

An aerial photograph of a large, green farmstead in a valley. The farmstead consists of several large, rectangular fields separated by stone walls and a central road. There are several buildings, including a large white house and a smaller grey building. The surrounding landscape is hilly, with some areas covered in trees and others in open fields. The sky is blue with some clouds.

Galbraith

**LAND AT KILWINNET**

CAMPSIE GLEN, EAST DUNBARTONSHIRE, GLASGOW

# LAND AT KILWINNET, CAMPSIE GLEN, EAST DUNBARTONSHIRE, GLASGOW

Haughhead 0.5 miles ■ Lennoxtown 2 miles

Glasgow 13.3 miles

**Block of grazing / planting land situated at Campsie Glen**

**Acreage 209.86 acres (84.92 hectares)**

- Productive block of grazing ground.
- Land located in a rural yet accessible location.
- Forestry and Natural Capital potential

**FOR SALE AS A WHOLE**

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 **OnTheMarket**





### **SITUATION**

Land at Kilwinnet is situated approximately 0.5 miles northeast of the hamlet of Haughhead just 2 miles west of Lennoxton and approximately 13.3 miles north of the city of Glasgow. The property is surrounded by land which is mainly used for agricultural and forestry purposes within close proximity to the Campsie Glen.

### **DESCRIPTION**

The Land at Kilwinnet comprises of a productive block of permanent grassland and rough grazing with some areas of mature woodland. The land extends to 84.92 ha (209.86 acres) and sits within an elevated position.

The land has been classified by the James Hutton Institute as a mixture of Grade 4, Grade 5(1) and Grade 6(1), indicating that the land on the lower slopes are capable of growing a reasonable yield of grass for the purposes of grazing livestock with the higher land being most suited to permanent grassland and rough grazing along with forestry potential throughout the site.

The land is generally southeast facing in aspect and lies between approximately 100m and 315m above sea level with a moderate gradient. The land is generally in good condition and is bound by a ringfenced stock proof fencing.

The land is also classified as F3, F4 and some F5 by the Land Capability for Forestry by the James Hutton Institute indicating that the land has good flexibility for the growth and management of tree crops. The details available from Scottish Forestry indicate that the Land is classified as Very Suitable for Sitka Spruce and suitable for native broadleaf planting, on the basis that suitable access and egress can be provided for these operations.

Access to the property is to be via a new access track which is to be agreed between the vendor and the purchaser over the land hatched blue on the site plan. The cost of construction, planning and fencing off the track will be met wholly by the purchaser.

### **METHOD OF SALE**

Land at Kilwinnet is offered for sale as a whole.

### **SERVICES**

There are no services to the land. Watering of livestock is via natural water sources.

### **IACS**

All the farmland is registered for IACS purposes.

### **NITRATE VULNERABLE ZONE (NVZ)**

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

### **AGRI-ENVIRONMENT CLIMATE SCHEME**

None of the land offered for sale is subject to any environmental schemes.

### **BASIC PAYMENT SCHEME (BPS) 2023**

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will not be available for sale nor will they be included in the sale.

### **LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)**

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

### **SCHEDULED MONUMENTS**

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





### ACCESS

A right of access for the purposes of agriculture and forestry will be granted over the area hatched in blue on the site plan. The purchasers will, subject to obtaining the necessary rights and consents, be allowed to construct access track over this land to a route and specification agreed with the existing owner. The purchaser is to meet the costs of construction and all other fees and costs incurred by them.

### LOCAL AUTHORITY

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

### 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 they are owned by the Seller.

### TIMBER

All fallen and standing timber is included in the sale insofar 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

No items are included unless specifically mentioned in the sales particulars.

### INGOING VALUATION

The purchaser(s) of Land at Kilwinnet 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 FOR VIEWINGS ONLY

From Lennoxton head north east towards Haughhead following Glen Road (A891), continuing onto Strathblane Road (A891), continue for 0.4 miles, then turn right onto a Private Road signposted 'Lukeston' (3rd road on the right from the corner). The entrance to Land at Kilwinnet will then be located 0.3 miles along the track.

From Strathblane, head west along the A891 towards Haughhead, continue for 2.6 miles. As you are approach Haughhead there will be a countdown to entering the 30mph limit area, at the Second sign the Private Track will be located on your left hand side, sign posted 'Lukeston'. The Entrance to the Land at Kilwinnet will then be located 0.3 miles along the track.

