

An aerial photograph of a farmstead. In the center, there is a white house with a dark roof and a chimney. To the left, there are several large, dark-roofed barns. To the right, there are more smaller buildings, some with corrugated metal roofs. The farm is surrounded by green fields and trees. In the background, there are rolling hills and two electricity pylons under a clear blue sky.

3 Barraston Holdings

Torrance | Glasgow | East Dunbartonshire

Galbraith



Attractive and Compact Rural Small Holding



Torrance 1.6 miles | Bishopbriggs 4.1 miles | Glasgow 8.7 miles
(All distances are approximate)

Acreage 18.06 acres (7.31 hectares)

2/3 bedroom bungalow.

Useful range of traditional agricultural buildings

7.09 ha (17.52 acres) permanent pasture

Grade 3(2) Grassland

Well placed small holding close to Glasgow City amenities

Excellent opportunity for a change of lifestyle

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

Stirling Agricultural Centre | Stirling | FK9 4RN
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Situation

3 Barraston Holdings is located in an accessible rural location, within close proximity to the village of Torrance, only 8.7 miles from Glasgow City Centre. The property lies only 1.6 miles northwest of the village of Torrance which benefits from nursery and primary schooling facilities within the village with secondary schooling facilities available in nearby Bearsden and Kirkintilloch.

3 Barraston Holdings is situated in a peaceful accessible rural area just off Tower Road near Balmore, enjoying an attractive semi-rural setting characterised by open countryside, farmland, and a small cluster of neighbouring residential holdings.

Torrance village itself provides local amenities including shops, cafés, and primary schooling, while the larger centres of Bishopbriggs and Milngavie are a short drive, offering supermarkets, leisure facilities, and rail connections for commuting. There are a selection of shops and some boutiques selling arts and crafts and a small popular bakery. There are 3 pubs/restaurants, one of which is the popular Torrance Inn for its good food and live music. There are a couple of wellbeing clinics for relaxation and massage treatments as well as dental practice, chiropodist, local pharmacy, hairdresser, beauty salon and mechanics car garage. Torrance also has sports facilities such as the bowling club and tennis courts and has many walking routes around the village including the Torrance Marsh and Nature Reserve.



Torrance is also in close proximity to the Campsie Fells which are the range of hills to the north that stretch from Denny Muir to Dumgoyne and overlook Strathkelvin. Local bus links and the wider road network offer convenient access to Glasgow and surrounding towns. Nearby is the Easterton Farm Park which is a riding school and Mugdock Country Park, a 270 acre park and woodland containing a large network of paths and the historical sites of Mugdock Castle, Craigend Castle and WWII Gunsites. There is also a visitor centre, gift shop, cafés and garden centre within the park.

The property is conveniently placed for a range of well-regarded schools. The nearest primary schooling facilities are Torrance and Baldernock Primary Schools. For secondary education, Douglas Academy in Milngavie is another highly respected option as well as the highly regarded Boclair Academy.

Despite its rural feel, the area benefits from excellent digital connectivity, ideal for home working or modern family living. Road links provide convenient access to Glasgow and surrounding towns, while the natural landscape creates a quiet and scenic environment, perfect for those seeking countryside living without sacrificing accessibility. Milngavie train station is only a twenty-minute drive from Barraston Holdings which provides excellent transport links to Glasgow city centre and the surrounding areas.

The city of Glasgow is only 8.7 miles south of Barraston Holdings and offers everything you would expect from a bustling city. There are the world-renowned arts facilities, museums, entertainment, leisure and concert venues and several retail and business facilities in and around the city centre. Glasgow offers a substantial range of educational facilities from nursery age right through to college and universities as well as a selection of private schooling establishments which are all renowned for their high standards in education provisions. Glasgow Airport provides regular flights within the UK, across Europe and worldwide.

Method of Sale

For sale as a whole or in 2 lots.

Description

3 Barraston Holdings extends to 7.31 Ha (18.06 Acres) or thereby and comprises a 2/3 bed bungalow, compact traditional steading and permanent grassland extending to 7.09 Ha (17.52 Acres). The holding has previously been utilised for cattle and sheepgrazing.

Lot 1: 3 Barraston Farmhouse, buildings and land extending to 2.23 Ha (5.51 Acres)

Farmhouse

3 Barraston Holdings Farmhouse is a traditional stone-built farmhouse under a pitched tiled roof. The property is equipped with uPVC double glazed windows throughout and is serviced by mains electricity mains water, a private septic tank and Calor Tanked Gas (LPG) central heating.



The farmhouse is in need of complete renovation to bring the property back up to a modern living standard throughout.

