



Galbraith

DEADWATERS FARM

LESMAHAGOW, LANARK, SOUTH LANARKSHIRE



DEADWATERS FARM, LESMAHAGOW, LANARK, SOUTH LANARKSHIRE

Residential development opportunity farmhouse,
buildings and about 4.12 acres land.

Strathaven 4 miles ■ Sandford 2.5 miles ■ Glasgow city centre 26 miles

About 4.96 acres (2.0 hectares)

3 Reception Rooms. 4 Bedrooms. Bathroom. Shower Room.
Utility Room. Store Room.

- Farmhouse requiring modernisation and refurbishment.
- May suit developers and private individuals for lifestyle opportunity.
- Good accessibility to the M74.
- Approximately 4.12 acres grazing.

Offers Over £350,000

Galbraith

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 **OnTheMarket**



SITUATION

Deadwaters Farm is an attractive farmhouse comprising a range of traditional redundant farm buildings with land in an accessible location in South Lanarkshire.

It is situated about 4 miles from Strathaven, 12 miles south east from East Kilbride and about 12 miles from Hamilton, which has a wide range of shops, leisure facilities, arts theatre, cinema and museums. Primary schooling is available in the beautiful conservation village of Sandford (about 1 mile) and primary and secondary schooling are also available in Strathaven. Private schooling is available at Hamilton College, Hamilton. Sandford village is home to one of the oldest mills in Avondale. Strathaven has an excellent range of local services including supermarket shopping, leisure centre and library, along with thriving coffee shops, tearooms, pubs and restaurants. Lesmahagow about 4 miles south also has a wide variety of shops and local services. Glasgow city centre is very accessible, East Kilbride and Hamilton both have railway stations with regular connections to Glasgow and beyond. Glasgow and Edinburgh Airports offer regular scheduled and domestic flights, and are 31 and 46 miles respectively.

There are many interesting walks available in the area including the Spectacle E'e waterfalls lying in the Avon Valley at Sandford. The walk was given its name as the result of an incident involving a local man who fell in love with the miller's daughter. The miller disapproved of the union and ended their relationship. As revenge, the man placed an eye glass in the mill's thatch, which caused it to catch fire and the mill to be burned to the ground.

Strathclyde Country Park (about 14 miles) in North Lanarkshire lies in some 400 hectares of countryside in the valley of the River Clyde. There are a number of golf courses in the area including an 18-hole course at Strathaven Golf Club (about 4 miles) and the racecourse at Hamilton provides regular fixtures. Excellent yachting facilities are available at the marinas at Ardrossan, Troon, Largs and Inverkip.

The M74 motorway is easily accessible allowing swift access to the central belt and down south.

DESCRIPTION

Deadwaters Farm comprises a traditional stone farmhouse with render finish under a slate roof on one and a half storeys with farm buildings arranged around a rear courtyard. The farmhouse requires comprehensive renovation and the property offers the opportunity for the next owners to modernise to their desired specification. Its present accommodation includes entrance hall, dining room, living room, sitting room, bedroom and wet room shower, fitted kitchen with Aga range cooker and bathroom on the ground floor with three coombed bedrooms on the first floor.

There is a small garden to the front of the property enclosed by a stone wall.

BUILDINGS

Adjoining the farmhouse is a former stone byre (about 17.83m x 7.65m), with utility area, former dairy parlour and store.

Stone barn: About 13.86m x 6.71m

There are further redundant farm buildings (with collapsed roofs).

PLANNING

The sellers have made initial enquiries with the Planning Department for the conversion of two farm buildings and the refurbishment of the existing farmhouse to form 3 detached dwelling houses.

Deadwaters Farmhouse and buildings would also suit a private individual who could refurbish the farmhouse and buildings for their own purposes.

We would recommend any planning enquiries should be directed to South Lanarkshire Council.

LAND

There is about 4.12 acres grazing land, suitable agricultural fencing will be erected by completion. The land is classified as Grade (4.1) A right of access will be granted to a mains water supply.



Living Room



Dining Room

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage (to septic tank)	Freehold	Oil fired central heating	Band C	D67	FTTP (Fibre To The Premises)	Yes

It is expected that any multi-unit development will require a new private drainage system.

FLOOD RISK

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

There is no risk of flooding to Deadwaters Farm.

THIRD PARTY RIGHTS OF ACCESS

Appropriate Rights of Access will be provided over points A and B on the plan.

There is also a Right of Access at point C on the plan to the grazing paddock.

DIRECTIONS

From Strathaven, take the B7086 and continue east for about 3.9 miles, Deadwaters Farm is then on the left hand side.

