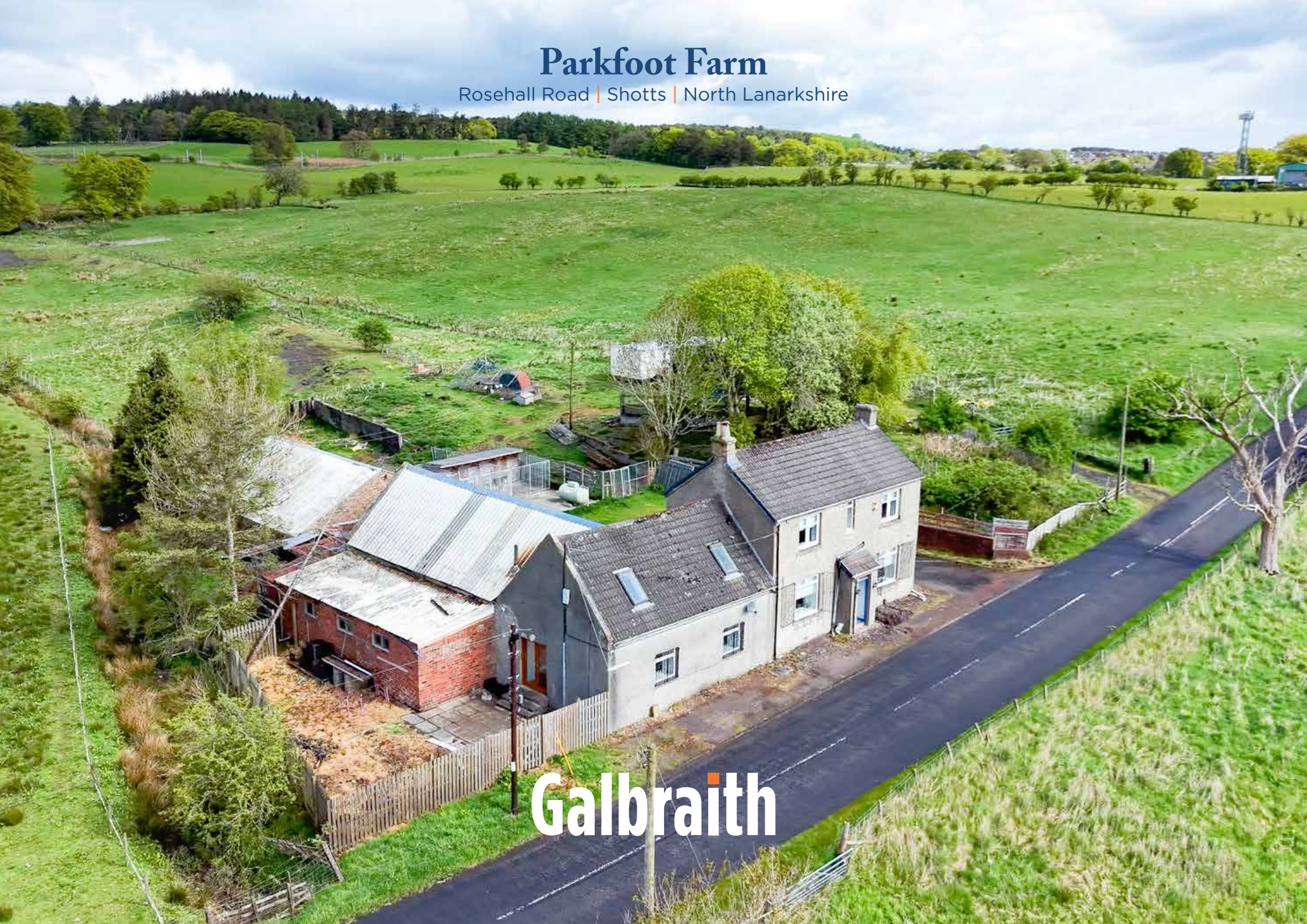


Parkfoot Farm

Rosehall Road | Shotts | North Lanarkshire



Galbraith



Attractive rural small holding, with several outbuildings, and large detached house



