



Galbraith

LAND AT AUCHENSTARRY FARM

KILSYTH, GLASGOW, G65 9SG

LAND AT BALBAIRD AND CATHERIE, BALBAIRD, LEVEN, FIFE

A productive block of agricultural land on the edge of Kilsyth.

Kilsyth 1 mile ■ Croy 1 mile ■ Glasgow 14 miles ■ Stirling 18 miles

About 84.24 acres (34.09 hectares) or thereby

- Approximately 30.67 acres of arable land
- About 28.05 acres of permanent pasture
- The majority of the land is classified as Grade 2 forestry planting land
- Excellent internal access via well maintained farm track
- Highly accessible location

FOR SALE AS A WHOLE

Galbraith

Perth
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perth@galbraithgroup.com



SITUATION

The Land at Auchenstarry lies in North Lanarkshire nestled between the town of Kilsyth and the village of Croy, both of which are located approximately 1 mile away from the farm. Kilsyth will provide for all day-to-day requirements including well stocked supermarkets, individual retailers, health centres, cafes and restaurants together with both primary and secondary schools. Glasgow sits a 25 minute drive away providing an extensive range of services including national retailers, banks, main line railway station, concert hall, theatre, cinema and supermarkets.

Auchenstarry enjoys a highly accessible location being within a short drive to A803 which leads to the centre of Glasgow. Indeed the M80 dual carriageway is a short 15-minute drive providing connections to Stirling and Glasgow. Cumbernauld Railway Station provides regular daily services north and south. Further rail services are available from Glasgow and Stirling whilst the international airports of Glasgow and Edinburgh can be reached in about an hour’s journey by car.

North Lanarkshire is well known for its wide range of activities and amenities, which can all easily be reached from Auchenstarry Farm. An extensive network of walking tracks and cycle trails runs throughout the county with hill walking and mountain biking readily available in the nearby hills and glens. Campsie Fells sits to the north of the property providing a wonderful rural escape. Loch Lomond and the Trossachs National Park sits an hour to the northwest. There are sports centres in Cumbernauld and Kilsyth with a rich variety of leisure facilities in the surrounding area.

Auchenstarry Farm is well placed within North Lanarkshire for a number of schools including Kilsyth Academy, Cumbernauld Academy and Greenfaulds High School. Glasgow offers a range of prestigious private schools including St Aloysius’ College, The Glasgow Academy, The High School of Glasgow and Kelvinside Academy, to name a few. North Lanarkshire is renowned for its productive livestock units. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. There are livestock markets in Stirling, lying about 20 miles to the north.

DESCRIPTION

The land at Auchenstarry extends to approximately 84.24 acres (34.09 hectares) sitting in a contiguous block on the western edge of the B802 public road. The land is divided into 11 enclosures with the majority of the land being classified by the James Hutton Institute as Grade 4.1 indicating the land can support short arable breaks but will be predominantly grassland. The sellers have utilised Fields 7 & 14 for arable cropping historically. There is approximately 28.05 acres of mixed woodland across the holding. The land benefits from excellent access both directly off the minor public road and via a network of well-maintained farm tracks. It should be noted that the central track sits on top of the Antonine Wall.

METHOD OF SALE

The Land at Auchenstarry Farm is offered for sale as a whole.

IACS

All the farmland is registered for IACS purposes and the farm code is 338/0026.

BASIC PAYMENT SCHEME (BPS) 2025

The Basic Payment Entitlements will be available for sale by separate negotiation.

Any payments relating to the 2025 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 (BPS) 2025 for the remainder of the scheme year.



CROPPING SCHEDULE

	LPID	Ha	Ac	Use	Ag Capability	F Capability
LOT 2						
Field 1	NS/71389/76290	1.84	4.55	PGRS	4.1	2
Field 2	NS/71457/76361	1.01	2.50	Tree	-	2
Field 3	NS/71525/75747	4.81	11.89	Tree	-	3
Field 4	NS/71552/76050	8.85	21.87	TGRS2	4.1	2
Field 5	NS/71617/76276	3.01	7.44	PGRS	4.1	2
Field 6	NS/71769/76025	2.91	7.19	PGRS	4.1	3
Field 7	NS/71806/76312	3.56	8.80	TGRS2	4.1	2
Field 8	NS/71915/76417	2.00	4.94	PGRS	4.1	2
Field 9	NS/71965/76277	1.59	3.93	PGRS	4.1	2
Field 10	NS/72023/76504	2.83	6.99	Tree	-	2
Field 11	NS/72067/76293	1.68	4.15	Tree	-	2
		34.09	84.24			

HISTORIC SCOTLAND & UNESCO

ANTONINE WALL

The Antonine Wall Scheduled Monument (SM7074) runs from east to west across Auchenstarry Farm whilst the whole subjects of sale fall within the Antonine Wall World Heritage Site. The Antonine Wall was inscribed by UNESCO in 2008 to become part of the Frontiers of the Roman Empire World Heritage Site. The Antonine Wall World Heritage Site: Statement of Outstanding Universal Value is currently in development however the Site's Management Plan 2014-19 is available on Historic Scotland's website and outlines the framework for the Site's conservation, management and enhancement. Also available is Supplementary Planning Guidance has been produced and adopted by all five of the local authorities involved in managing the Antonine Wall along with an Interpretation Plan and Access Strategy.

