

Galbraith



# GLENBOIG FARM

GLENBOIG, COATBRIDGE, NORTH LANARKSHIRE

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**Attractive and compact mixed farming unit within Central Scotland**

Glenboig 0.5 miles ■ Coatbridge 3.5 miles

Cumbernauld 7 miles ■ Glasgow 12 miles

- Attractive B-listed traditional farmhouse (3-bedrooms & 2-public rooms)
- 3-bedroom bungalow with large garden area and outbuildings
- An extensive range of adaptable modern and traditional farm buildings
- A contiguous block of productive Grade 3.2 and Grade 5.3 grassland and grazing land
- Two telecom masts generating additional income stream
- Located in an accessible area with good transport links to Glasgow and Edinburgh
- Land with longer term development potential (subject to obtaining necessary planning consents)
- Excellent access on to adjacent public roads and M73/M80 motorways
- Areas of amenity woodland

**About 60.92 Ha (150.53 Acres)**

**FOR SALE AS A WHOLE**



## Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com

OnTheMarket



#### **SITUATION**

Glenboig Farm is an attractive and compact mixed farming unit situated in a private position on the periphery of the village of Glenboig within an accessible location of North Lanarkshire. The farm bounds the village of Glenboig to the northeast, which offers a range of day to day amenities including local shops, pharmacy, doctors, and a Primary School.

The farm is well placed within central Scotland for access to wider range of amenities and services, being a short distance from the nearby towns of Coatbridge (3.5 miles) to the south, Cumbernauld (7 miles) to the northeast, and Airdrie (5.5 miles) to the southeast. The farm is well placed for rail connections via stations at Gartcosh (2.2 miles), Coatbridge (3.1 miles) and Coatdyke (3.8 miles) which connect to all the major towns of Central Scotland and mainlines to both the South and the North.

The farm benefits from excellent road connections onto the M73, M80 and M8 motorways providing excellent road links to major Scottish cities such as Glasgow, Edinburgh, Stirling and beyond.

Secondary schooling is offered in the town of Coatbridge which also benefits from a number of restaurants, cafes, a variety of local high street shops, as well as a retail park, Showcase Leisure Park with a cinema and bowling alley and the Time Capsule Leisure Park which includes a swimming pool and ice rink.

The City of Glasgow, Scotland's largest city, is 12 miles southwest of the farm, with world-renowned shopping outlets, businesses and entertainment facilities. Glasgow Airport is about 26 miles away and offers regular flights throughout the UK, Europe and beyond.

The farm benefits from a private and attractive outlook across the surrounding countryside to the south and east. The surrounding area is home to an array of wildlife and provides plenty opportunities for the outdoor enthusiast, with country walks at the nearby Glenboig Village Park, Drumpellier Country Park and Gartcosh Local Nature Reserve.

Agriculturally, the surrounding area of North Lanarkshire provides an attractive location with a combination of productive arable, pasture and grazing ground. The local area is well-served by agricultural merchants, suppliers and machinery dealers with a number of local based agricultural contractors available to provide additional resources as and when required. The farm is also within easy reach of a number of livestock markets, including two livestock marts in Stirling (about 24 miles) and Lanark Mart (26 miles).

#### **METHOD OF SALE**

Glenboig Farm is offered for sale as a whole.



Farmhouse



Farmhouse



Farmhouse

#### DESCRIPTION

Glenboig Farm offers versatile and adaptable mixed farming unit extending to approximately 60.92 Ha (150.53 Acres) in total, situated in a highly accessible location within Central Scotland.

The farm is equipped with an attractive traditional B-listed dwellinghouse which sits in a semi courtyard formation adjacent to the east of the traditional section of farm buildings. The farmhouse benefits from large area of garden ground which is mostly laid to lawn and a private patio area to the front of the property. In addition, there is a modern built bungalow located to the west of the farm steading adjacent to the farm road, which is enclosed by its own area of garden which surrounds the property. The holding benefits from an extensive and adaptable range of modern and traditional farm buildings and are located centrally with the holding, and benefit from an excellent level of access to the majority of the surrounding enclosures via a network of internal farm tracks and the main farm access road. The land forms a contiguous block of productive grassland and grazing ground, which is well-suited to growing of silage, hay and other fodder crops and has historically grown some cereal crops.