From Glasgow take the M74 southbound towards Carlisle, at junction 9 exit onto Carlisle Road/B7078 towards Kirkmuirhill/Blackwood. Take the B7086 towards Strathaven and Deadwaters Farm is then on the right hand side.

POST CODE

ML11 0JH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://w3w.co/suitably.moment.situated>

SOLICITORS

Inksters Solicitors, The Exchange, 142 St Vincent Street, Glasgow, G2 5LA 0141 229 0880

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

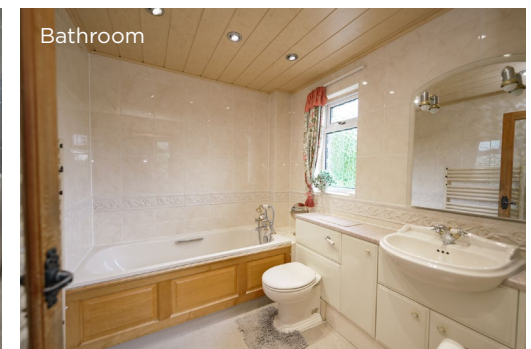
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

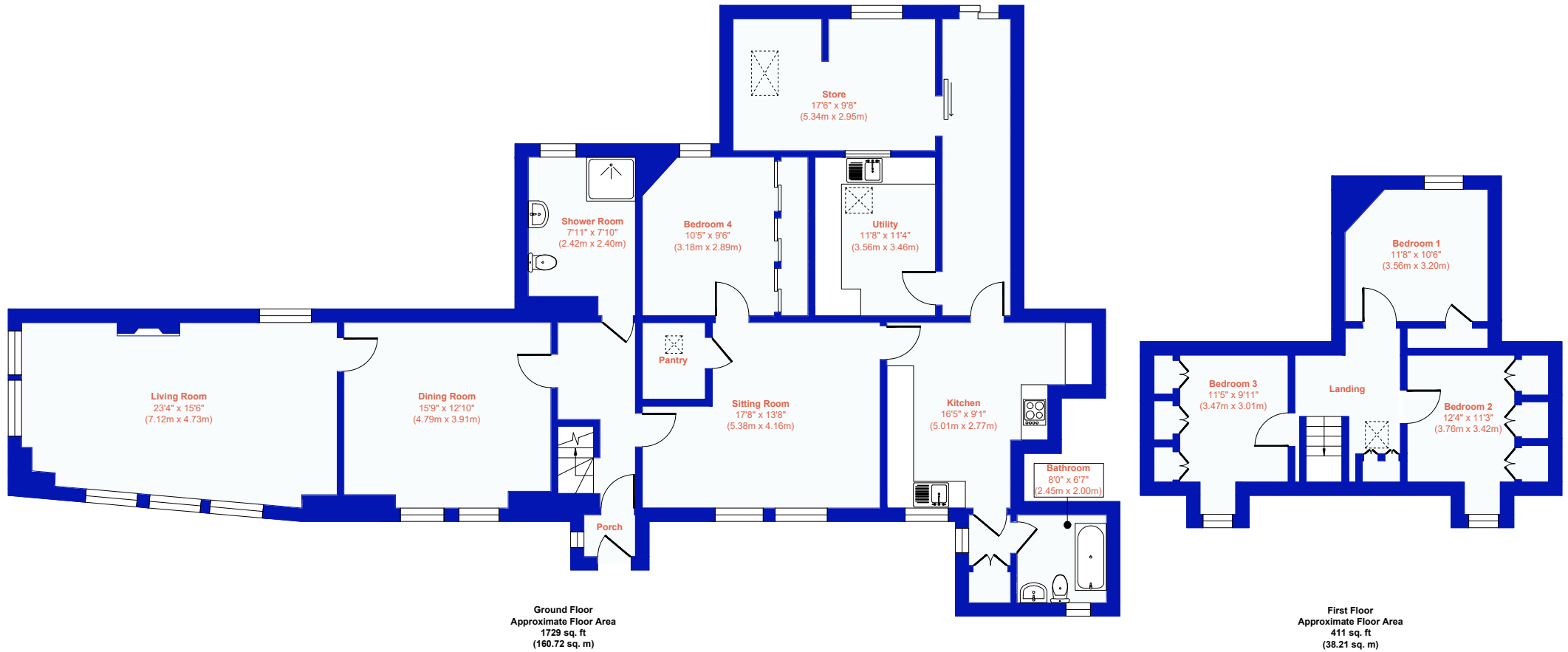
Failure to provide required identification may result in an offer not being considered.

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.



