

LAND AT WESTSIDEWOOD

CARNWATH, SOUTH LANARKSHIRE

An attractive block of land in a rural yet accessible location.

Carnwath 4 miles ■ Biggar 11 miles ■ Edinburgh 26 miles ■ Glasgow 34 miles

About 1.28 acres.

- Easily accessible location.

For sale as a whole.

Offers over £30,000

Ayr
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SITUATION

The land at Westsidewood is located east of the rural hamlet of Braehead, South Lanarkshire, and about 4 miles north of Carnwath. The remains of Cowthally Castle lie at Woodend Farm, which was the ancestral home of the Somerville family. There are numerous villages in close proximity. Carnwath is on the southern edge of the Pentland Hills in Lanarkshire and there are local shops, schooling and an 18-hole golf course. A wider range of services can be found in the surrounding towns of Biggar (11 miles south) and Lanark (9 miles south west) including secondary schooling, a range of high street shops and supermarkets.

Edinburgh and Glasgow are both within easy reach by road or rail. Regular city train services are nearby, at Lanark and Carstairs Junction (6 miles), with Caledonian Sleeper midnight boarding for London return journeys. Rural A roads and nearby M74 provide road links to Edinburgh, Glasgow, the north and the south.

With fine rural views, the land is in an accessible location within commuting distance of Edinburgh and Glasgow. The surrounding area hosts numerous country walks including the Pentland Hills as well as some interesting remote open ridge routes with superb views over the Pentlands range.

DESCRIPTION

The Land at Westsidewood offers an exciting opportunity to acquire a small block of land with a number of possible agricultural uses including grazing as well as a variety of other options including equestrian. The land is between 234.4m and 246m above sea level and is graded as 4.1 by the James Hutton Institute. The land can be accessed from a quiet single track road.

The land has previously been used for agricultural purposes. There may be potential for alternative uses, including possible croft development; however, any interested parties should make their own enquiries with South Lanarkshire Council Planning Department to establish the necessary consents and permissions.

The land is partly enclosed with boundary fencing and a stone wall. There is no fencing currently to the southern boundary.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

There is no specific risk of flooding.

METHOD OF SALE

The land is offered for sale as a whole.

DIRECTIONS

From the M8 exit Junction 8 on to the M73 and join the M74 at Uddingston. Exit Junction 7 (Carluke) on the A72 Lanark Road. Proceed along this road to the roundabout and turn left onto the A71 to cross the River Clyde. Continue along the A71 and proceed through Carluke on the A721 and continue to travel for about 3.5 miles. Turn left at the roundabout onto the Forth A706 and then first right. At the end of this road, turn left and then first right and continue to the B706. Turn left onto the B7016 and then immediately right and then right again onto a red surfaced road. The land is then about 0.16 miles on the right hand side.

POST CODE

ML11 8LJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///store.rise.cured

SOLICITORS

Hall Baird Solicitors Ltd, The Old Exchange, Castle Douglas DG7 1TJ

LOCAL AUTHORITY

South Lanarkshire Council, Almada Street, Hamilton, ML3 0AA. 0303 123 1015.

VIEWINGS

Strictly by appointment with the Selling Agents.

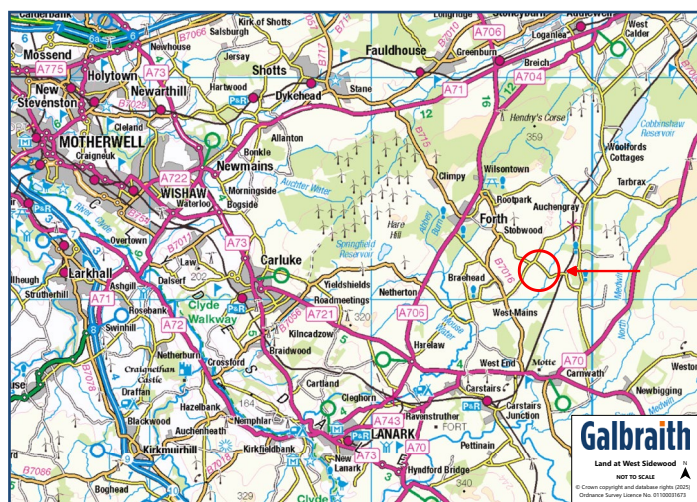
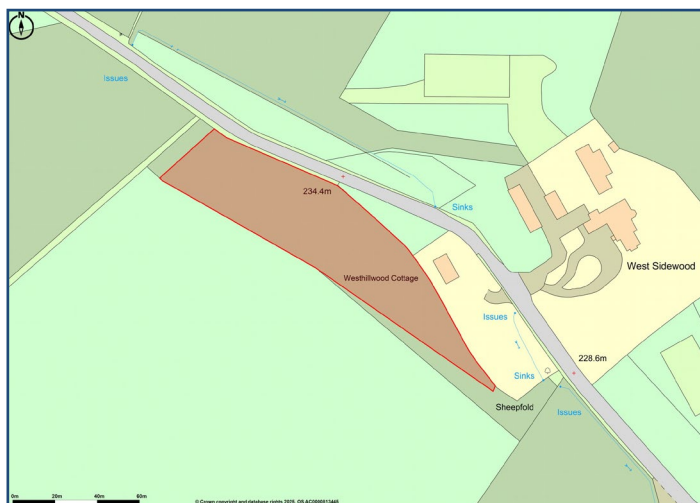
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



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.