The garden lies to the west of the property and comprises a compact lawned area.

Farm Buildings

There is a compact range of traditional farm buildings which lie to the West of the property. The farm buildings comprise:

General Purpose Store 1 (6.04m x 3.64m) of timber construction under a fibre cement roof with brick walls and a concrete floor.

General Purpose Store 2 (5.9m x 5.89m) of timber construction under a fibre cement roof with brick walls and a concrete floor.

Old Stable (10.57m x 5.19m) of pole construction under a fibre cement roof with brick walls and a concrete floor.

Workshop (6.59m x 8.1m) of steel portal frame construction under a fibre cement roof with corrugated tin walls and a concrete floor.

Store 3 (6m x 12.06m) of brick construction under a fibre cement roof with a concrete floor.

General Purpose Shed (5.32m x 9.4m) of timber construction with a corrugated tin roof, corrugated tin cladding and an earth floor.

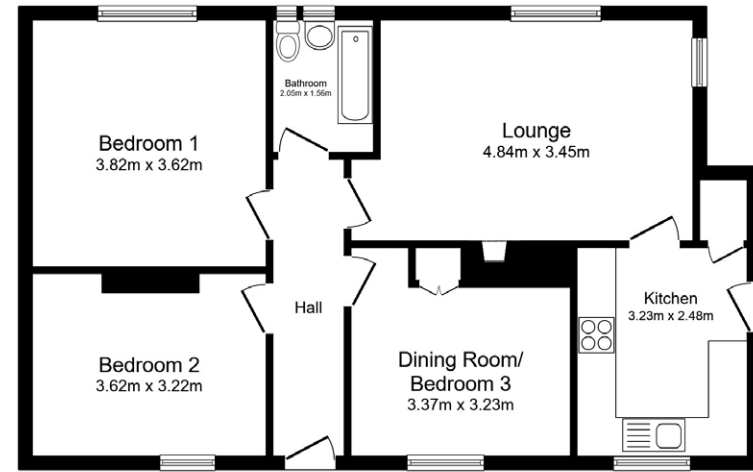
There is a further number of small farm buildings which are currently in a derelict condition.

The Land

The land within Lot 1 extends to 2.23 Ha (5.51 Acres) or grazing land. The land sits directly to the east of the farmhouse and steading and can be accessed from the track to the south of the steading. The land has been classified as Grade 3(2) by the James Hutton Institute. The land within this lot sits between 70m and 83 m above sea level with the property rising to the north. The land is a good practical size for the holding and is bound by a stock proof fence. All of the land is made up of Brown Earth soils throughout, these are typically well- drained, fertile mineral soils, with some areas of gley soils.

Lot 2: Land at Barraston extending to 5.08 Ha (12.55 Acres)

Lot 2 comprises 5.08 Ha (12.55 Acres) or thereby of grazing land. The land is split into two good sized enclosures and have been classified as Grade 3(2) by the James Hutton Institute. The land sits between 64m and 80m above sea level, with the land rising towards the north. All of the land is made up of Brown Earth soils throughout, these are typically well- drained, fertile mineral soils, with some areas of gleys.



Floor Plan

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



The land within Lot 2 can be accessed via the right of access as hatched pink on the attached sale plan.

The land can be classified as follows:

Land Type	Acres	Hectares
Permanent Pasture/Ploughable	17.52	7.09
Other	0.54	0.22
Total	18.06	7.31

Tenure Freehold **Local Authority** East Dunbartonshire Council **Council Tax** Band E **EPC** Band F29

Services

Mains water and electricity are connected | Private Septic tank | LPG

IACS

All the farmland is registered for IACS purposes and the farm code is 826/0063.

Nitrate Vulnerable Zone (NVZ)

The land at 3 Barraston Holdings is not included within a Nitrate Vulnerable Zone.

Basic Payment Scheme (BPS) 2025

The land is registered for BPS support, all being Region 1, however the vendor does not hold any BPS entitlements, and any purchaser would need to acquire their own entitlements.

Less-Favoured Area Support Scheme (LFASS)

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

Historic Scotland

No parts of the property are subject to any historical or scheduled monuments.

Development Clawback

Lot 1 will be sold subject to a clawback clause, whereby 25% of any increase in value of the property from the subsequent grant and implementation of planning permission for any additional dwellings will be due to be paid to the seller. The term of this clause would be 25 years from the date of completion. There will be a standard security registered against the title with regard to the clawback agreement in favour of the Seller.



Scottish Government Rural Payments and Inspections Directorate

Scottish Government Agriculture and Rural Economy
Cadzow Court
3 Wellhall Road
Hamilton
ML3 9BG

Minerals

The mineral rights are included as far as they form part of the title.

