

An aerial photograph of a large estate. In the foreground, there is a large, multi-story building complex with grey roofs and white walls, surrounded by a paved area with several cars. To the left of the buildings is a large, open green field. A river flows through the middle of the estate, surrounded by dense green trees. In the background, there are more green fields and a small building with a red roof. The overall scene is a mix of natural landscape and developed property.

Galbraith

LAND AT EAST MAINS
MANSE ROAD, STONEHOUSE, LARKHALL



LAND AT EAST MAINS, MANSE ROAD, STONEHOUSE, LARKHALL

A useful block of ground in an accessible location.

Strathaven 4 miles ■ East Kilbride 12.5 miles ■ Glasgow 22 miles

About 11.93 acres (4.83 hectares)

- Good location.
- Grazing paddock.
- River frontage.
- Consent for an agricultural shed/hay store.

Offers Over £50,000

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket.com



SITUATION

A useful block of grazing and amenity land in a very accessible situation immediately to the north west of Stonehouse Village. It is ideally located for easy access to Strathaven (4 miles) and Glasgow (22 miles).

The village of Stonehouse has two primary schools and a range of local stores. Strathaven (4 miles) is well regarded and has an excellent range of local services including supermarket shopping, leisure centre, library, along with thriving coffee shops, pubs and restaurants. More extensive facilities are available at East Kilbride (12.5 miles) and Hamilton (10 miles), which have a wide range of shops, leisure facilities, theatre, cinema, galleries and museums. Secondary schooling is available in Larkhall (4 miles) and Strathaven whilst private schooling is available at Hamilton College, Hamilton. Glasgow is very accessible from the area whilst East Kilbride and Hamilton both have railway stations with regular connections to Glasgow and beyond. Glasgow and Edinburgh Airports offer regular scheduled and domestic flights, and are 27.5 and 38.5 miles respectively.

There are many interesting walks available in the area including the Spectacle E'e waterfalls lying in the Avon Valley. There are a number of golf courses in the area including an 18-hole course at Strathaven Golf Club (about 4.6 miles) and the racecourse at Hamilton provides regular fixtures. Excellent yachting facilities are available at the marinas at Ardrossan, Troon, Largs and Inverkip.

DESCRIPTION

About 11.93 acres in total comprising a single grazing field measuring approximately 2.6 acres with the remainder of the ground comprising rough grazing, woodland, banking and frontage on the Avon Water which affords the opportunity to fish for non-migratory species (brown trout). The land rises from about 151m to 111m above sea level and is Class 3(2) in the James Hutton Institute Land Capability Classification.

PLANNING

There is consent for an agricultural shed/hay store for which the planning reference is P/21/0741. Further information can be sought from the selling agents in this regard.

METHOD OF SALE

The land is offered for sale as a whole.

IACS

The land is not registered for IACS purposes and there are no basic payment entitlements available with the land.

NITRATE VULNERABLE ZONE (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
ML3 0AA
Tel: 03031 231015

MINERALS

The mineral rights are included in so far as they are 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

In so far as these rights form part of the property title they are included within the sale.

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 Strathaven following the A71 to Stoenhouse. After the first roundabout in Stonehouse take the next left onto Manse Road. Follow Mase Road for approximately 0.8 miles and the land is situated on the left.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///prestige.wove.holdings

SOLICITORS

John Jackson & Dick Law, 3 Bridge Street, Strathaven, South Lanarkshire, ML10 6AN

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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.

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. There are some septic tanks owned by third parties on the land and there are rights of access for maintenance and repair.