The land is currently all down to grass and is currently used for fodder production as part of a successful hay and haylage business with remainder of the farm being let for the grazing of livestock.

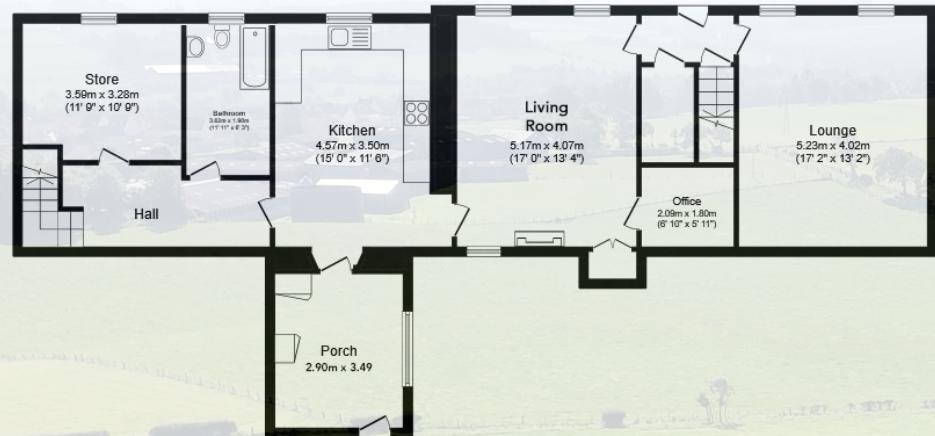
#### Farming History

The current sellers have farmed Glenboig Farm since 1912 where they were tenants up until acquiring the farm in 1969. The farming system was historically centred around a dairy enterprise until 2008 with around 130 dairy cows plus followers. In more recent years, the current owners have utilised the land and sheds for the finishing of store cattle and the production of hay, haylage and silage which has been sold locally.

#### Farmhouse

Glenboig Farmhouse comprises a B-listed traditional stone built farmhouse and set under a pitched tiled roof. The property provides spacious and comfortable accommodation over three levels, including a dining kitchen, two public rooms, and 2 bedrooms and a large attic room. The farmhouse also includes further accommodation via a Bothy which is accessed via a separate staircase and includes a living room and bedroom with en-suite bathroom. The accommodation is laid out in more detail in the floorplans contained within this brochure.

# FARMHOUSE



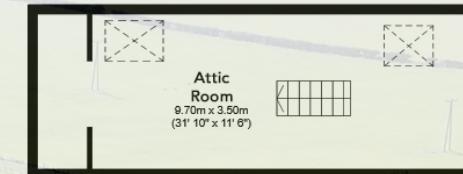
## Ground Floor

Gross Internal Floor Area:  
103.3 SQ M / 1,109 SQ FT



## First Floor

Gross Internal Floor Area:  
94.8 SQ M / 1,020 SQ FT



## Second Floor

Gross Internal Floor Area:  
26.8 SQ M / 288 SQ FT  
eaves-limited estimate



Total Gross Internal Floor Area:  
224.9 SQ M / 2,421 SQ FT

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](http://www.Propertybox.io)

## Garden

The farmhouse benefits from a large area of garden ground which is situated on the opposite side of the access road and is mostly laid to lawn. The garden is enclosed by hedging and timber post and rail fencing and there is a large timber decking area. There is a concrete driveway at the front of the house and a number of adjacent farm buildings form a courtyard to the rear of the property. The courtyard is laid with concrete and provides ample parking for multiple cars. The farmhouse benefits from a number of adjoining outbuildings which include a number of stores and a garage.

## Bungalow (Glenheath)

The bungalow is situated to the southwest of the farmhouse and steading, and benefits from shared access off the farm road. The property was built in 1982 and is of block and brick construction under a pitched tiled roof. The property provides spacious living accommodation over one level, including kitchen, dining room, large living room, and 3 bedrooms. The accommodation is laid out in more detail in the floorplans contained within this brochure.

## Garden Grounds

The bungalow benefits from a large area of garden ground which surrounds the property and is mostly laid to lawn and includes a number of flower beds and shrub borders which add attractive and colourful backdrop to the property. The property is approached via a mono-block driveway which leads to a parking area to the rear of the property. There is also a double garage (5.96m x 5.86m), a small potting shed and a further timber store.



