 (20m x 14.4m) of timber construction with concrete block walls under a flat box profile sheeted roof with a concrete floor. This block is located within the centre of the indoor gallops and comprises 12 (3.95m x 3.23m) movable boxes.

Indoor Gallops Of timber construction under a box profile sheeted roof with box profile walls and an earth floor.

Horse Walker There are 2 covered motorised horse walkers:

Monarch System- 10 spaces

Claydon System- 6 spaces

Please note that there are no warranties available in respect of the horse walkers.

Traditional Stable Yard

Four-sided courtyard providing 20 stables, of block construction, under a pitched tiled roof with concrete floors and a tarmacadam centre yard area. The stable yard comprises:

19no (3.6m x 3.6m) stables

1 corner (5.4m x 3.6m) stable

Double tack room - 3.65m x 2.7m x 3.65m x 2.4m

Tack 1- 5.4m x 3.6m

Tack 2- 5.3m x 3.6m

All of the stables are fitted with IAE doors with anti-weave grilles.

Stable Block 4 (18.2m x 14.2m)

Of steel portal frame construction under a corrugated fibre cement roof with a concrete floor with mixed tin and Ventair side cladding. The blocks holds 7no (3.4m x 3.2m) stables.

Stable Block 5 (41.1m x 10.5m)

Of steel portal frame construction under a corrugated fibre cement roof with a concrete floor. The shed comprises 20 (3.4m x 3.4m) stables of concrete block walls with facings and a further 2no (3.6m x 3m) pony boxes.

Storage Shed Lean-to (16.1m x 4.3m)

Of timber frame construction under a box profile roof with box profile cladding and a earth floor.

Timber Stable Block 6

This block is made up of 3 sets of timber stable blocks amounting to 44no individual boxes measuring 3.5m x 3.65m each. Of timber construction under a corrugated fibre roof with a concrete floor.

Open Arena (54m x 17.8m)

Of steel portal frame construction under a pitched box profile roof with concrete panel walls, box profile cladding and a concrete floor. The shed benefits from a sliding door.



Workshop (24.7m x 12.4m)

Of steel portal frame construction under a box profile roof with box profile walls and a concrete floor, the shed is equipped with an electric roller door.

Outdoor Arena (20m x 40m) Enclosed with timber post fencing and laid with shredded felt surface.

THE LAND

The Land at Belstane Stables extends to 5.36 ha (13.24 ac) or thereby of permanent pasture. The land is in a ring-fenced block and is classified as Grade 3(2) by the James Hutton Institute. The land sits between 195m and 205m above sea level and is generally west facing in aspect. The land has been recently utilised for the grazing of horses and is fenced externally by post and wire fencing with an internal circular timber fence and sand gallops. There are 2 timber field shelters.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Belstane Farmhouse	Mains	Septic Tank	Mains	LPG	Band F	Vacant	E44
South Wing Staff Accommodation	Mains	Septic Tank	Mains	LPG		Vacant	E44
North Wing Staff Accommodation	Mains	Septic Tank	Mains	LPG	Band C	Vacant	E44
Outbuildings	Mains		Mains			Vacant	N/A

Belstane Racing Stables have a rateable value of £31,250 per annum as registered on Scottish Assessors under reference 9/1/R02460/1/00005.

NITRATE VULNERABLE ZONE (NVZ)

The land at Belstane Racing Stables is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS)

Belstane Racing Stables is not registered for BPS purposes and there are no BPS entitlements included in the sale.

FORESTRY GRANT SCHEME

The property is not subject to any forestry grant schemes.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

None of the land is registered for support under the Less Favoured Area Support Scheme

HISTORIC SCOTLAND

No parts of the property are subject to any Listings or designations by Historic Scotland

LOCAL AUTHORITY

South Lanarkshire Council, Almada Street, Hamilton, South Lanarkshire

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cadzow Court, 3 Wellhall Road, Hamilton, ML3 9BG

MINERALS

The mineral rights are included insofar as they form part of the title.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the seller.



SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings within the farmhouse and sheds are included in the sale price, to include all stables, troughs, horse walkers and other fixtures and fittings. Please note that all fixtures and fittings being taken over by the purchaser are so at their own risk, with no warranty being given for any items.