Wishaw 5 miles | Glasgow 20 miles | Edinburgh 32 miles

(All distances are approximate)

About 3.78 Ha (9.34 Acres)

3 reception rooms, 4 bedrooms

Substantial parcel of land

Excellent countryside location

A range of modern and traditional outbuildings

Easy commuting distance to local towns and cities

Schooling available locally

Offers Over £450,000

Galbraith

Stirling Agricultural Centre | Stirling | FK9 4RN
T: 01786 434 600 | E: stirling@galbraithgroup.com

galbraithgroup.com

Situation

Parkfoot Farm is situated in an accessible location just to the north east of Allanton and south west of Shotts within rural North Lanarkshire, approximately 20 miles south east of Glasgow. The village of Allanton has a nursery and primary school, with secondary schooling being available at Calderhead High School in Shotts or at nearby Wishaw Academy. The towns of Shotts and Wishaw have a range of day to day services including local shops, bars and restaurants with nearby Hamilton providing a wider range of shopping and facilities. The local area has a number of sports facilities, including golf courses, sports centres, swimming pools and gyms.

The train stations of Shotts and Hartwood are about 1 mile north east and 2 miles to the north west respectively from the farm and sit on the Edinburgh to Glasgow central railway line offering regular train service in both directions. Junction 5 of the M8 motorway which is 3 miles to the north east provides excellent transport links to Glasgow and Edinburgh and beyond. The adjoining A71 provides good road links eastwards towards Edinburgh with the M74 about a 10-15 minute drive.

The farm is within easy commuting distance of the cities of Glasgow (23 miles) and Edinburgh (30 miles), both with world renowned shopping outlets, businesses and entertainment facilities. Edinburgh and Glasgow Airports are easily accessible from the M8 being 24 miles and 30 miles respectively and offering regular domestic and international destinations.

Description

Parkfoot Farm benefits from a large detached 4 bedroom property which was previously separated into two properties to be used as secondary accommodation. Both sides of the property offer flexible accommodation across two levels. The property is finished to a high standard, especially the modern kitchen with feature large island often the gathering point for the current owners. Having several reception rooms means the family all have their own spaces to read quietly or watch their own tv programs. All of the upstairs bedrooms are doubles with bathrooms/shower rooms on the same level.

Accommodation

Ground floor: Lounge, Livingroom, Kitchen, Utility, Shower room, Secondary kitchen, and Living/dining room.

First floor: Bedroom one, Bedroom two, Bedroom three, Bedroom four, Bathroom, and Shower room.

Outbuildings

The property also benefits from a range of outbuildings.

Modern shed (7.83m x 9.85m)

Of steel portal frame construction under a box profile roof with concrete floor.

Traditional stone building (5.3m x 10.20m)

Of traditional stone construction under a corrugated metal sheet roof, with concrete base.

Brick building with kennels (8.40m x 10.43m)

Brick built with corrugated metal sheet roof, set on a concrete base.

Garden

The garden is mainly laid to lawn, with large driveway for several cars, and large kennels. The boundary is secured by fencing with trees lining the western boundary.



Land

The land extends to approximately 9.34 acres and have been classified as 4.1 by the James Hutton Institute meaning the land is capable of supporting mixed agriculture usually a narrow range or crops and primarily used for grazing. The ground is currently down to grass and has been grazed on a seasonal basis.

General Remarks and Information

| Tenure | Local Authority | Council Tax | EPC |
|----------|-------------------|-------------|----------|
| Freehold | North lanarkshire | Band D | Band E40 |

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

Flood Risk

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



laws.remember.booking



Post Code: ML7 5BT

Solicitors

Pacitti Jones - 96 Kirkintilloch Rd, Lenzie, Glasgow G66 4LQ

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

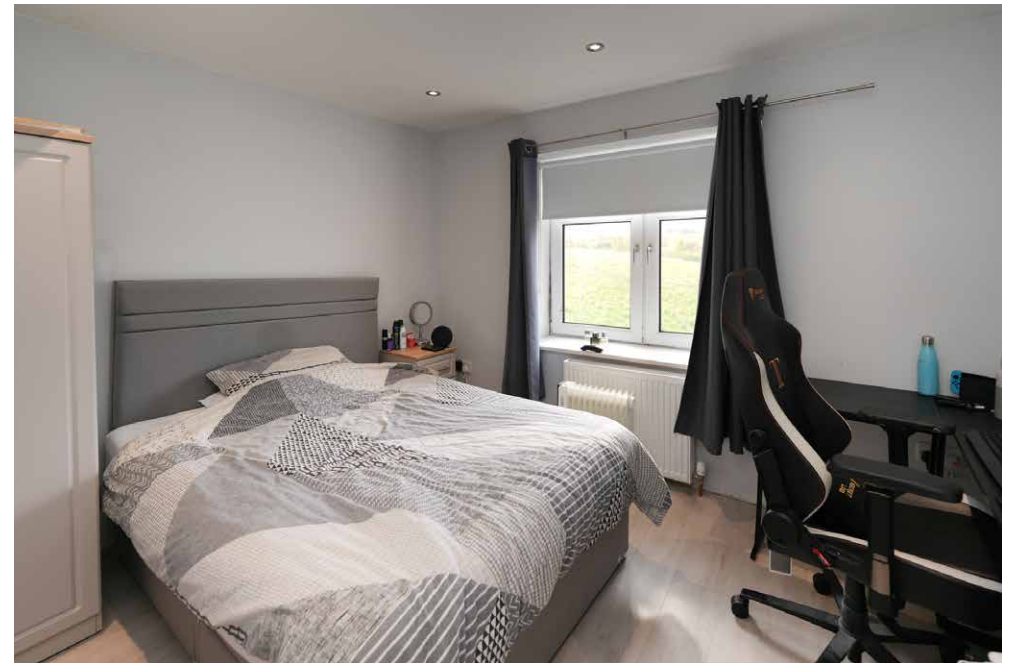
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

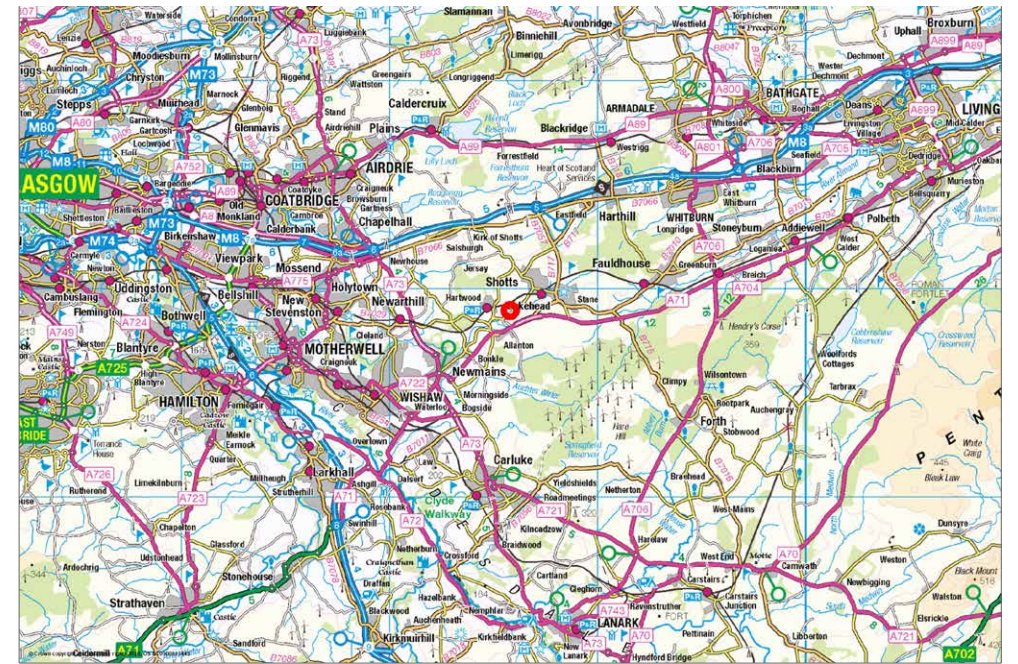
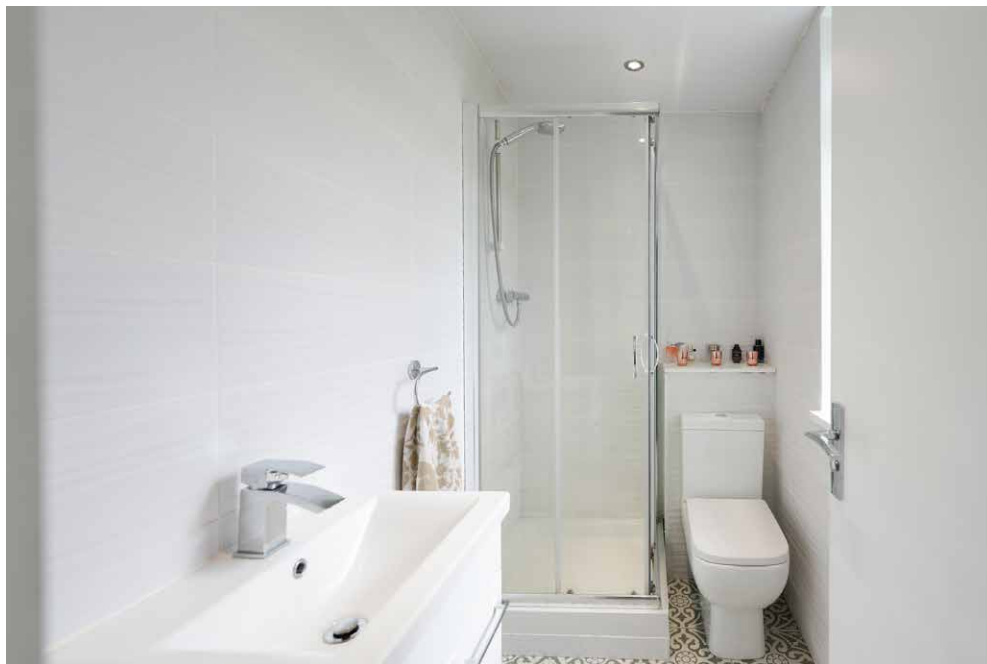
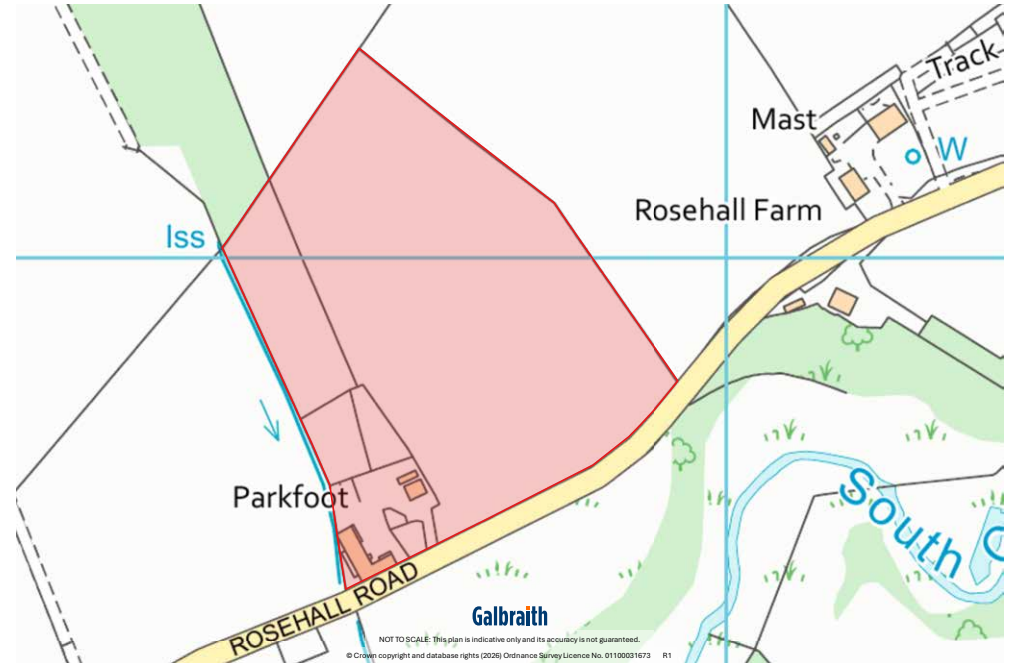
Anti Money Laundering (AML) Regulations