Bungalow



Bungalow

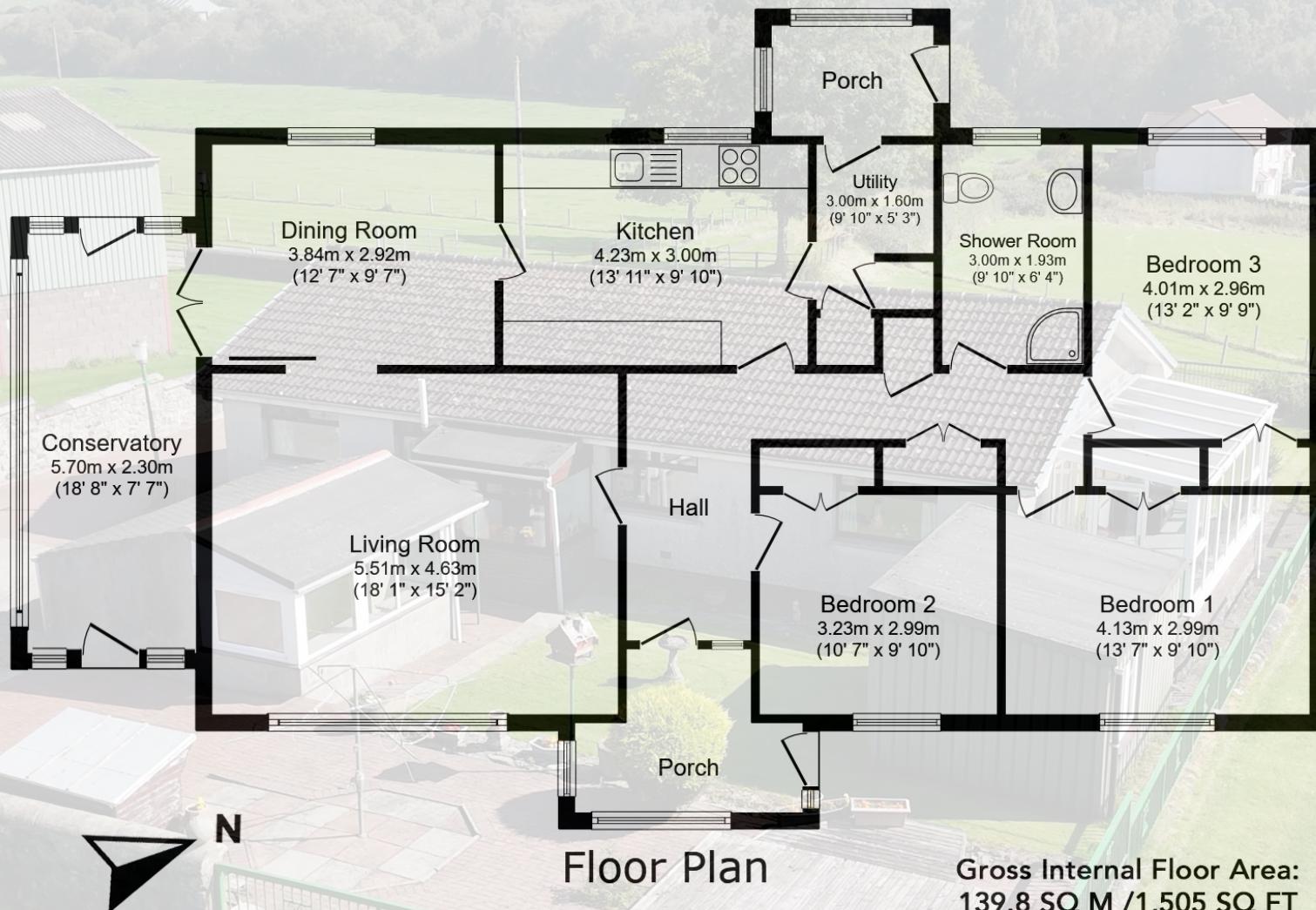


Bungalow



Bungalow

# BUNGALOW



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## Farm Buildings

The farm is equipped with an extensive range of modern and traditional farm buildings which are situated adjacent to the farmhouse and to the north of the bungalow. The layout of the farm buildings can be seen on the farm buildings plan enclosed within this brochure. Briefly they comprise:

1. **Small Tool Shed/Log Store/Additional Store (3.58m x 1.85m + 3.44m x 2.93m)**  
Of traditional stone construction under a tile roof with a concrete floor.
2. **Former Dairy (8.56m x 3.09m)**  
Of brick construction under a felt roof and concrete floor. This building currently houses a biomass boiler and hot water tank which serve the farmhouse.
3. **Garage (6.22m x 6.17m)**  
A double garage of stone and block construction under a box profile roof with a concrete floor.
4. **Store/Lean To (6.48m x 3.70m)**  
Of brick construction under a tiled roof and a concrete floor.
5. **Former Parlour & Collecting Yard (21.0m x 6.1m)**  
Of traditional stone construction under a corrugated roof with a concrete floor.
6. **Former Calving Shed (8.63m x 4.33m)**  
Of traditional stone construction under a corrugated roof with a concrete floor.
7. **Cubicle Shed (17.1m x 11.29m)**  
Of timber frame construction with brick walls under a box profile roof and a concrete floor. There are 30 cubicles within the shed.
8. **Bull Pen (4.24m x 2.40m)**  
Of brick construction under a corrugated roof with a concrete floor.
9. **Lean To Cubicle Shed (39.6m x 6.89m)**  
Of timber frame construction with brick walls under a corrugated roof and side cladding and a concrete floor.
10. **Former Silage Pit 1 (34.1m x 12.84m)**  
Of timber frame construction with brick walls under a corrugated roof and side cladding and a concrete floor.
11. **Cubicle Shed/Former Silage Pit 2 (25.0m x 12.6m)**  
Of timber and steel portal frame construction with block and brick walls with corrugated side cladding under a tin roof and a concrete floor.
12. **GP Shed/Lean To (31.62m x 17.1m)**  
Of steel portal frame construction with brick and block walls under a corrugated roof with a concrete floor.
13. **Former Calf House (22.84m x 10.22m)**  
Of steel portal frame construction with block walls and Yorkshire board side cladding under a corrugated roof with a concrete floor.
14. **Stable Block (14.59m x 4.63m)**  
There are three stables of concrete block construction under a corrugated roof with a concrete floor. There are small turn out paddocks situated adjacent to the stable block and a concrete yard area.





15. **Tack Room (2.51m x 1.83m)**  
Of concrete block construction under a tile roof.

16. **Cubicle Shed (15.1m x 12.37m)**  
Of steel portal frame construction with concrete block walls, under a box profile roof with box profile side cladding and a concrete floor. There are 28 cubicles and a central feed passage.

17. **Cattle Court (22.46m x 16.07m)**  
Of steel portal frame construction with concrete block walls under a corrugated roof with Yorkshire board side cladding and a stone and concrete floor. There are feed passages on either side of the building.

18. **Lean To Store (16.46m x 6.41m)**  
Of steel portal frame construction with concrete block walls under a box profile roof with tin side cladding and a stone/tarmac floor.

19. **Machinery Shed (22.74m x 10.56m)**  
Of steel portal frame construction with tin side cladding under a corrugated roof and a concrete floor.

20. **Hay Shed 1 (32.0m x 10.23m)**  
Of steel portal frame construction with concrete block walls with tin vent air side cladding under a corrugated roof and a stone floor.

21. **Hay Shed 2 (18.4m x 9.12m)**  
Of steel portal frame construction with concrete block walls with tin vent air side cladding under a corrugated roof.

22. **Fertiliser Shed (10.51m x 8.54m)**  
Of steel portal frame construction with concrete block walls and tin side cladding under a corrugated roof and an earth floor.

23. **Pole Barn (13.60m x 9.24m)**  
Of timber frame construction with a box profile roof and tin side cladding and an earth floor.



In addition to the farm buildings the farm is equipped with the following slurry and feed store areas:

#### **Slurry Reception Pit**

Brick built with a concrete floor.

#### **Perystore Tower**

The slurry tower was built in 1990 and holds about 250,000 gallons.

#### **Feed Bin**

Capacity for approximate 10 tonnes.

#### **Dung Midden**

Built of concrete block walls and a concrete floor.

#### **Former Silage Pit**

With a concrete floor and earth bank walls.

