

TOWER FARM STEADING

TORRANCE, GLASGOW, G64 4DS



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Residential development opportunity farmhouse and steading with planning permission.

Bishopbriggs 3 miles ■ Glasgow 7 miles

- Stone built farmhouse and steading
- Detailed planning consent for the refurbishment and extension of the farmhouse and the conversion and extension of the steading to form 3 residential units.
- Property may suit developers and private individuals
- Good accessibility
- Approximately 1.20 acres



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**

LOCATION

Tower Farm dates back from the late 18th century and enjoys a quiet rural location to the west of the popular village of Torrance, which benefits from a range of amenities including, a local convenience store, a dentist, bakery, mobile post office, pharmacy and a primary school, with secondary schooling available at Boclair Academy in Bearsden. The property lies approximately 3 miles north of the town of Bishopbriggs which provides a range of local amenities, including Strathkelvin Retail Park, supermarkets, pubs, restaurants, banks, a medical centre and a train station with regular services to Glasgow Queen Street. The towns of Milngavie and Bearsden lie to the west and are both within easy driving distance. The city of Glasgow is located approximately 7 miles to the south and offers a wide range of facilities including, supermarkets, banks, national retailers, financial services, theatres and leisure facilities.

The M80 motorway is just 4.5 miles to the south allowing swift access to Scotland's Central Belt.

DESCRIPTION

Tower Farm benefits from an attractive elevated position with far reaching views and comprises a range of attractive traditional stone-built steading buildings and a farmhouse arranged around a courtyard. The buildings have the following floor areas;

Farmhouse	1,867 sq.ft	(173.49 sq.m)
West Barn	1,412 sq.ft	(131.25 sq.m)
East Barn	1,078 sq.ft	(100.17 sq.m)

The buildings are accessed via a private track which leads from a minor public road to the west. The access track is owned by a third party with a right of access granted over it in favour of Tower Farm Steading.

The property sits in a site extending to approximately 1.20 acres.

PLANNING

The subjects benefit from a minded to grant planning application, subject to the completion of a Section 75 agreement for the conversion and extension of the existing agricultural barns to form 3 dwellinghouses and the proposed refurbishment and extension to existing farmhouse and formation of associated access roads, ref: TD/ED/22/0047.

We are of the view that the subject would also suit a private owner who could refurbish the farmhouse and utilise the steading buildings for their own purposes.

We would recommend that any planning enquiries should be directed to:

East Dunbartonshire Council
12 Strathkelvin Place
Kirkintilloch, Glasgow
G66 1TJ

T: 0300 123 4510

DATA ROOM

A data room has been set up with copies of the planning consent plans and elevations and associated surveys, the design and access statement and plans showing the location of onsite services. Please contact Galbraith for access.

SERVICES

Mains Electricity
Mains Water
Private Drainage

It is expected that any multi-unit development will require a new private drainage system.

All necessary rights to lay service media will be granted over retained land and in particular over land to the north to connect to the Tower Burn.

ASKING PRICE

Our clients are seeking offers over £350,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

Additional land to the north of the subjects extending to approximately 1.80 acres may be available by separate negotiation. Please contact Galbraith for further information.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the incoming tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

CLAWBACK/OVERAGE

The sellers will retain a clawback and will seek a percentage of uplift in value in the event planning consent is granted for additional residential units or development. Please contact the selling agents for further details.



VAT

The land and buildings are not opted to tax and therefore VAT is not payable on the purchase price.

ENTRY

To be mutually agreed.

POST CODE

G64 4DS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///trio.send.loads

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.

To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or

b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

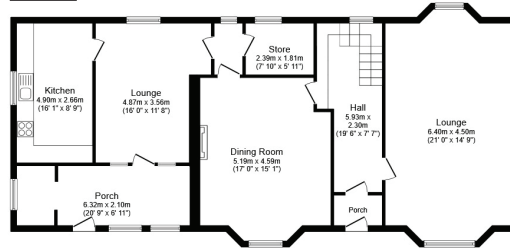
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:

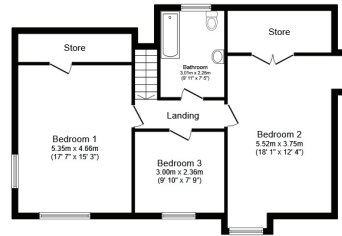
Galbraith
Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN
Tel: 01786 434 600

Harry Stott
01786 434 630
07909 978 644
harry.stott@galbraithgroup.com

House

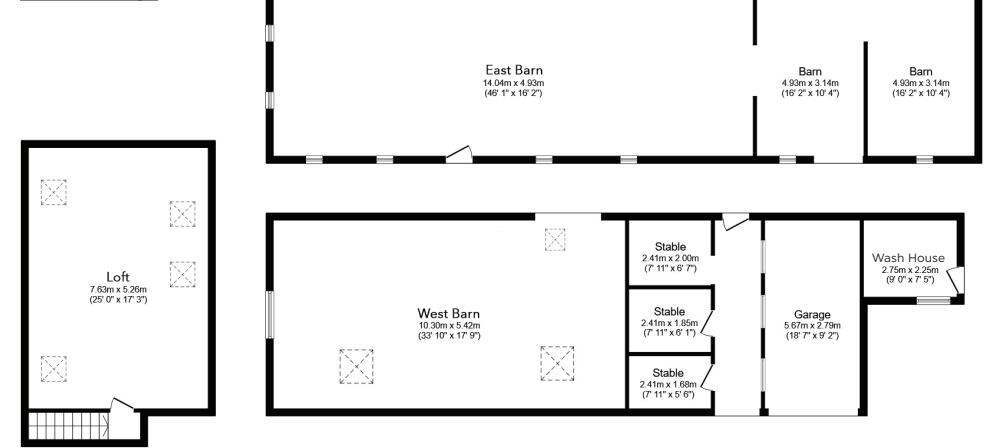


Ground Floor



First Floor

Outbuildings



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

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, together with proof of funding and Identification. 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. Photographs taken in November 2024. 8. Particulars prepared November 2024.