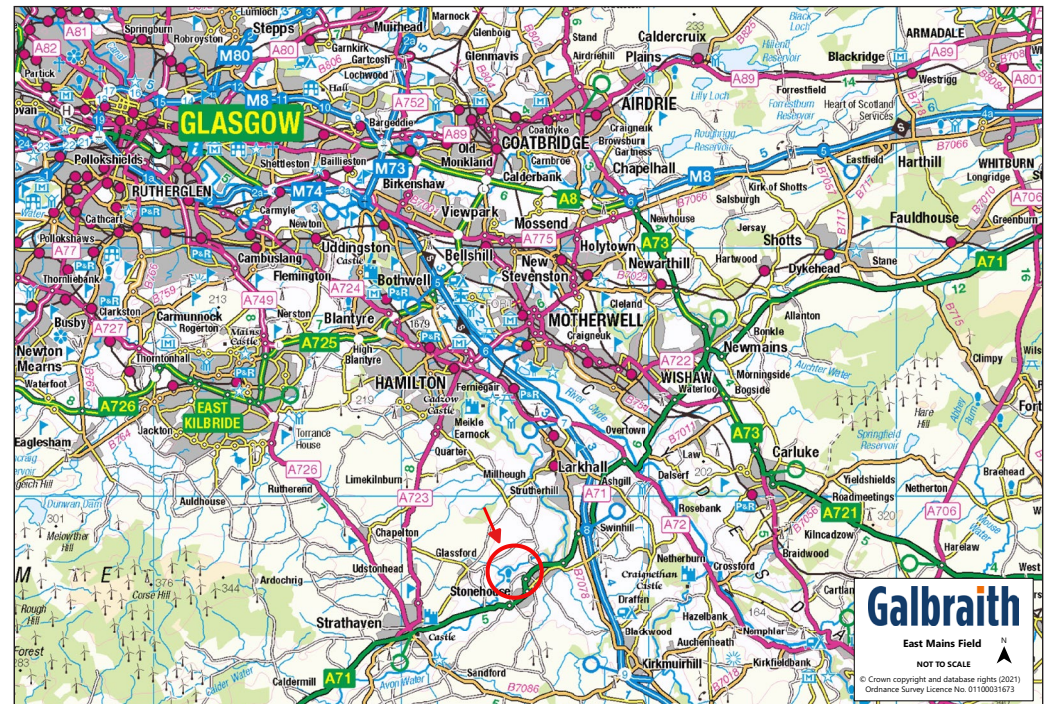
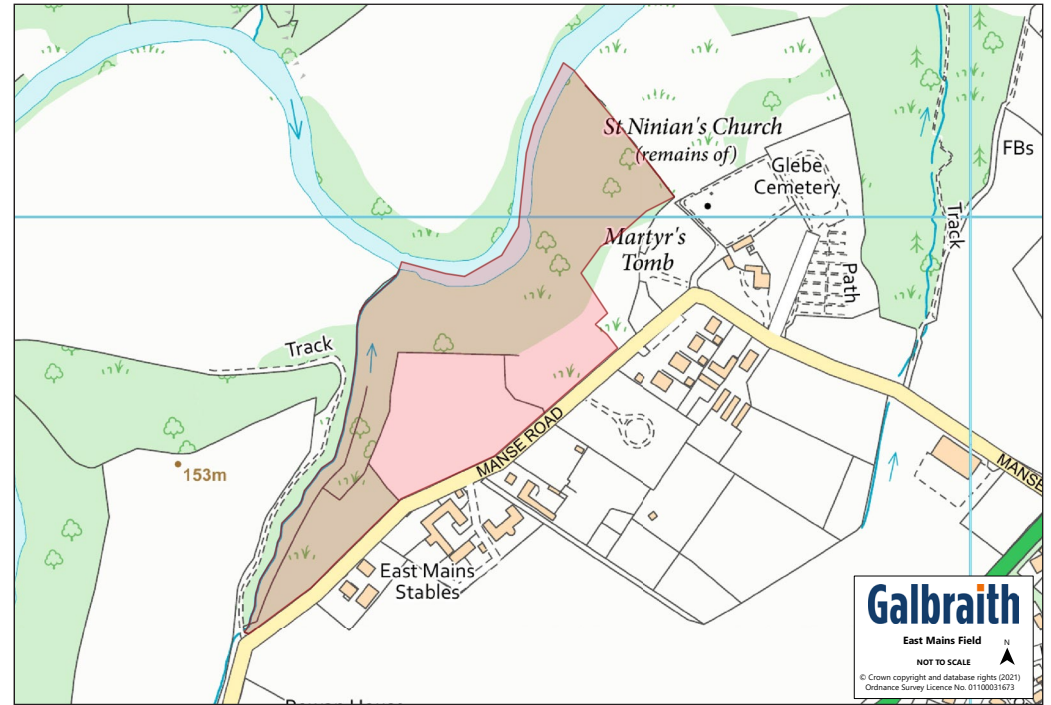