#### **Portacabin**

There is a static portacabin which will also be included in the sale of the property.

#### **Telecoms Masts**

Located to the west of the farm steading there are two telecom masts with one let in favour of On Tower UK Limited at a passing rent of £2,250 per annum until 8th May 2035 and the other let to Cornerstone Telecommunications Infrastructure Ltd at a passing rent of £4,000 per annum on tacit relocation (year to year basis).

The telecoms mast site let to Cornerstone Telecommunications Infrastructure Ltd extending to approximately 98.4 sqm expired on 31st July 2021. The site is currently holding over under the terms of the expired lease, but the site is subject to active lease renewal discussions. Further details are available from the selling agents.

#### **The Land**

The farmland extends to approximately 60.92 Ha (150.53 Acres) in total including roads, yards and buildings and is situated in a contiguous block and lies adjacent to the northeast settlement boundary of the village of Glenboig. The land comprises a productive area of arable and grassland which has been utilised for grazing of livestock and for hay and forage production. The land has been predominately classified as Grade 3.2 with a small area of Grade 5.3 by the James Hutton

Institute. The land can be worked to a good depth and a continuous programme of drainage and reseeding, has ensured that the land is farmed to its maximum potential. The fields are all well laid out and are of a generous size and can easily accommodate modern machinery and benefit from stockproof fencing with the majority of the enclosures having access to mains fed water troughs. The land varies in aspect rising from 89m adjacent to the Gain Burn on the northern boundary of the farm to 115m above sea level at its highest point adjacent to the telecom masts on the western periphery of the farm. The enclosures have benefited from a healthy application of farmyard manure over the years due to their proximity to the farm steading with the majority of the enclosures being accessed directly from the farm steading or via field gates which lead directly off Glenboig Farm Road. There are several and very small areas of amenity woodland which are predominantly located along field margins and adjacent to the farm road which provide shelter and amenity.

#### **CLAWBACK**

The missives of sale will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, of land area forming enclosures 1, 5, 6, 7, 11, 12, 14 & 15, being obtained subsequent from the date of entry for a period of 30 years.

#### **SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Glenboig Farmhouse	Mains	Septic Tank	Mains	Electric storage heaters & wood burner	Band D	F29
Glenheath (Bungalow)	Mains	Septic Tank	Mains	Electric storage heaters	Band E	E48
Farm Buildings	Mains	N/A	Mains (3 Phase Supply)	N/A	N/A	N/A

#### **IACS**

The farmland at Glenboig Farm is registered for IACS purposes.

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

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

## **BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2026**

Any payments relating to the 2026 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 Entitlements (BPSE) 2026 for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive the Basic Payment Scheme Entitlements (BPSE) in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

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

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

## **HISTORIC SCOTLAND**

Glenboig Farmhouse has been afforded category B listing status building by Historic Environment Scotland. Further details available from [www.historicenvironment.scot](http://www.historicenvironment.scot)

## **LOCAL AUTHORITY**

North Lanarkshire Council  
Civic Centre  
Windmillhill Street  
Motherwell  
ML11AB

## **SGRPID**

Cadzow Court  
3 Wellhall Road  
Hamilton  
ML3 9BG  
Tel: 0300 244 3665  
SGRPID.hamilton@gov.scot

## **INGOING VALUATION**

The purchaser(s) of Glenboig 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.

