



**LOW MERRYTON FARM**  
LARKHALL

**Galbraith**







# LOW MERRYTON FARM, LARKHALL

Former dairy farm in an accessible location, straddling the M74

Larkhall 1.5 miles ■ Hamilton 4 miles ■ Glasgow 17 miles

**Acreage 390.33 acres (157.96 ha)**

- Spacious traditional farmhouse with far reaching views
- A range of traditional and semi-modern agricultural buildings
- A well-managed block of Grade 3.1/3.2 grazing and arable land.
- Areas of rough grazing with natural capital opportunities
- Historical 'Home of the Clydesdale Horse'
- Fishing rights on the River Clyde
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- Fishing rights on the River Clyde
- Accessible location straight off J7 of the M74, providing excellent access to road networks.
- 2 Telecoms masts generating income.
- Separate 5 bed cottage which is available for sale through separate negotiation

**FOR SALE AS A WHOLE OR IN 3 LOTS**

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 **OnTheMarket**







### SITUATION

Low Merryton Farm comprises a productive grassland unit extending to 157.96 ha (390.33 acres), which has until recently been run as a dairy farm. The property is situated in an extremely accessible location a short distance to the west of J7 on the M74. Low Merryton Farm is just 1.5 miles to the centre of Larkhall and 4 miles south east of Hamilton. The historic industrial town of Larkhall provides an excellent range of local services and amenities with the City of Glasgow, Scotland's largest City, being within 17 miles to the north west of the farm, with world renowned shopping outlets, businesses, and entertainment facilities. Glasgow Airport is about 23 miles and offers regular flights throughout the UK, Europe and beyond. Larkhall, Merryton and Chatelherault railway stations are located close by and provide for easy rail travel with regular connections to Glasgow and beyond. Larkhall is home to a number of primary schools and benefits from secondary schooling, with private schooling nearby at Hamilton College or within Glasgow itself offering a wider range of highly regarded independent private schools. The racecourse at Hamilton provides regular fixtures.

Agriculturally the surrounding area of South Lanarkshire provides an attractive location with a combination of productive pasture and arable ground with rolling hills in the distance. The area is well known for being early in terms of grass and crop growth in the spring, compared to other areas of Lanarkshire. The farm is within reaching distance of a number of livestock markets and agricultural merchants.

### DESCRIPTION

Low Merryton Farm extends to 157.96 ha (390.33 acres) of grassland and rough grazing. The farm is centred around the farmhouse and steading and the farm is split by the M74 creating two separate blocks of land with access over the M74 via a private shared flyover. The farm benefits from a range of traditional and semi-modern agricultural buildings which have been used for the purposes of cattle housing and general storage.

The farm steading retains many of its original traditional features such as the tack and farriers' room from when the Clydesdales were bred, produced and sold at the property. The original oak framed trusses can still be seen in the former stable buildings, which is now a cubicle shed.

Low Merryton farm also has the addition of 2 telecoms masts which are located on the property.

### METHOD OF SALE

Low Merryton Farm is offered for sale as a whole or in 3 lots.

### HISTORY OF FARM

Low Merryton Farm, previously owned by the Duke of Hamilton, was home to Lawrence Drew, a pioneer in developing the Clydesdale Horse breed, who farmed and offered some of the best quality and highest in number Clydesdale Horses for sale at 'on farm sales'. These sales included the famous Prince of Wales stallion who sold for a reputed £1,500 in 1867 - £170,000 in today's money. It is reported that sales ran between 1879 and 1884 and drew buyers from throughout the UK, Ireland and beyond.

### LOT 1: LOW MERRYTON FARM (INCLUDING FARMHOUSE, BUILDINGS AND LAND EXTENDING TO 157.93 HA(390.25 ACRES))

#### Low Merryton Farmhouse

Low Merryton Farmhouse is a traditional stone-built farmhouse under a pitched slate roof with UPVC double glazed windows and oil-fired central heating. The farmhouse offers a spacious and flexible accommodation over two storeys which provides the opportunity for modernisation. The farmhouse is located in an elevated position with far reaching views to the northeast.