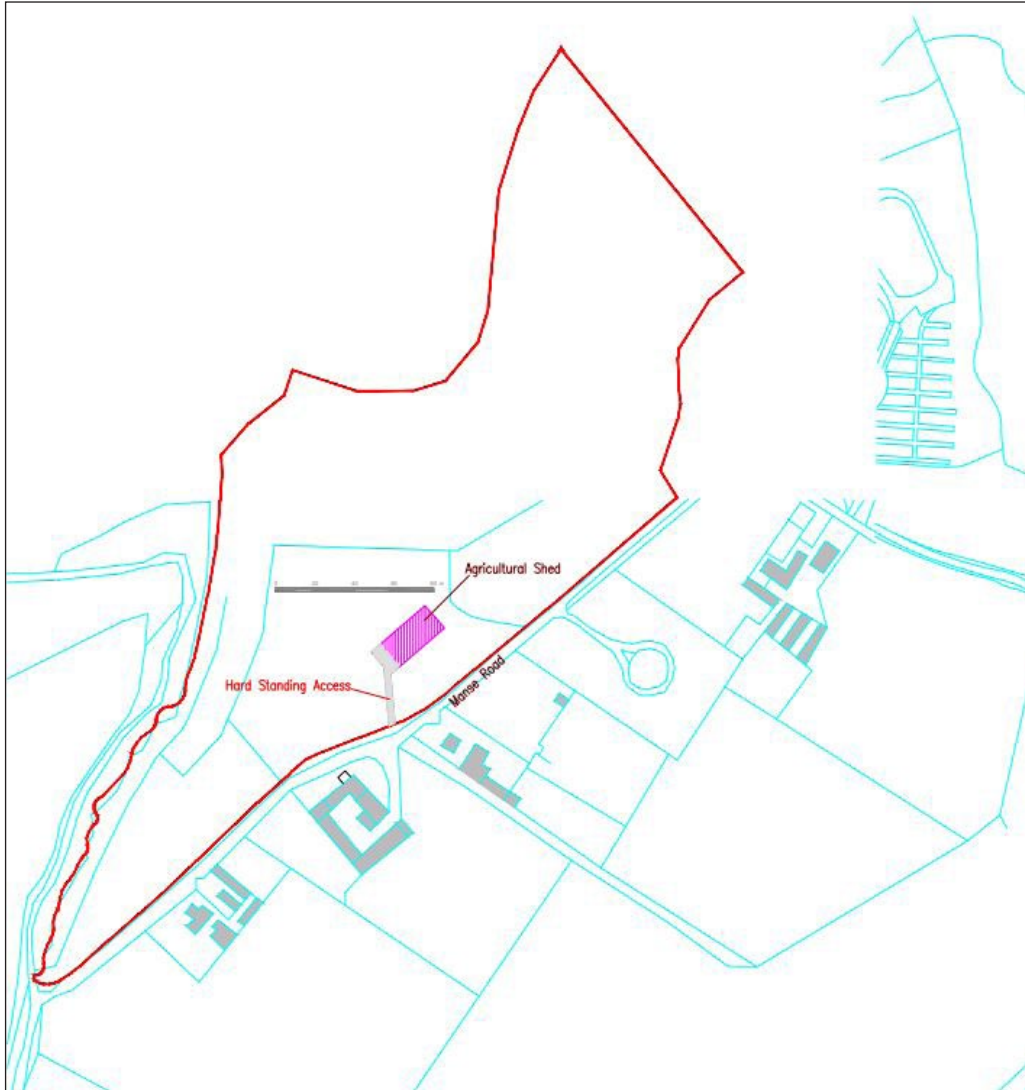
AMC PLC FINANCE

