

LAND AT GARTOCHARN

OLD MILITARY ROAD, GARTOCHARN, ALEXANDRIA

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Two blocks of productive Grade 3.2 grazing land

Gartocharn 0.5 miles ■ Alexandria 5.9 miles ■ Glasgow 18.6 miles

Acreage 15.22 Hectares (37.62 Acres)

- Grade 3.2 Agricultural Land
- Area of amenity woodland
- Easy access direct from the A811
- Useful Agricultural building located within Lot 1

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

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SITUATION

Land at Gartocharn sits in two distinct blocks and is located approximately 0.5 miles from the edge of the village of Gartocharn and around 5.9 miles northeast of the town of Alexandria. The property is situated in a rural setting to the south of the A811, Old Military Road.

Agriculturally the surrounding area of West Dunbartonshire provides a sought-after location with a combination of pasture and grazing ground being just a short distance from the bottom of Loch Lomond.

DESCRIPTION

Land at Gartocharn comprises two blocks of land located to the south of the A811. All of the land is classified as Grade 3.2 by the James Hutton Institute. All of the land has been utilised for the purposes of livestock grazing and has direct access off the A811.

METHOD OF SALE

Land at Gartocharn is offered for sale as a whole or in 2 lots.

Lot 1- Land at Gartocharn extending to 13.05 Ha (32.25 Acres)

The land within Lot 1 lies around 0.5 miles to the northeast of Gartocharn. The land extends to 13.05 Ha (32.25 Acres) or thereby and has been split into a number of individual field parcels. Within the land parcel there is 1.50 Ha (3.71 Acres) of woodland which has been utilised as an area of amenity woodland and a shelter for livestock. The remainder of the land is down to permanent pasture and has been classified as Grade 3.2 by the James Hutton Institute. The land at Gartocharn is made up of brown earth soils throughout indicating that the land is predominantly freely draining and is well suited for the production of grass for grazing and fodder production.

The land within Lot 1 is gently rolling in nature and sits between 37m and 45m above sea level across the lot.

Farm Building:

General Purpose Shed (4.78m x 12.40m) Of timber construction under a box profile sheeted roof with timber clad walls and an earth floor. The building is equipped with both an electricity and water supply.



Lot 2: Land at Gartocharn extending to 2.17 Ha (5.37 Acres)

The land within Lot 2 Land at Gartocharn extends to 2.17 Ha (5.37 Acres) and lies to the east of junction where the A811 meets Old School Road. This lot is made up of a single field parcel which is laid to permanent pasture and has been utilised for the purposes of grazing livestock. The land has been classified as Grade 3.2 by the James Hutton Institute. The land within Lot 2 is made up of brown earth soils throughout indicating that the land is predominantly freely draining and is well suited for the production of grass for grazing and fodder production. The land within Lot 2 sits between 29m and 35m above sea level.

Land at Gartocharn, Alexandria, G83 8NG							
	AREA		BPS Region	PASTURE GROUND		WOODLAND	
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)
Lot 1							
1	3.50	8.65	1	3.50	8.65		
2	1.50	3.71	2			1.50	3.71
3	3.39	8.38	1	3.39	8.38		
4	4.58	11.32	1	4.58	11.32		
TOTAL	12.97	32.05		11.47	28.34	1.50	3.71
Lot 2							
5	2.25	5.56	1	2.25	5.56		
TOTAL	2.25	5.56		2.25	5.56	0.00	0.00
TOTAL	15.22	37.61		13.72	33.90	1.50	3.71

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS) 2025

There are no Basic Payment Scheme Entitlements available to purchase with Land at Gartocharn.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area, with all of the land being classed as Severely Disadvantaged.

HISTORIC SCOTLAND

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

LOCAL AUTHORITY

Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

West Dunbartonshire Council
16 Church Street
Dumbarton
G82 1QL

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.

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

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

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 Gartocharn head east on Old Military Road (A811) for 0.6 miles, the first parcel of land will be located on the right-hand side. Lot 2 is located a further 0.5 miles east and is located on the right-hand side.

From Drymen head south on the A811, in 0.6 miles turn right to continue on the A811 sign posted for Erskine Bridge and Balloch. Continue straight for 2.2 miles on the A811, Old Military Road. Lot 2 will then be located on the left-hand side just after a bend in the road. In a further 0.5 miles Lot 1 will be situated on the left-hand side.

POST CODE

G83 8NG



WHAT3WORDS

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

Lot 1: ///circulate.magically.spice

Lot 2: ///otters.care.horseshoe

SOLICITORS

Dales Solicitors LLP
Unit 2B
The Paddock
Stirling Agricultural Centre
Stirling
FK9 4RN
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