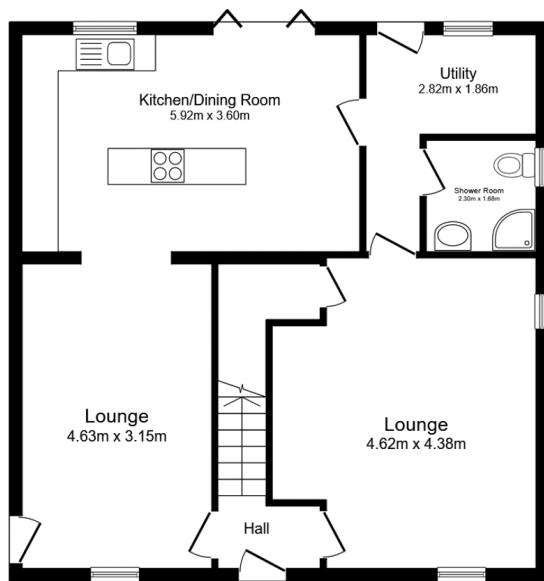
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



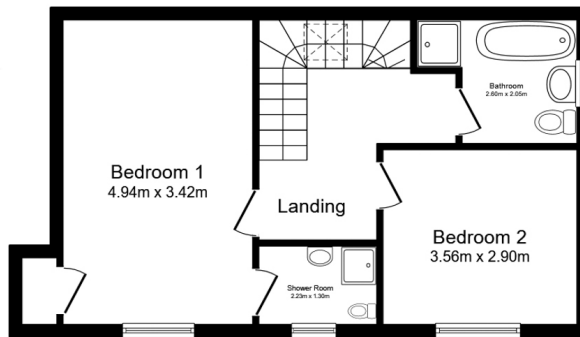




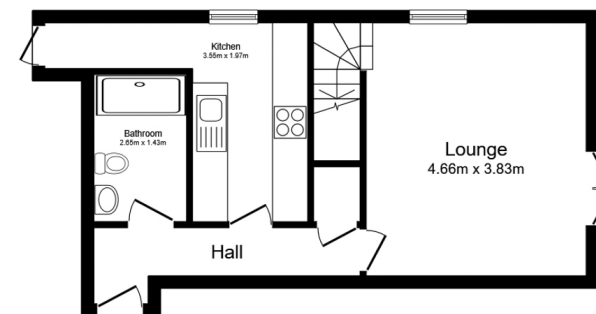




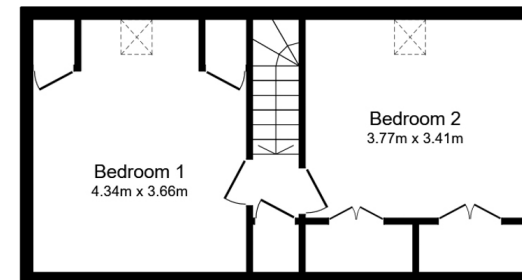
Ground Floor



First Floor



Ground Floor



First Floor

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

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 May 2026.



Galbraith