INGOING VALUATION

The purchaser(s) of Belstane Racing Stables shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Glasgow, travel south on the M73/ M74 towards Carlisle. Take the exit at junction 7 signposted Lanark / Larkhall A72. Keeping in the left-hand lane, turn left towards Lanark A72. Follow the road to the roundabout at Garrionbridge and take the first exit signposted Edinburgh / Newmains / Overtown A71. After just under a mile take the slip to the right towards Law. Follow that road until you meet the A73 turning left towards Glasgow / Edinburgh (A73/A8). At the next roundabout take the 3rd exit onto Hyndshaw Road. Keep following the road and Belstane will be located on the right hand side of the road as you head south towards Carlisle.

From the south, travelling north on the M74, take the exit at Junction 8, signposted Kilmarnock / Edinburgh & Larkhall A71 / B7078. At the roundabout take the 3rd exit (Edinburgh A71). Follow the A71 taking the 2nd exit at the roundabout signposted Edinburgh / Lanark (A71 / A72). Follow the road to the next roundabout at Garrionbridge and take the first exit signposted Edinburgh / Newmains / Overtown A71. After just under a mile take the slip to the right towards Law. Follow that road until you meet the A73 turning left towards Glasgow / Edinburgh (A73/A8). At the next roundabout take the 3rd exit onto Hyndshaw Road. Keep following the road and Belstane will be located on the right-hand side of the road as you head south towards Carlisle.

POST CODE

ML8 5HN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///lots.driftwood.cocktail



SOLICITORS

Burness Paull, 50 Lothian Road, Edinburgh, EH3 9WJ

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to 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.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

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 as satisfied themselves in respect thereof.

