

LAND AT GREENGAIRS
AIRDRIE

LAND AT GREENGAIRS, AIRDRIE

Greengairs 0.2 miles ■ Airdrie 4.6 miles ■ Cumbernauld 6 miles

Land offering development potential

Acreege 2.15 hectares (5.27 acres)

- 2.15 hectares (5.27 acres) plot of permanent pasture
- Ring-fenced singular parcel
- Classified as Grade 4(2) by James Hutton Institute
- Development potential subject to consent

FOR SALE AS A WHOLE

Galbraith

Stirling
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stirling@galbraithgroup.com

 **OnTheMarket**





SITUATION

Land at Greengairs is situated approximately 0.2 miles west of the edge of the village of Greengairs, 4.6 miles north of the town of Airdrie and approximately 6 miles south of the town of Cumbernauld. The property is located on the edge of the village of Greengairs in a built-up area.

DESCRIPTION

Land at Greengairs comprises a singular parcel of permanent pasture and rough grazing which extends to 2.15 hectares (5.27 acres). The land has been classified by the James Hutton Institute as Grade 4(2) throughout.

The land is made up of non-calcareous gleys across the site and sits between 170m and 190m above sea level.

The subject lies within the administrative boundary of North Lanarkshire Council, it is understood that the land has been zoned within a 'Rural Investment Area' within the Natural and Built Environment (NMBE 3) within the current Local Development Plan.

The property can be accessed directly off Loanhead Road.

METHOD OF SALE

Land at Greengairs is offered for sale as a whole.

SERVICES

There are no services to the land.

NITRATE VULNERABLE ZONE (NVZ)

The land at Land at Greengairs is not included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

The land for sale is not subject to any environmental schemes.

BASIC PAYMENT SCHEME (BPS)

No Basic Payment Scheme Entitlements are held by the seller and the land is not registered for the purposes of claiming BPS.

SCHEDULED MONUMENTS

We are not aware of the property being subject to any historical features or designations which might impact use or value.

LOCAL AUTHORITY

North Lanarkshire Council
Civic Centre
Windmillhill St
Motherwell
ML1 1AB

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cadzow Court
3 Wellhall Road
Hamilton
ML3 9BG

MINERALS

The mineral rights are included in the sale insofar as it is owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as so far 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.

INGOING VALUATION

Due to the scale, nature and current use of the land, there will be no ingoing valuation over and above any purchase price.

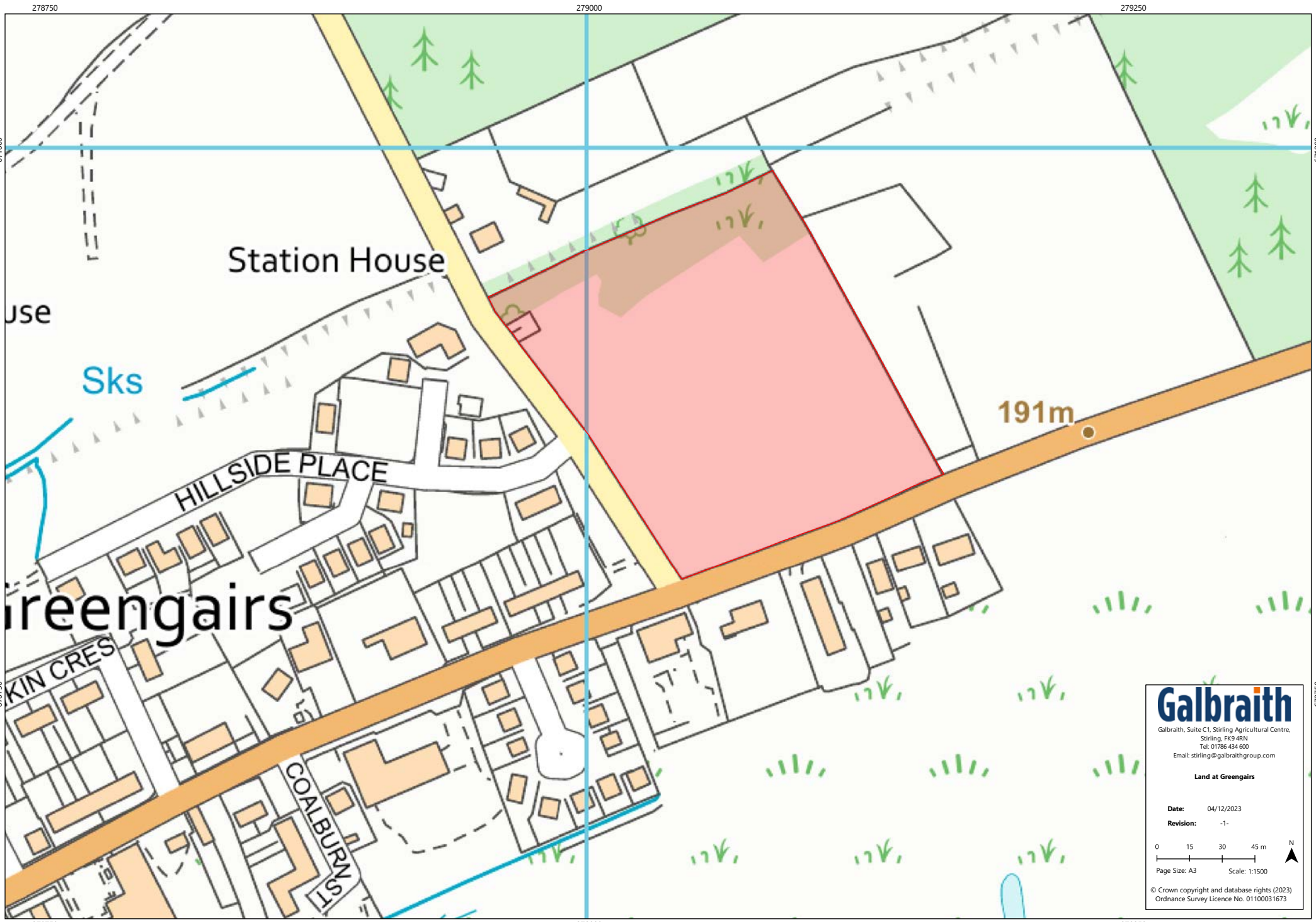
DEPOSIT

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 Greengairs, continue through the village following the B803 towards Slamannan, as you approach the end of the village turn right onto Loanhead Road, the property will then be located on the right.

From Slamannan take the B803 towards Greengairs, continue straight for 4.5 miles. As you arrive at Greengairs take the first road on the right (Loanhead Road), the Land at Greengairs will then be situated on your right-hand side.



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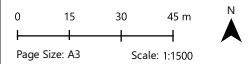
Galbraith

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Land at Greengairs

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POST CODE

ML6 7FH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/table.mailboxes.weaned>

SOLICITORS

Morton Fraser MacRobert
Capella Building
60 York Street
Glasgow
G2 8JX
0141 303 1100
glasgow@mfmac.com

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.

AMC PLC 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 contact Alistair Christie in our Galbraith Stirling office on 07500794201 Email: Alistair.Christie@galbraithgroup.com



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 March 2024.