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 3 Barraston Holdings are included in the sale price. No other items are included unless mentioned in the sales particulars.

Ingoing Valuation

The purchaser(s) of 3 Barraston Holdings 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

From Torrance head southwest on Main Street/B802 towards Balmore Road, at the roundabout turn right onto Balmore Road and continue for 0.4 miles. Take the first right onto Tower Road, continue along Tower Road for roughly 770m until you come to a Y junction, follow the road to the right staying on Tower Road. Carry on along Tower Road for 780m then take the 1st right on to a private road and 3 Barraston Holdings will be straight ahead.

From Milngavie take the A807 Auchenhowie Road, continue for 1.3 miles, at the Allander Toll roundabout take the first exit towards Kirkintilloch. Continue on the A807 Balmore Road for 2.5 miles. Just before the village of Torrance turn left onto Tower Road, continue for along Tower Road for roughly 770m until you come to a Y junction, follow the road to the right staying on Tower Road. Carry on along Tower Road for 780m then take the 1st right on to a private road and 3 Barraston Holdings will be straight ahead.



hops.hedge.radar



Postcode: G64 4DP

Solicitors

Mathie Lennox & Co
Market Chambers
Kilsyth
G65 0AZ

Viewing

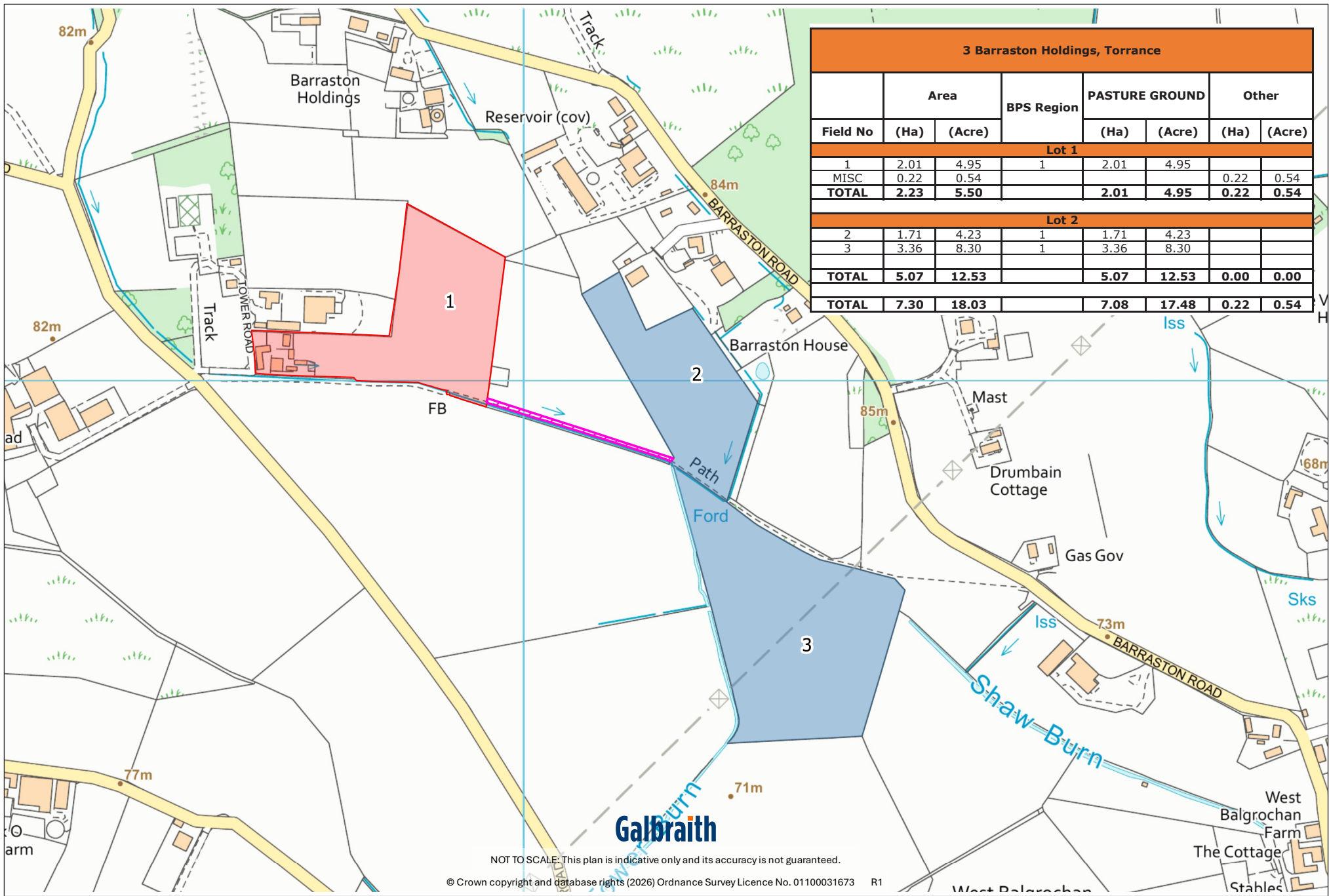
Strictly by appointment with the Selling Agents.

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).

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.



3 Barraston Holdings, Torrance							
Field No	Area		BPS Region	PASTURE GROUND		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)
Lot 1							
1	2.01	4.95	1	2.01	4.95		
MISC	0.22	0.54				0.22	0.54
TOTAL	2.23	5.50		2.01	4.95	0.22	0.54
Lot 2							
2	1.71	4.23	1	1.71	4.23		
3	3.36	8.30	1	3.36	8.30		
TOTAL	5.07	12.53		5.07	12.53	0.00	0.00
TOTAL	7.30	18.03		7.08	17.48	0.22	0.54

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NOT TO SCALE: This plan is indicative only and its accuracy is not guaranteed.

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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.

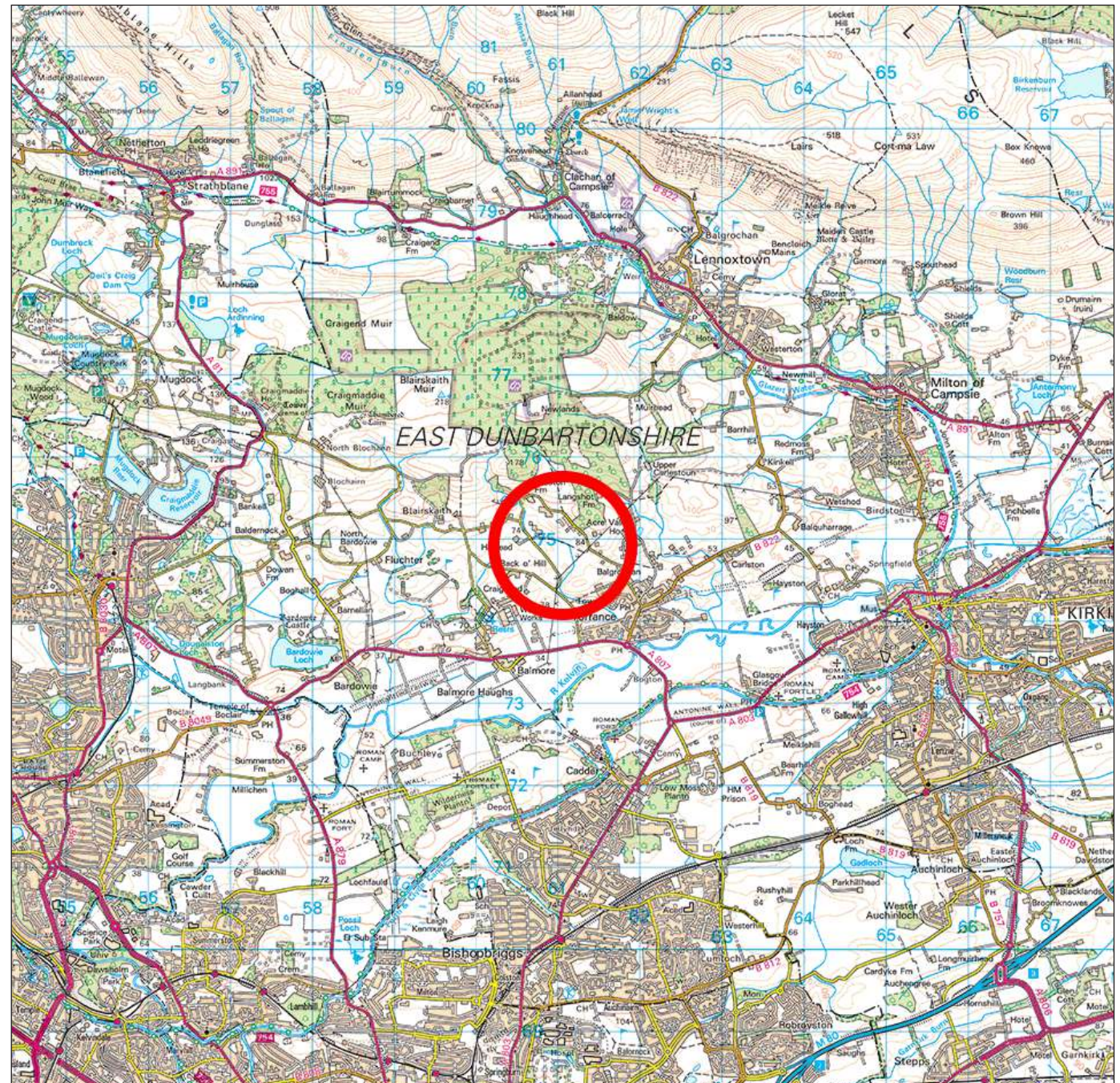
Finance

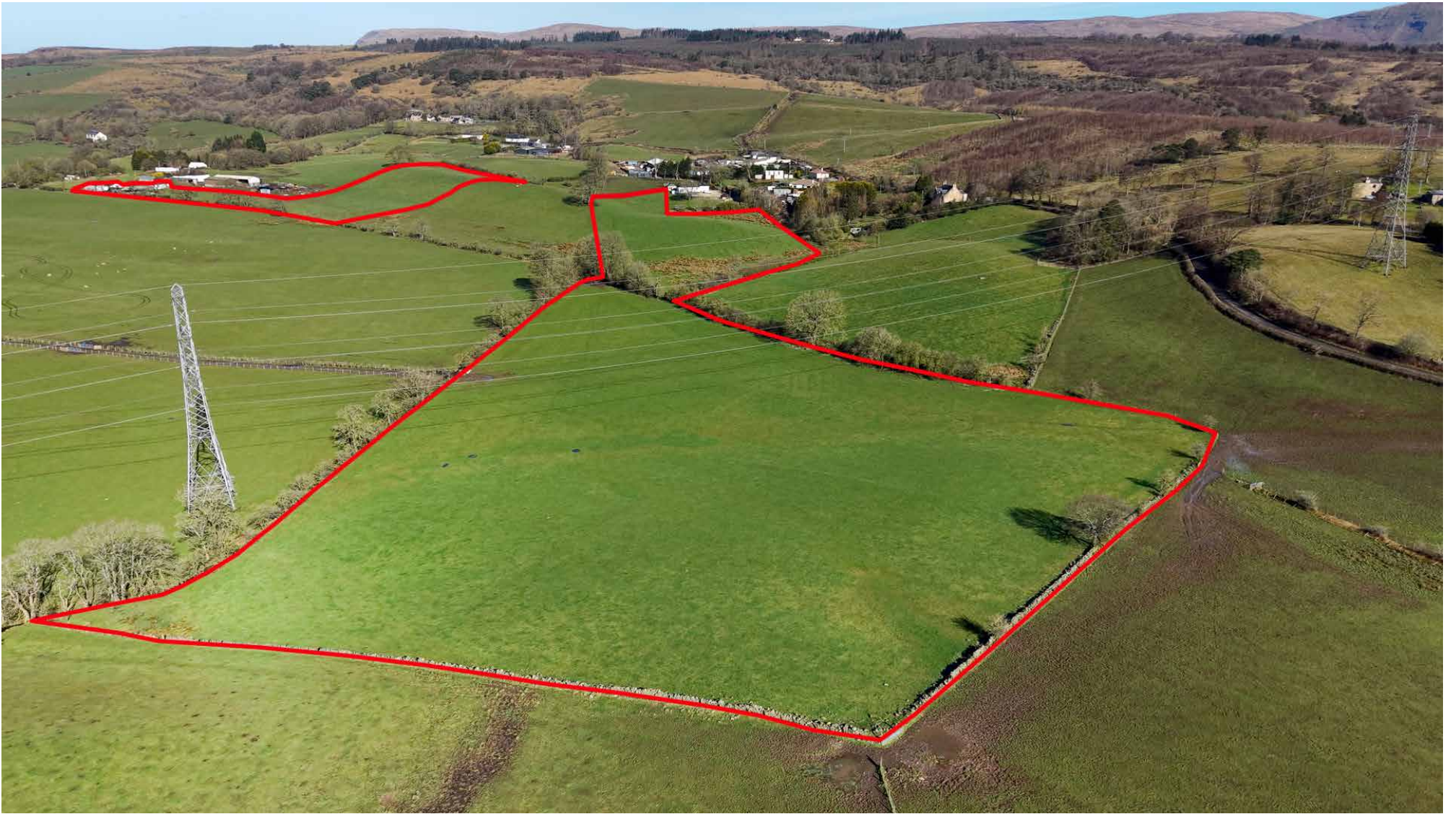
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact our Galbraith Stirling office in confidence on 01786 434600/ stirling@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 March 2026

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.







Galbraith