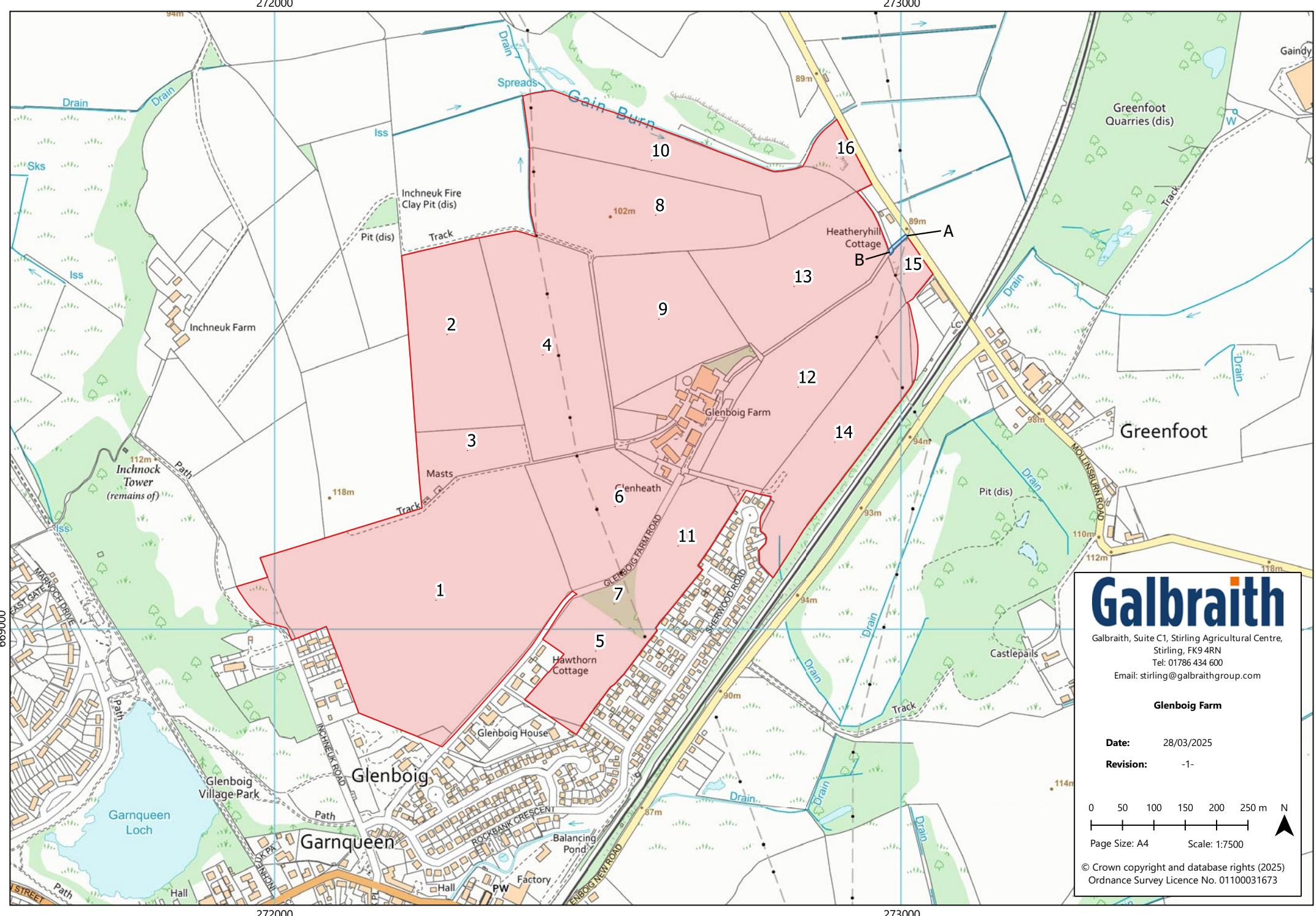
## **POST CODE**

ML5 2QN



**GLENBOIG FARM, GLENBOIG, COATBRIDGE, NORTH LANARKSHIRE, ML5 2QN**

	Area		BPS Region	Arable / Silage Ground		Permanent Grassland		Rough Grazing		Woodland		Other	
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	13.07	32.30	1	12.47	30.81			0.34	0.84	0.09	0.22	0.17	0.42
2	4.40	10.87	1	4.40	10.87								
3	1.36	3.36	1	1.36	3.36								
4	5.20	12.85	1	5.20	12.85								
5	2.15	5.31	1	2.11	5.21					0.04	0.10		
6	3.28	8.10	1	3.28	8.10								
7	0.51	1.26	3							0.51	1.26		
8	4.66	11.51	1	4.66	11.51								
9	3.89	9.61	1	3.89	9.61								
10	3.79	9.37	1	3.47	8.57			0.32	0.79				
11	2.10	5.19	1	2.10	5.19								
12	4.26	10.53	1	4.26	10.53								
13	4.07	10.06	1	4.07	10.06								
14	3.29	8.13	3			3.29	8.13						
15	0.40	0.99	3			0.40	0.99						
16	0.58	1.43	N/A					0.58	1.43				
Misc	3.91	9.66	N/A									3.91	9.66
<b>TOTAL</b>	<b>60.92</b>	<b>150.53</b>		<b>51.27</b>	<b>126.69</b>	<b>3.69</b>	<b>9.12</b>	<b>1.24</b>	<b>3.06</b>	<b>0.64</b>	<b>1.58</b>	<b>4.08</b>	<b>10.08</b>



## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/soda.pave.blank>

## VIEWINGS

Viewings are strictly by appointment with the Selling Agents.