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 Alice Wilson in our Galbraith Ayr Office on 07920 724906 Email: alice.wilson@galbraithgroup.com



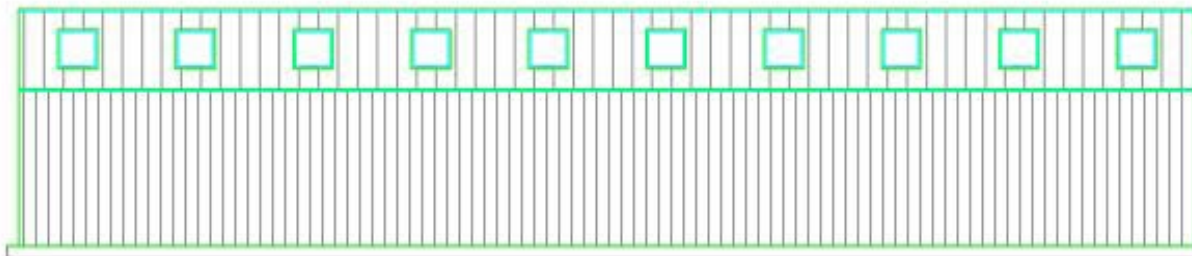
IMPORTANT NOTES

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, 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 September 2021.

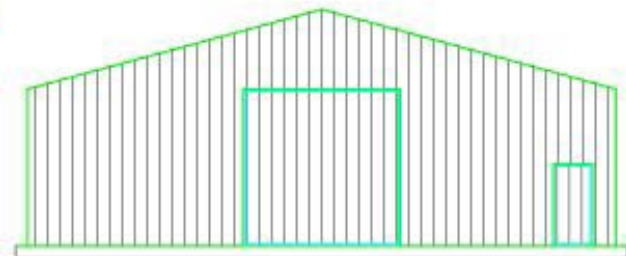




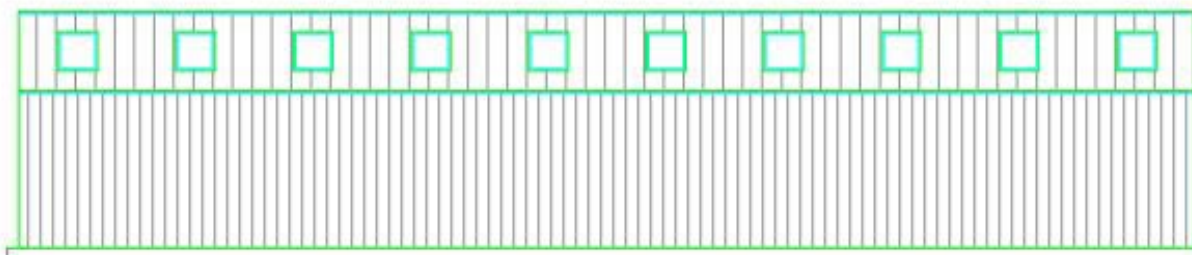
Floor Plan 1:200



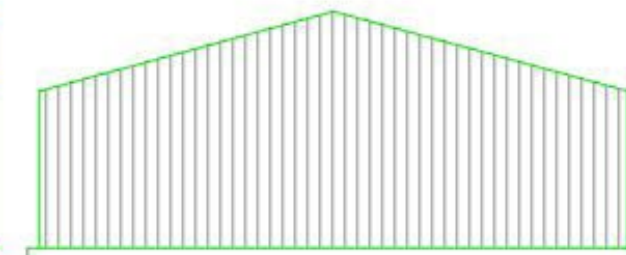
South East Elevation 1:200



South West Elevation 1:200



North West Elevation 1:200



North East Elevation 1:200



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE