

AUCHENSTARRY FARM

KILSYTH, GLASGOW

Galbraith





AUCHENSTARRY FARM, KILSYTH, GLASGOW, G65 9SG

A rare opportunity to acquire a well located farm with exciting investment opportunities

Kilsyth 1 mile ■ Croy 1 mile ■ Glasgow 14 miles ■ Stirling 18 miles

About 189.59 acres (76.73 hectares) or thereby

- Traditional Farmhouse with 2 reception rooms and 4/5 bedrooms
- Former Miner's Row offering significant development potential
- 93.85 acres, or thereby, of pasture which is predominantly Grade 2 forestry planting land.
- 79.37 acres, or thereby, of 15-year-old mixed species broadleaved woodland
- Excellent internal access via well maintained farm tracks
- Highly accessible location

FOR SALE AS A WHOLE OR IN 3 LOTS

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**





SITUATION

Auchenstarry Farm lies in North Lanarkshire nestled between the town of Kilsyth and the village of Croy, both of which are located approximately 1 mile away from the farm. Kilsyth will provide for all day-to-day requirements including well stocked supermarkets, individual retailers, health centres, cafes and restaurants together with both primary and secondary schools. Glasgow sits a 25 minute drive away providing an extensive range of services including national retailers, banks, main line railway station, concert hall, theatre, cinema and supermarkets.

Auchenstarry enjoys a highly accessible location being within a short drive to A803 which leads to the centre of Glasgow. Indeed the M80 dual carriageway is a short 15-minute drive providing connections to Stirling and Glasgow. Croy Station is on the main Glasgow to Edinburgh railway line providing access to Glasgow City Centre in 15 mins and Edinburgh in 35mins, in addition to connections north to Stirling and beyond.

North Lanarkshire is well known for its wide range of activities and amenities, which can all easily be reached from Auchenstarry Farm. The farm is adjacent to the Forth and Clyde Canal offering immediate access to walks and cycles on the towpath and leisure pursuits at the canal basin marina. An extensive network of walking tracks and cycle trails runs throughout the county with hill walking and mountain biking readily available in the nearby hills and glens. Campsie Fells sits to the north of the property providing a wonderful rural escape. Loch Lomond and the Trossachs National Park sits an hour to the northwest. There are sports centres in Cumbernauld and Kilsyth with a rich variety of leisure facilities in the surrounding area.

Auchenstarry Farm is well placed within North Lanarkshire for a number of schools including Kilsyth Academy, Cumbernauld Academy and Greenfaulds High School. Glasgow offers a range of prestigious private schools including St Aloysius' College, The Glasgow Academy, The High School of Glasgow and Kelvinside Academy, to name a few. North Lanarkshire is renowned for its productive livestock units. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. There are livestock markets in Stirling, lying about 20 miles to the north and Lanark around 30 miles to the south.

DESCRIPTION

Auchenstarry Farm is a productive livestock unit extending to approximately 189.59 acres (76.73 hectares) or thereby with a traditional farmhouse and accompanying steading. The farm benefits from excellent access both directly off the minor public road and via a network of well-maintained farm tracks. The steading at Auchenstarry comprises a large, modern, agricultural shed, and former mining row, which is utilised for general storage, which could offer a worthwhile development opportunity subject to the necessary planning consents being obtained.

METHOD OF SALE

Auchenstarry Farm is offered for sale as a whole or in 3 lots.

- Lot 1 Auchenstarry Farmhouse, Steading and 19.42 acres (7.86 Ha) or thereby
- Lot 2 Land extending to 84.24 acres (34.09 Ha) or thereby
- Lot 3 Woodland extending to 79.37 acres (32.12 Ha) or thereby

AUCHENSTARRY FARMHOUSE

Auchenstarry Farmhouse is a traditional farmhouse with yellow harling under a slated roof set within perfect garden grounds that surround the property. The farmhouse sits at the heart of the unit, with the steading and agricultural land to the south and east. The garden grounds comprise a well-presented wrap around garden offering a mixture of gravel and lawn areas with well-tended herbaceous borders.

The farmhouse contains some features that reflect the property's age; however there have been recent additions in the form of a solar pv thermal panels supplemented by storage battery and an air source heat pump. There is a mix of triple and double glazed windows throughout the property.

The accommodation, over two floors, comprises:

Ground Floor:

Porch, Hall, Sitting Room, Living Room, Bedroom, Bathroom, Study, Kitchen, Pantry, Coal Shed, Rear Stairway.

First Floor:

Three Double Bedrooms, Shower Room and Storage Room offering a potential fifth bedroom.

FARM BUILDINGS

Auchenstarry Farm steading consists of a range of traditional stone buildings which are former Miners' Rows. These buildings are of an age and offer themselves as a potential development site subject to obtaining the necessary planning consents. There is a substantial steel portal framed modern building with grain panel walling under a box profile roof.

THE LAND

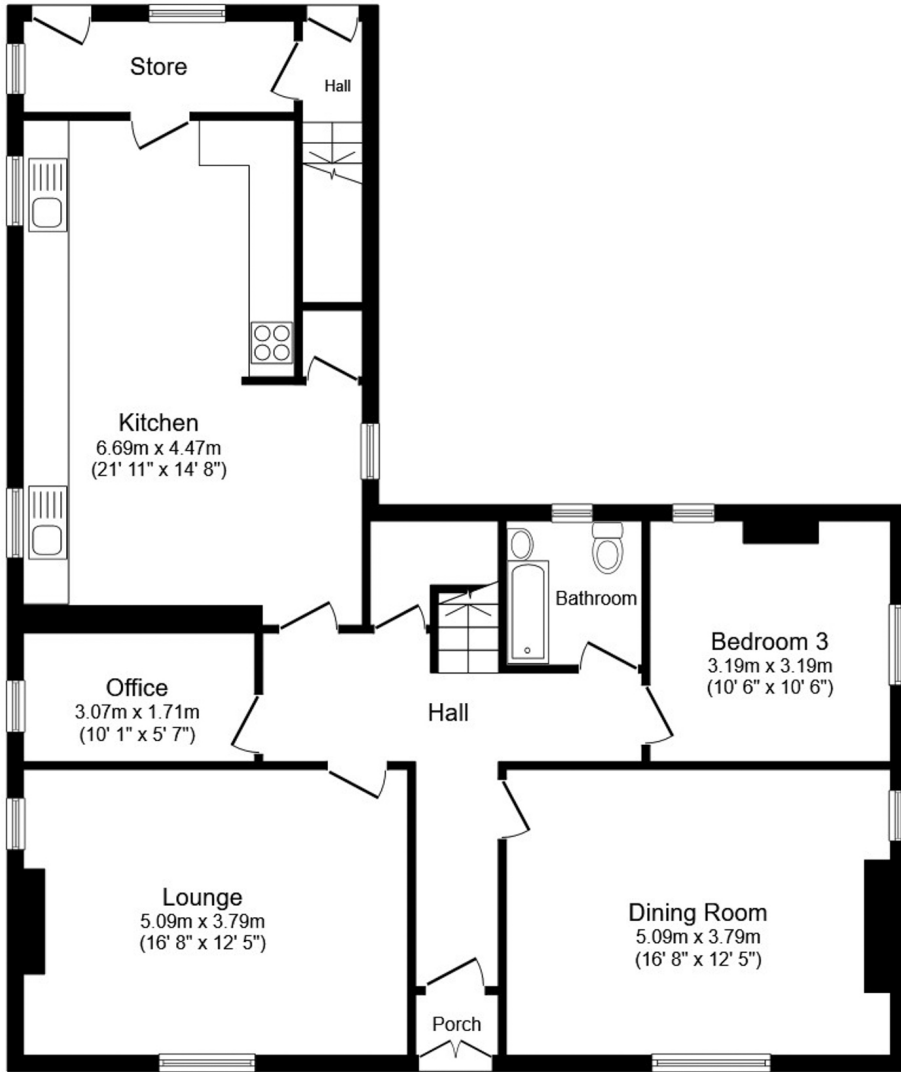
The land at Auchenstarry is classed by the James Hutton Institute as being Grade 4.1 agricultural land suggesting it can support some cereal or forage cropping but is best suited to grass leys. The majority of the land at Auchenstarry is planted with woodland; the James Hutton Institute classifies the remaining farmland to the southeast of the farmhouse and steading as being Grade 2 planting land suggesting the land is very suitable for tree planting. The land to the north of the Forth Canal has been planted in mixed species broadleaved tree planting. We understand this was carried out via a forestry grant scheme contract which was implemented in 2009. Please note this contract has since expired so there are no further management payments available.

The land is divided into 21 enclosures with the land occupying the eastern aspect of Barhill. The land descends from 125 metre above sea level at the property's eastern boundary down to approximately 50 metres at the farmhouse. The land north of the Forth Canal is comparably flatter sitting at 45 metres above sea level. The land benefited from a network of internal access tracks providing access throughout. Within Lot 1 there is an additional site for development at Langside, subject to the necessary planning consents being obtained. Langside is the site of a former farmhouse and steading nestled in some pretty broadleaved woodland.

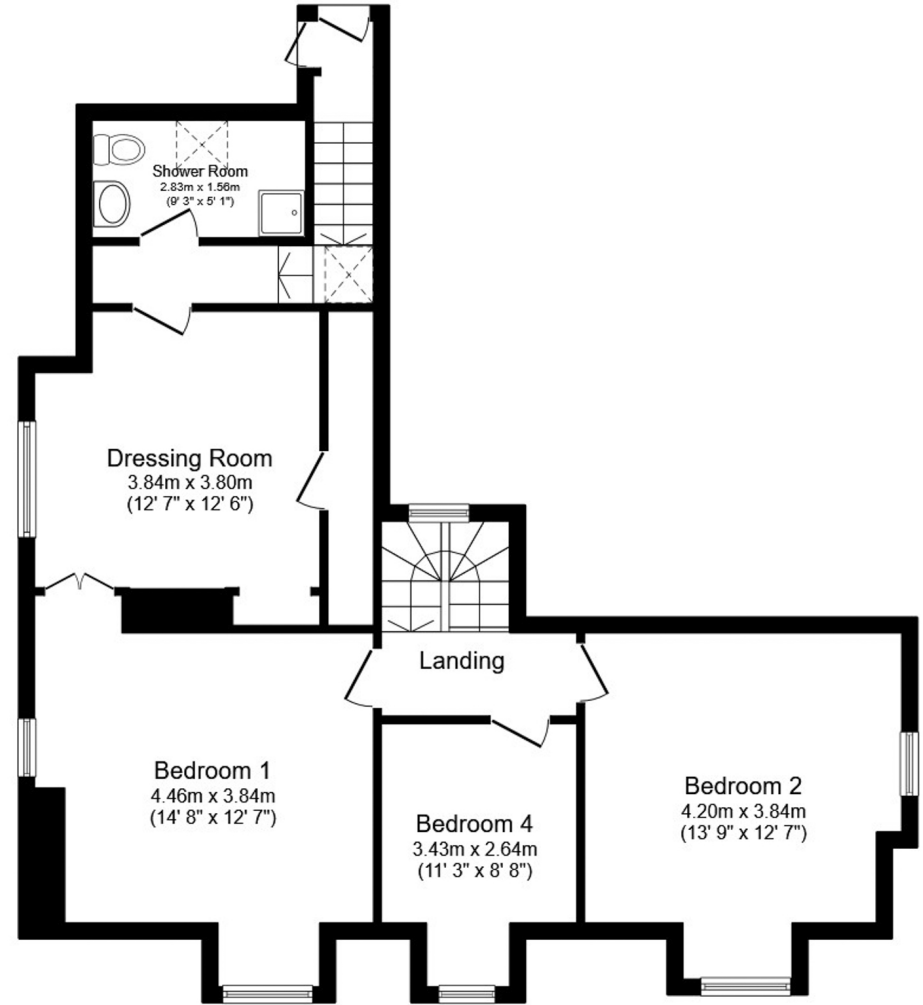
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Auchenstarry Farmhouse	Mains	Private	Mains	Solar PV/ Air source heat pump	Band F	Band E





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

FIELD SCHEDULE

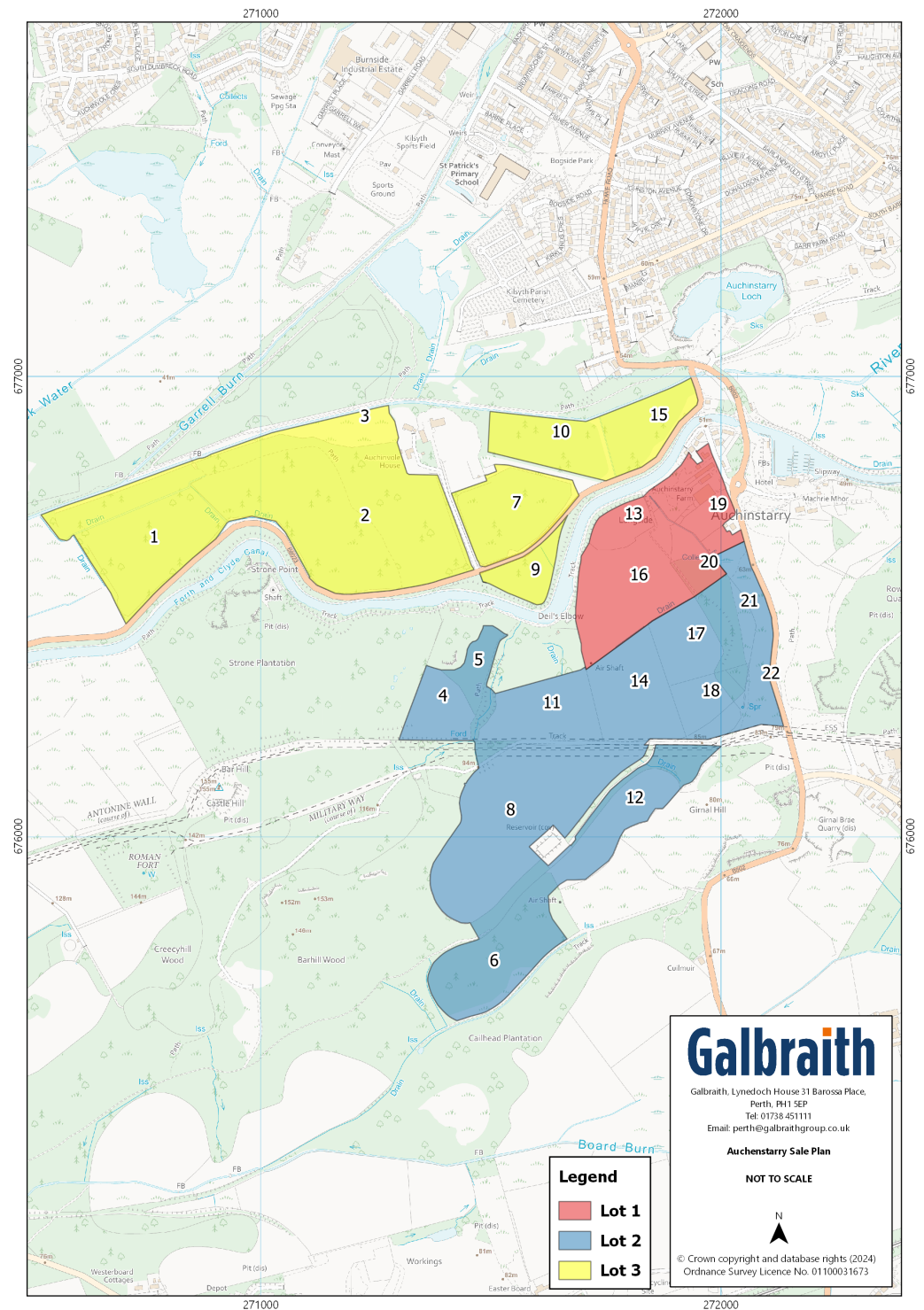
	LPID	Ha	Ac	Use
LOT 1				
Field 13	NS/71782/76678	1.02	2.52	TGRS1
Field 16	NS/71866/76539	5.52	13.64	PGRS
Field 19	NS/71969/76701	0.71	1.75	PGRS
Field 20	NS/72023/76504	0.61	1.51	WAF
	LOT 1 TOTAL	7.86	19.42	
LOT 2				
Field 4	NS/71389/76290	1.84	4.55	PGRS
Field 5	NS/71457/76361	1.01	2.50	WAF
Field 6	NS/71525/75747	4.81	11.89	WAF
Field 8	NS/71552/76050	8.85	21.87	TGRS1
Field 11	NS/71617/76276	3.01	7.44	PGRS
Field 12	NS/71769/76025	2.91	7.19	PGRS
Field 14	NS/71806/76312	3.56	8.80	TGRS1
Field 17	NS/71915/76417	2.00	4.94	PGRS
Field 18	NS/71965/76277	1.59	3.93	PGRS
Field 21	NS/72023/76504	2.83	6.99	WAF
Field 22	NS/72067/76293	1.68	4.15	WAF
	LOT 2 TOTAL	34.09	84.24	
LOT 3				
Field 1	NS/70763/76636	4.83	11.93	WAF
Field 2	NS/71114/76710	15.53	38.37	WAF
Field 3	NS/71175/76883	1.44	3.56	WAF
Field 7	NS/71546/76708	3.76	9.29	WAF
Field 9	NS/71578/76571	1.36	3.36	WAF
Field 10	NS/71612/76860	2.80	6.92	WAF
Field 15	NS/71836/76893	2.40	5.93	WAF
	LOT 3 TOTAL	32.12	79.37	
	RYB	2.66	6.57	
TOTAL		76.73	189.60	

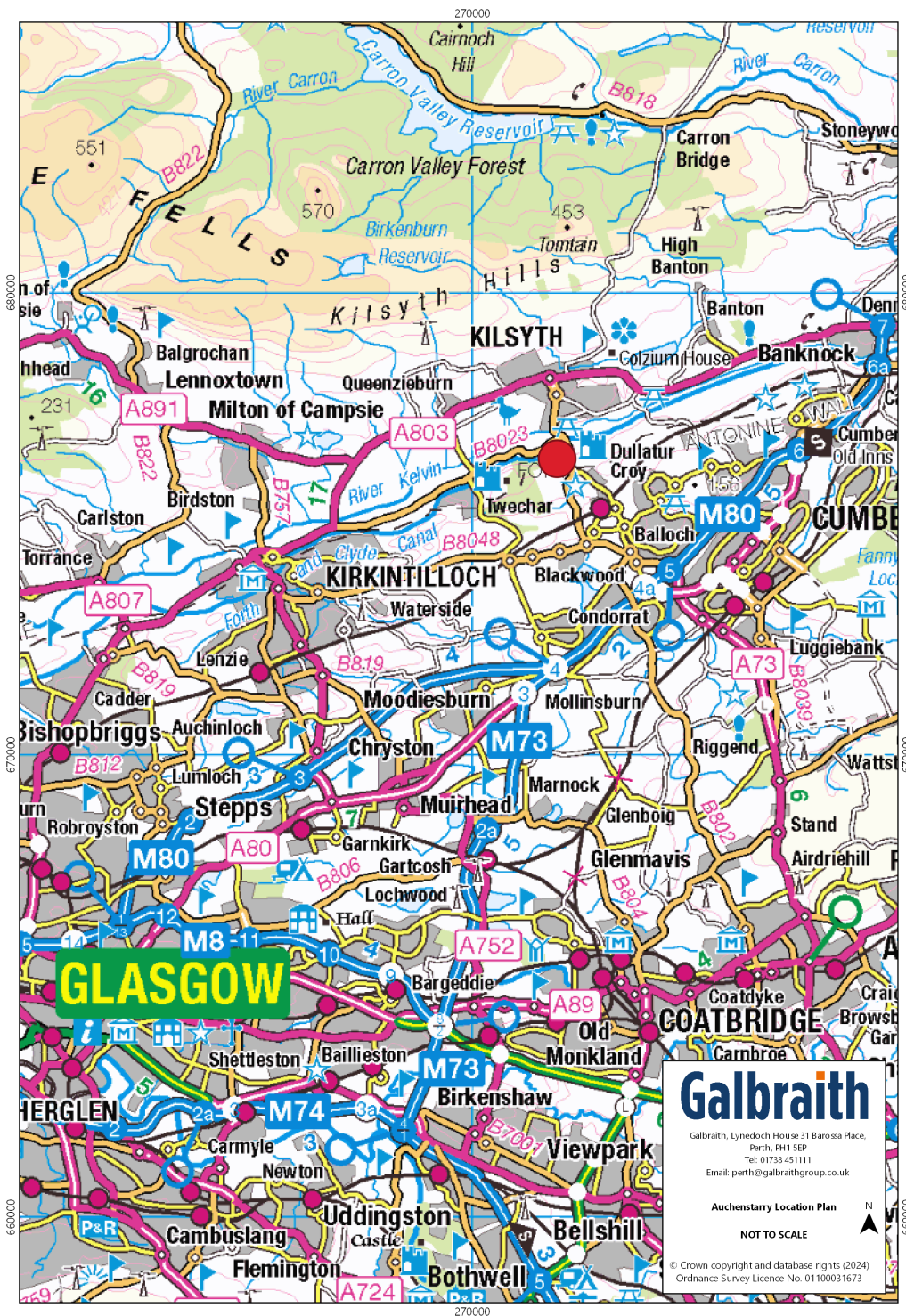
IACS

All the farmland is registered for IACS purposes and the farm code is 338/0026

CLAWBACK

Auchenstarry Farm shall be sold subject to a 25 year clawback provision in favour of the seller should planning permission be granted for the development on any part.





BASIC PAYMENT SCHEME (BPS) 2024

The Basic Payment Entitlements will be available for sale by separate negotiation.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.

ENVIRONMENTAL STIPULATIONS

Lot 3 lies just to the south of the Dumbreck Marsh Local Nature Reserve.

There are several core paths on the property including a section of the John Muir Way which follows the central access track leading towards Bar Hill.

HISTORIC SCOTLAND & UNESCO ANTONINE WALL

The Antonine Wall Scheduled Monument (SM7074) runs from east to west across Auchenstarry Farm whilst the whole subjects of sale fall within the Antonine Wall World Heritage Site. The Antonine Wall was inscribed by UNESCO in 2008 to become part of the Frontiers of the Roman Empire World Heritage Site. The Antonine Wall World Heritage Site: Statement of Outstanding Universal Value is currently in development however the Site's Management Plan 2014-19 is available on Historic Scotland's website and outlines the framework for the Site's conservation, management and enhancement. Also available is Supplementary Planning Guidance has been produced and adopted by all five of the local authorities involved in managing the Antonine Wall along with an Interpretation Plan and Access Strategy.

The Antonine Wall was the most northerly frontier of the Roman Empire nearly 2,000 years ago. It ran for 40 Roman miles (60km) from modern Bo-ness on the Firth of Forth to Old Kilpatrick on the River Clyde. At the time it was built, the wall was the most complex frontier ever constructed by the Roman army.

LOCAL AUTHORITY

North Lanarkshire Council, Windmillhill Street, Motherwell, ML1 1AB
 East Dunbartonshire Council, 12 Strathkelvin Pl, Kirkintilloch, Glasgow G66 1TJ

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Hamilton, Cadzow Court, 3 Wellhall Road, Hamilton, ML3 9BG. Tel: 0300 244 3665

MINERALS

The mineral rights are included insofar as the seller has right thereto

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.

FIXTURES AND FITTINGS

All fixture and fittings within Auchenstarry Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Auchenstarry Farm 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

Heading northeast from Glasgow, take the M80 motorway leaving the road at Junction 4a at Cumbernauld. Follow the slip road round. Taking the second exit at Back O'Hill Roundabout onto the B8048, continue to Craiglinn Roundabout and take the third exit continuing on the B8048. Follow the road for half a mile leading towards Blackwood Roundabout, take the third exit again onto Howe Road. Follow the road for around 1.5 miles, you will arrive at a roundabout where Auchenstarry will be signposted at the first exit. Take this road, Auchenstarry will be visible on the left hand side.

POST CODE

G65 9SG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///dwarf.sofa.grace

SOLICITORS

Lindsay's, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE

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, farm land 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.

There are several core paths on the property including a section of the John Muir Way which follows the central access track leading towards Bar Hill.

There is a SGN gas pipeline crossing the property, details are available from the selling agent upon request.

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 01786 434 600. 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 June 2024



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