### POST CODE

G66 7AP

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/engages.calm.strumming>

## SOLICITORS

Dales Solicitors LLP,  
18 Wallace Street,  
Galston,  
KA4 8HP  
Tel: 01563820216  
Email - info@dalesllp.co.uk

## 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.

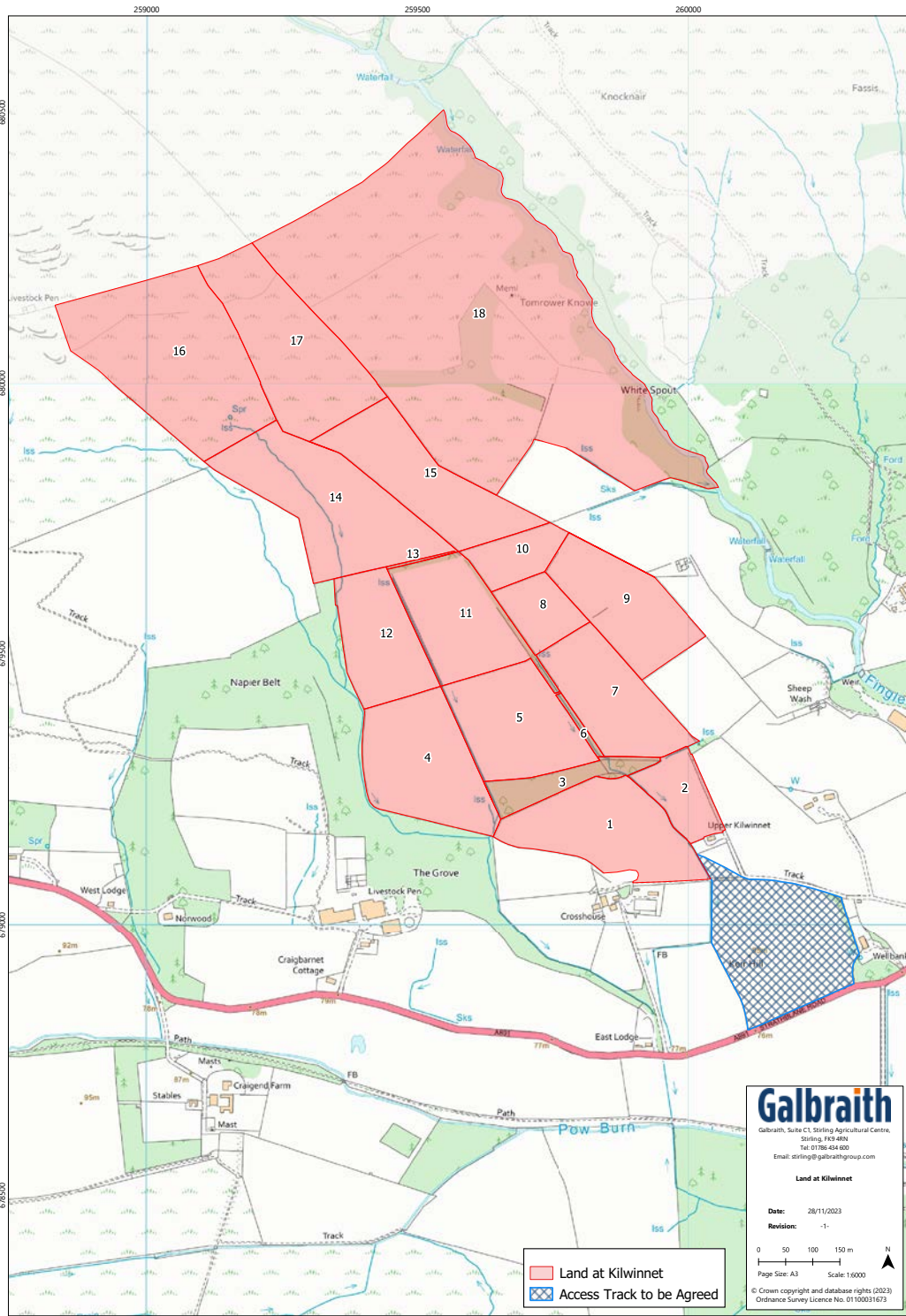
## AMC PLC FINANCE

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 Ian Hope in our Galbraith Perth office on 01738451111 Email: ian.hope@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 October 2023.





Land at Kilwinnet									
Field No	Area		BPS Region	GRASSLAND		ROUGH GRAZING		WOODLAND	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	4.49	11.09	1	4.49	11.09				
2	1.56	3.86	1	1.56	3.86				
3	1.27	3.15	1					1.27	3.15
4	4.61	11.40	1	4.61	11.40				
5	4.03	9.96	1	4.03	9.96				
6	0.15	0.37	1					0.15	0.70
7	3.65	9.02	1	3.65	9.02				
8	1.46	3.61	1	1.46	3.61				
9	3.71	9.17	1	3.71	9.17				
10	1.36	3.36	1	1.36	3.36				
11	3.86	9.53	1	3.86	9.53				
12	3.20	7.92	1	3.20	7.92				
13	0.05	0.13	2					0.05	0.13
14	5.94	14.67	2	5.94	14.67				
15	4.27	10.54	2	4.27	10.54				
16	8.11	20.05	2			8.11	20.05		
17	5.62	13.88	2			5.62	13.88		
18	27.58	68.15	2			27.58	68.15		
Misc									
<b>TOTAL</b>	<b>84.92</b>	<b>209.86</b>		<b>42.14</b>	<b>104.13</b>	<b>41.31</b>	<b>102.08</b>	<b>1.47</b>	<b>3.98</b>





**Galbraith**