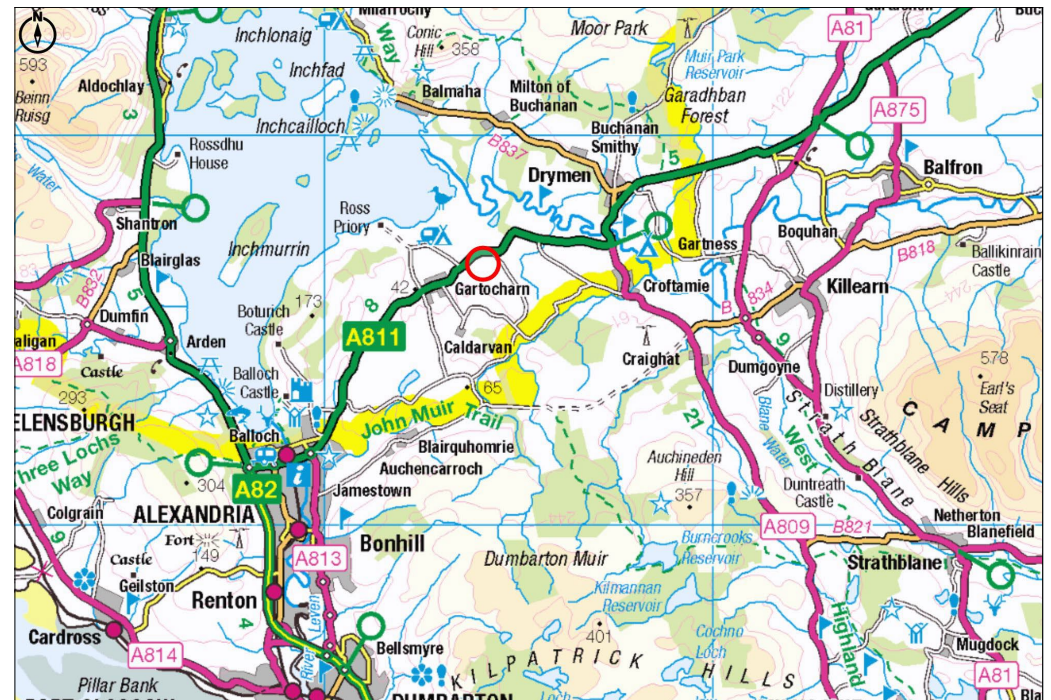
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

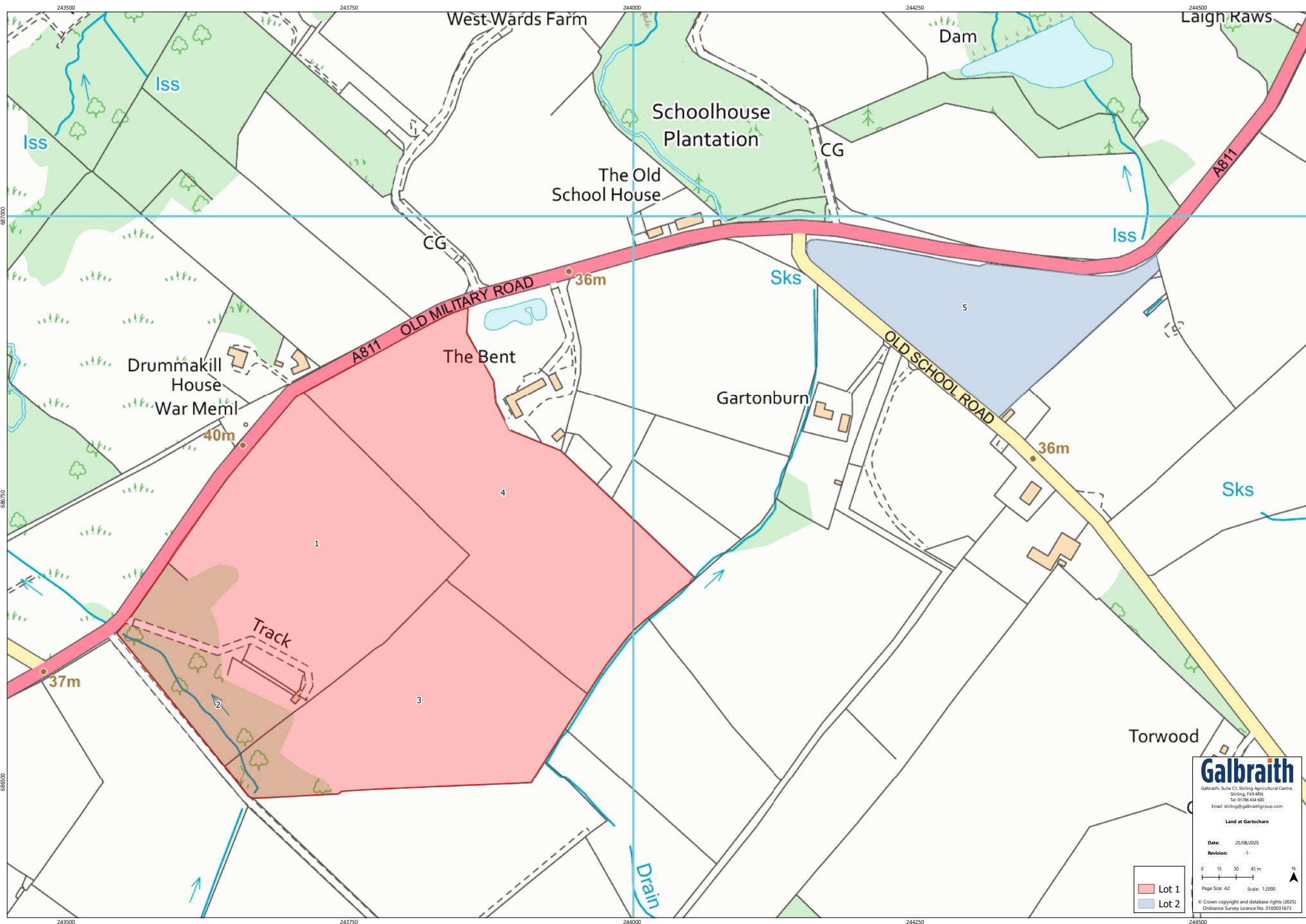
THIRD PARTY RIGHTS AND SERVITUDES

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.

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 the Stirling office in confidence on 01786 434 600 Email: 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 August 2025.

Galbraith