The Antonine Wall was the most northerly frontier of the Roman Empire nearly 2,000 years ago. It ran for 40 Roman miles (60km) from modern Bo-ness on the Firth of Forth to Old Kilpatrick on the River Clyde. At the time it was built, the wall was the most complex frontier ever constructed by the Roman army.

LOCAL AUTHORITY

North Lanarkshire Council, Windmillhill Street, Motherwell, ML1 1AB

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Hamilton, Cadzow Court, 3 Wellhall Road, Hamilton, ML3 9BG. Tel: 0300 244 3665

MINERALS

The mineral rights are included.

TIMBER

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

FLOODING

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

Our investigations on the SEPA website show the land is located in an area where there is 'No Specific Risk' of flooding from surface or river water.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixtures are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of the land at Auchenstarry 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.

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

Heading northeast from Glasgow, take the M80 motorway leaving the road at Junction 4a at Cumbernauld. Follow the slip road round. Taking the second exit at Back O'Hill Roundabout onto the B8048, continue to Craiglinn Roundabout and take the third exit continuing on the B8048. Follow the road for half a mile leading towards Blackwood Roundabout, take the third exit again onto Howe Road. Follow the road for around 1.5 miles, you will arrive at a roundabout where Auchenstarry will be signposted at the first exit. Take this road, Auchenstarry will be visible on the left hand side.

POST CODE

G65 9SG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///sample.bonkers.renewals](https://www.what3words.com/)

SOLICITORS

Lindsays, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE

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.