The accommodation over two floors comprises:

**Ground Floor:**

Kitchen, pantry, sitting room, lounge/dining room and bathroom with a further utility room, boiler room and lofted room which could be used as an office or bedroom.

**First Floor:**

Four double bedrooms and wet room

The farmhouse benefits from a compact area of garden with a number of mature bushes and trees providing an element of shelter and amenity.

**Farm Buildings**

The farm buildings at Low Merryton Farm are situated within close proximity to Low Merryton Farmhouse. The farmstead offers a traditional element where the buildings are located in a courtyard setting which include the former dairy buildings, cubicle shed, and barns, all of which are of traditional stone construction under predominately pitched slate roofs with some areas of box profile and corrugated sheeting. There is also a former smiddy and turret set within the farmstead which creates the link back to the farms history and is a key feature of the farm at present.

There is a number of semi-modern farm buildings which have been constructed more recently, which are of steel portal frame construction. These have been utilised for housing livestock. The farm buildings comprise:

2 external silage clamps, constructed with steel H-beam and timber sleeper walls.









**Tank Room (5.65m x 5.18m)**

Of stone and brick construction under a slate roof with concrete floor.

**Store Room (5.06m x 2.84m)**

Of brick construction under a part slate/part box profile sheeted roof with concrete floor.

**Wash House (3.83m x 3.17m)**

Of brick construction under a slate roof with concrete floor.

**Boiler Room (6.5m x 3.00m)**

Of brick construction under a slate roof with concrete floor.

**External W/C (6.5m x 2.5m)**

Of brick construction under a slate roof with concrete floor.

**Pump House**

Of brick construction under a slate roof with concrete floor. The pump house is split into two separate rooms.

**Room 1 (2.78m x 1.13m)**

**Room 2 (4.90m x 1.88m)**

**Parlour (18.21m x 4.87m)**

Of stone and brick construction under a slate roof with concrete floor.

**Bull Pen (3.75m x 3.36m)**

Of stone construction under a slate roof with concrete floor.

**Cubicle Shed 1 (28.9m x 7.11m)**

Of brick construction with brick walls, part slate/part box profile sheeted roof with concrete floor with 46 cubicle spaces.

**Cubicle Shed 2 (19.6m x 10.3m)**

Of brick construction with stone walls, part slate/part profile sheeted roof with concrete floor with 42 cubicle spaces.

**Feed Area (38m x 23.5m)**

Of steel portal frame with stone and block walls, under a box profile roof, concrete floor and silage bunkers.

**Cubicles / Former Stables (36.9m x 7.72m)**

Of stone construction with stone walls, part slate/part box profile sheeted roof, with a concrete floor with 55 cubicle spaces. There are solid oak timber roof trusses.

**Cart Shed (8.37m x 5.8m)**

Of stone construction with stone walls, box profile sheeted room and a suspended timber floor.

**Harness Room (6.61m x 5.4m)**

Of stone construction with stone walls. This room has traditionally been timber clad.

**Lean to (18.77m x 5.16m)**

Of brick construction with brick walls under a part slate/part box profile sheeted roof with a concrete floor





**Barn:**

Of stone construction with stone walls under a part slate and part box profile sheeted roof, the various rooms within the barn have a combination of timber and concrete flooring with the two lofts been timber floored. The rooms are as follows:

**Loft 1 (12.18m x 6.5m)**

**Loft 2 (20.4m x 6.5m)**

**Bothy above tack room (7.8m x 6.5m)**

**Slurry Store****The Land**

The agricultural land within Lot 1 at Low Merryton Farm extends to approximately 390.25 acres (157.93 Ha). The land is split into two blocks by the M74 with access taken to the northern block via an internal shared flyover. The land on the western side of the M74 is predominantly classified as a mix of Grade 3.1 and 3.2 by the James Hutton Institute and has been utilised for purposes of grazing and silage production.