## HEALTH & SAFETY

The property is an agricultural holding, and therefore appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

## SOLICITORS

Stodarts  
Almada Chambers  
95 Almada Street  
Hamilton  
ML3 0EY  
T: 01698 200302

## 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.

## 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).

## MINERALS

The mineral rights are not included in the sale insofar as they do not form part of the property title.

## TIMBER

All fallen and standing timber is included in the sale as insofar as it is owned by the seller.

## SPORTING RIGHTS

Insofar the sporting rights form part of the property title they are included within the sale.

## FIXTURES AND FITTINGS

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

## THIRD PARTY RIGHTS AND SERVITUDES

The subjects of sale are accessed via Glenboig Farm Road, which is in part a shared private road which is owned by third party and leads northeast from the Rockbank Crescent in the village of Glenboig.

There is an existing agricultural right of access in favour of the Sellers over a short section of farm track which leads along the northwest boundary of field 15 onto Mollinsburn Road, between points A-B on the sale plan.

There is a right of vehicle access in favour of the mast operators along the farm road, through the farm steading and along internal farm track which leads along the north of field 1 towards the mast sites which are located on the western boundary of the farm.

There is a mains gas pipe via servitude right which crosses fields 8, 12, 13 & 14.

There is a water mains pipe which crosses field 10 and follows the Gain Burn towards the northeast of the farm.

There are number of overhead electricity cables which cross enclosures 4, 6, 7, 8, 10 & 11, 12, 14, and 15 and are currently on wayleave agreements.

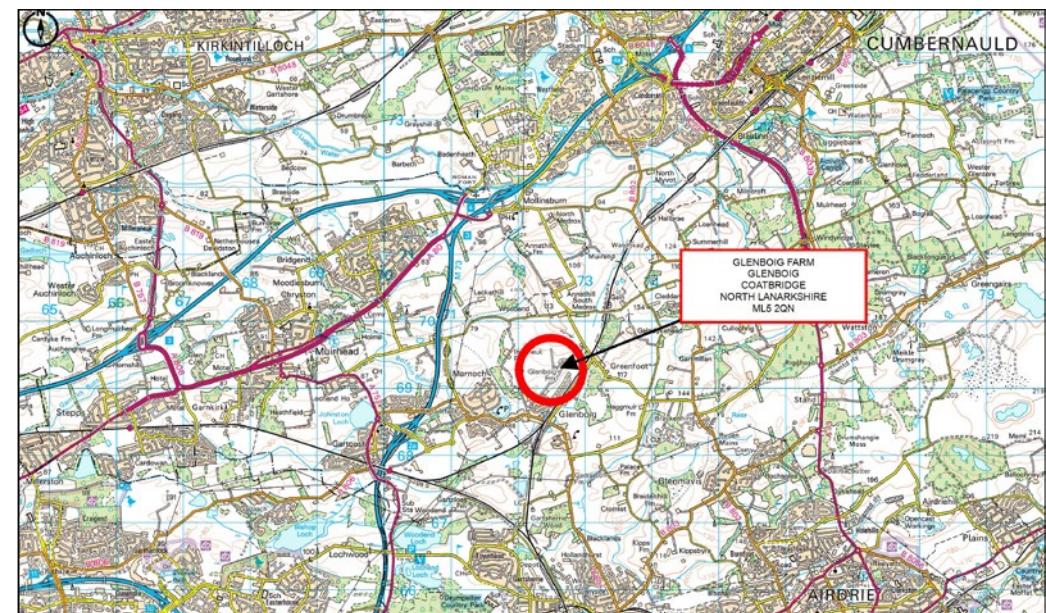
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

## 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.

## 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 435047. Email: [Alistair.Christie@galbraithgroup.com](mailto: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 were taken in September 2024 and January 2025.