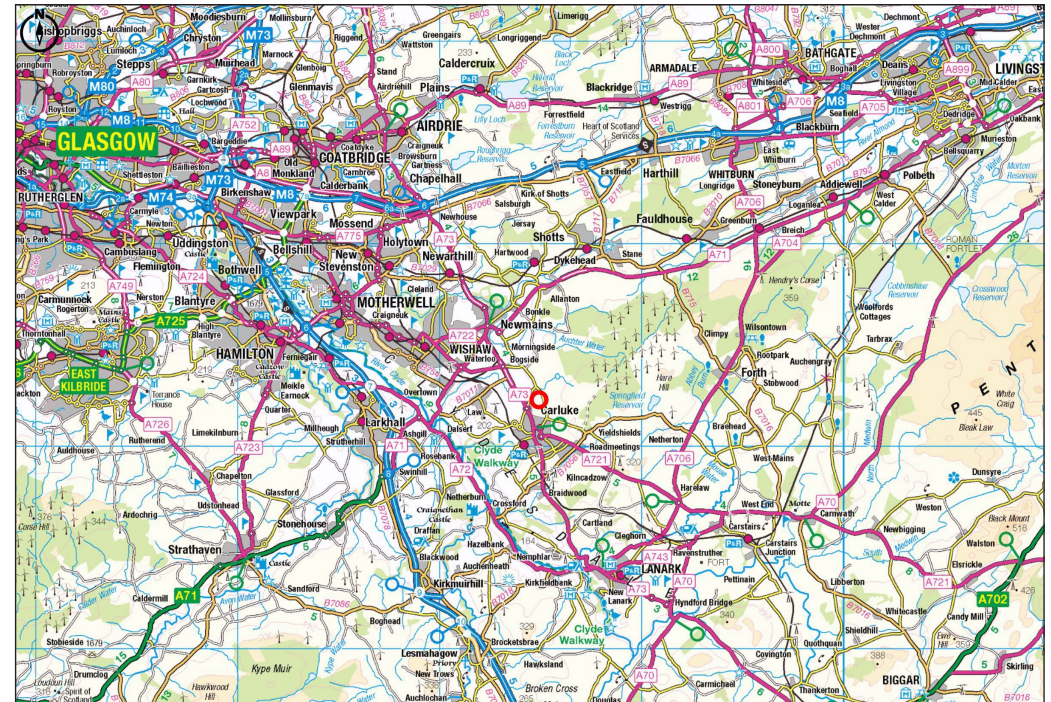
FINANCE

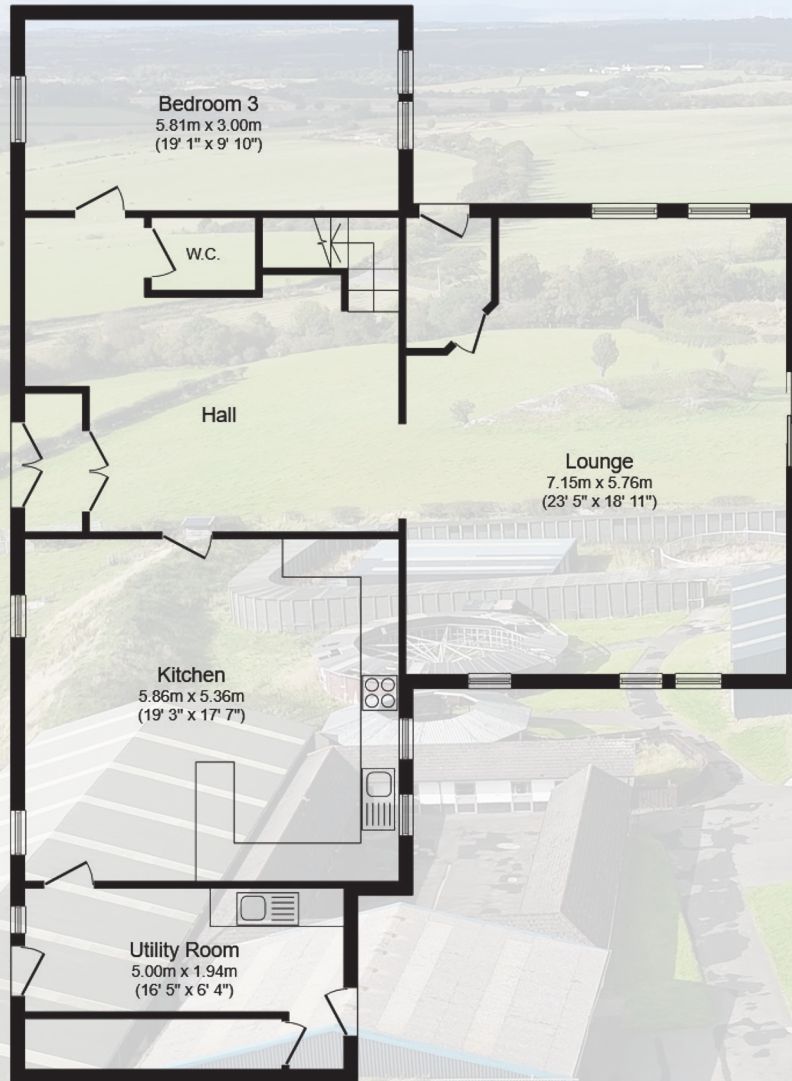
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please speak with the selling agent.



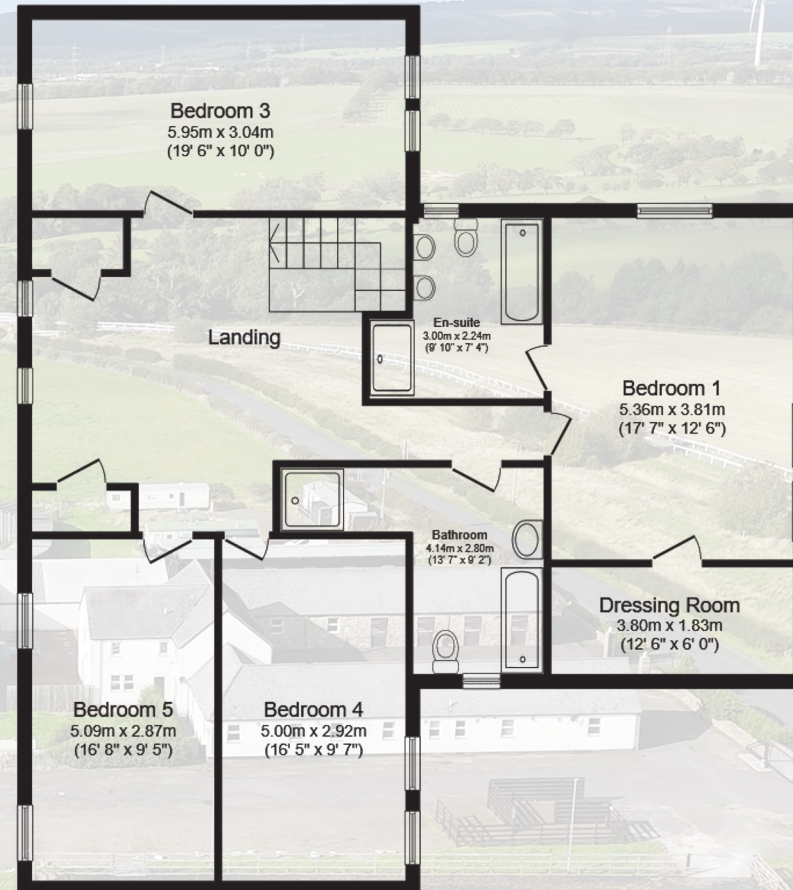
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, 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. 8. Photographs taken in September 2024