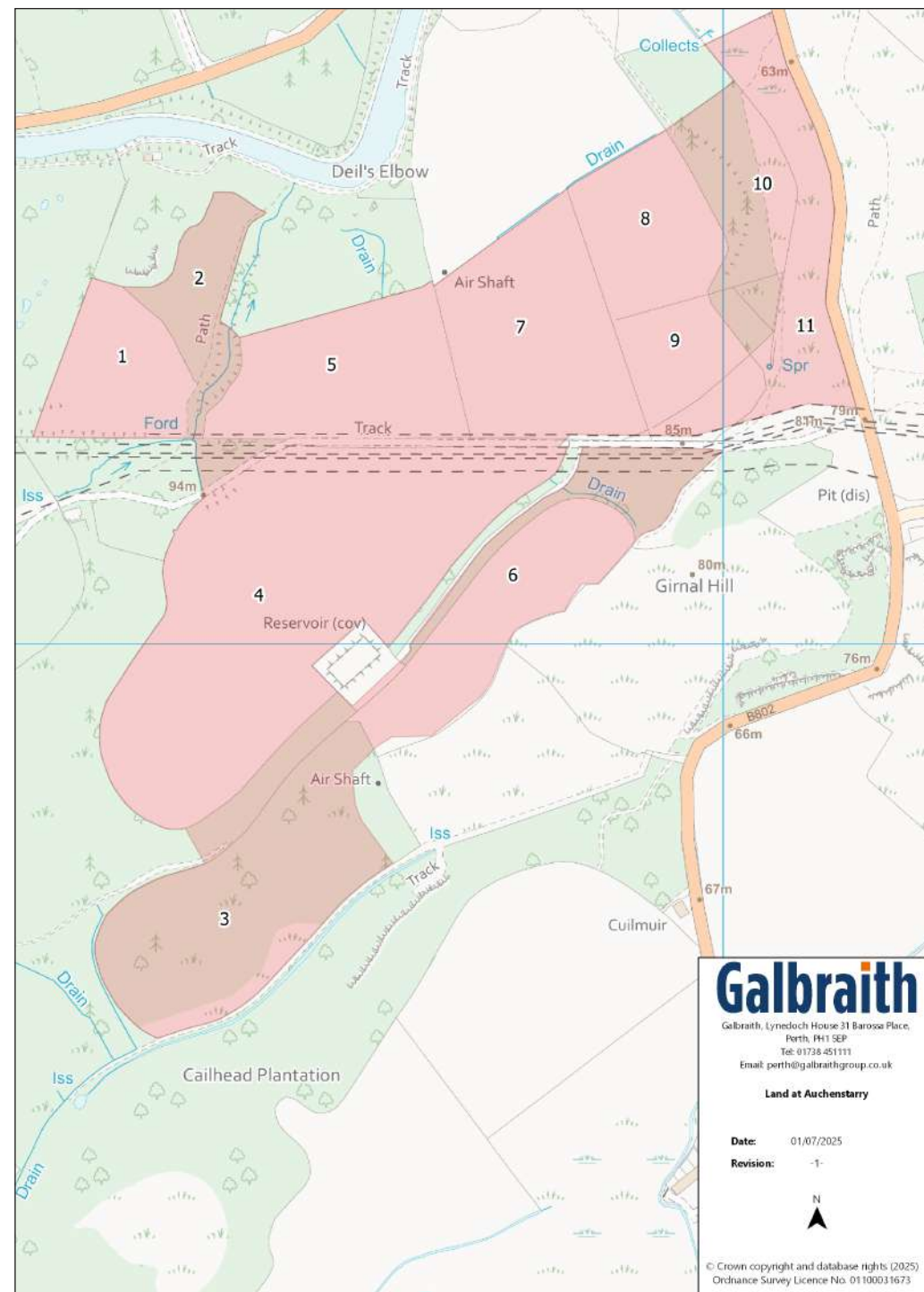
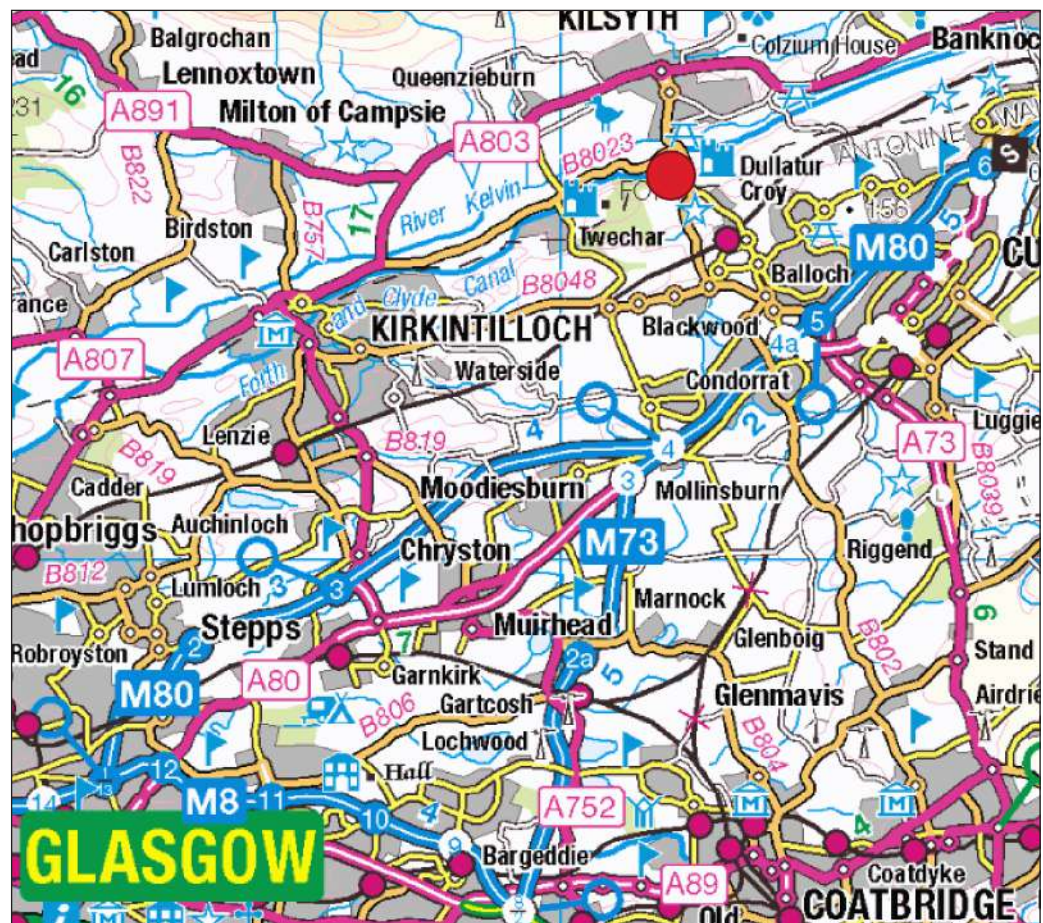
THIRD PARTY RIGHTS AND SERVITUDES

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 Ian Hope or Calum Chalmers in confidence on 01738 451 111 or email Perth@galbraithgroup.com

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 2024





Galbraith



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