Deadwaters Farm, Lesmahagow, Lanark, South Lanarkshire



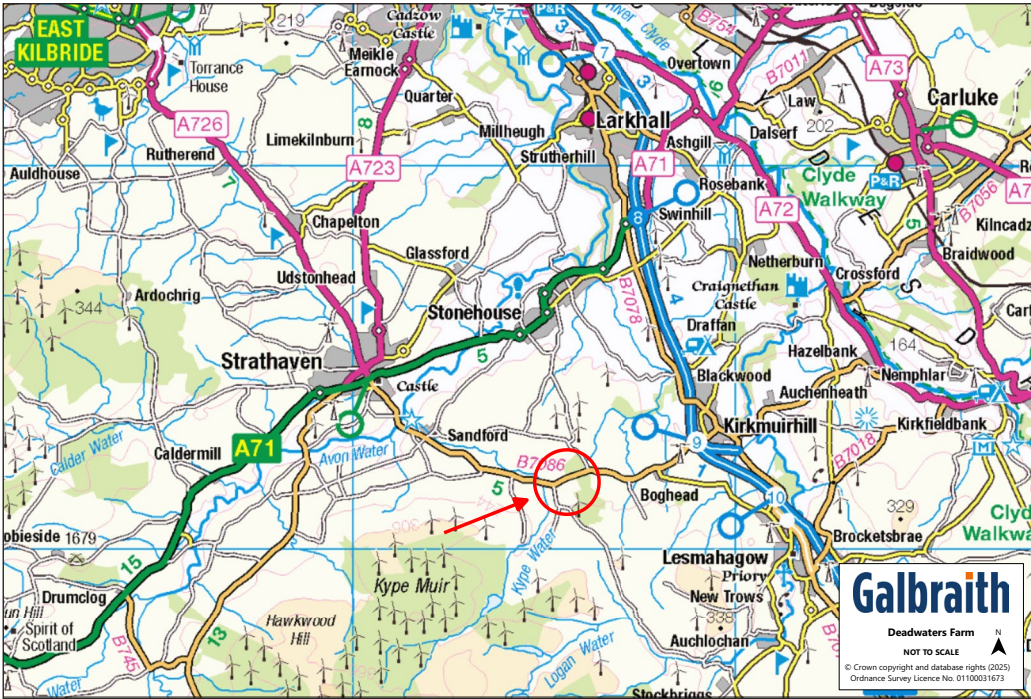
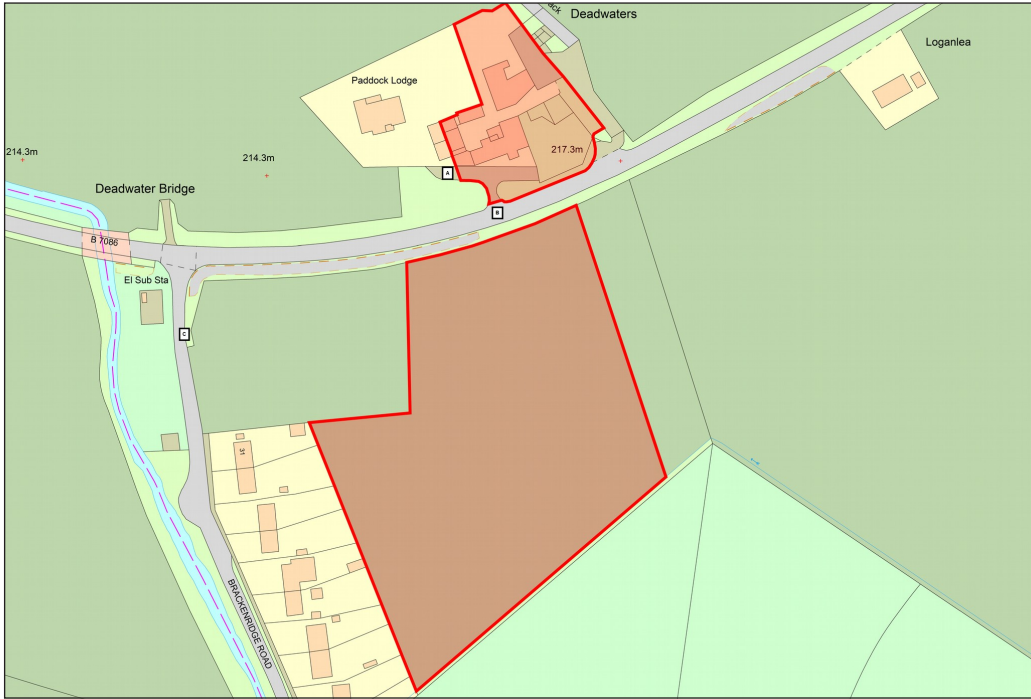
Approx. Gross Internal Floor Area 2140 sq. ft / 198.93 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements 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. 8. Photographs taken in June 2025





Galbraith



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