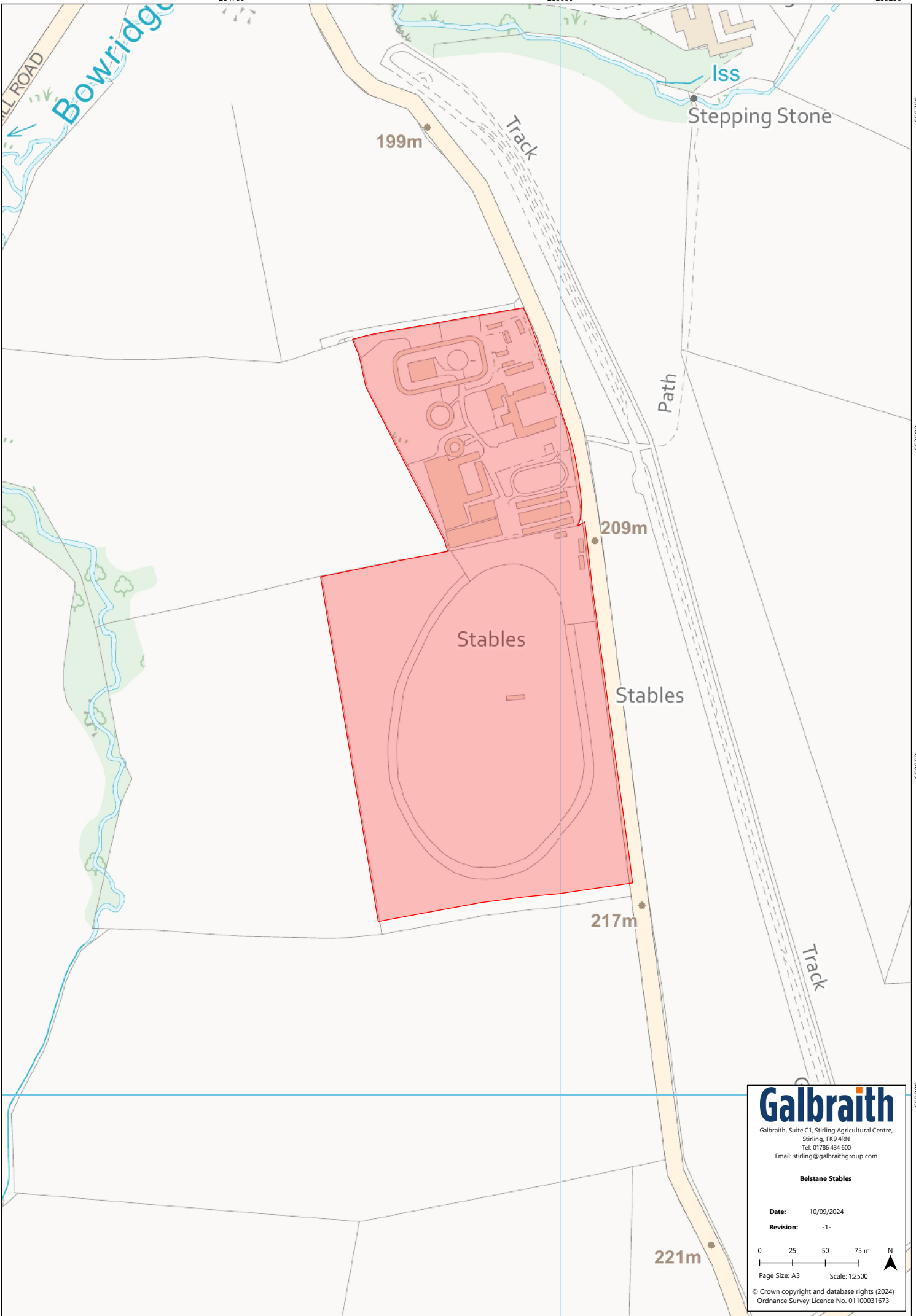


Ground Floor



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



Galbraith
 Galbraith, Suite C1, Stirling Agricultural Centre,
 Stirling, FK9 4RN
 Tel: 01786 434 600
 Email: stirling@galbraithgroup.com

Belstane Stables

Date: 10/09/2024
Revision: -1-

0 25 50 75 m **N**
 Page Size: A3 Scale: 1:2500

© Crown copyright and database rights (2024)
 Ordnance Survey Licence No. 011100031673



Galbraith