The land comprises 194.96 acres (78.90 ha) of arable/silage ground which is currently utilised for grazing livestock but has previously produced arable crops. There is 161.83 acres (65.49 ha) of permanent grazing and a further 5.21 acres (2.11 ha) of woodland. In addition to this Low Merryton Farm also has 28.24 acres (11.43 ha) which include yard, miscellaneous, BPS ineligible areas and road areas plus the additional ownership of the watercourse. It is understood from the Seller that many areas of land which is now classed as silage ground and grazing has historically grown crops of barley given the quality of the underlying soil.

The agricultural land at Low Merryton Farm rises to approximately 70m above sea level at its highest point. The majority of the land has stock proof fencing where livestock has previously grazed, further areas of the land have recently undergone fence repairs and new fences have been erected where required.

The soils of the farm, on the western side of the M74 are generally classified as Brown Soils of the MacMerry series, mostly being classified as Grade 3.1 with a small area of 3.2 for the purposes of agriculture with the land on the eastern side of the M74 being a mixture of Brown Soils of the Caprington and Darvel series with some Noncalcareous Gleys of the Complex series.

**LOT 2: TELECOMS MAST 1**

The mast is located to the south side of the most northern block of agricultural land, running parallel with the M74. The mast is sat on 0.07 acres (0.03 ha) of land. The mast is currently leased to Hutchison 3G UK Limited and Everything Everywhere Limited (Now Mobile Broadband Network Limited, known as MBNL for convenience) and generates an annual rent of £4,500. There is a specific right of access track through Merryton Farm to reach the mast which can be outlined in the lease, and in the sale plan from point A to B. A copy of the lease is available from the Selling Agents.

**LOT 3: TELECOMS MAST 2**

A second telecoms mast is also located along the south side of the most northern block of agricultural land, running parallel with the M74. The mast is located on 0.01 acres (0.004 ha) of land and is ring fenced. The mast is currently leased to Cornerstone Telecommunications Infrastructure Limited (CTIL) and generates an annual rent of £5,972.34. There is a specific right of access track through Merryton Farm to reach the mast which can be outlined in the lease, and in the sale plan from point A to C. A copy of the lease is available from the Selling Agents.

The land can be classified as follows:

Land Type	Acres	Hectares
Arable/Silage Ground	194.96	78.90
Grazing	161.83	65.49
Woodland	5.21	2.11
Telecoms Masts Sites	0.08	0.034
Misc./yard area/water/access tracks/BPS ineligible area	28.24	11.43
<b>Total</b>	<b>390.33</b>	<b>157.96</b>

**Fishing Rights**

Included with the property is the fishing rights on the River Clyde which have been let to United Clyde Angling Protective Association Ltd for a peppercorn rent.





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

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Low Merryton Farmhouse	Mains	Septic Tank	Mains	Kerosene	Band E	Freehold	F33

### IACS

All the farmland is registered for IACS purposes, and the farm code is 83/541/0043. The land is classified as Region 1 and there are 92.39 Units of Region 1 entitlement available to purchase. All of the land is classified as eligible for support under Less Favoured Area Support Scheme (LFASS).

### BASIC PAYMENT SCHEME (BPS) 2023

The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent. There is 92.39 ha of Region 1 Entitlements.

Any payments relating to the 2023 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) 2023 for the remainder of the scheme year.

### NITRATE VULNERABLE ZONE (NVZ)

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

### LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

### HISTORIC SCOTLAND

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

### LOCAL AUTHORITY

South Lanarkshire Council  
 Almada Street  
 Hamilton  
 South Lanarkshire  
 ML3 0AA

### SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

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

### MINERALS

The mineral rights are retained by Hamilton and Kinneil Estates.

### TIMBER

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

### SPORTING RIGHTS

Insofar 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.



### INGOING VALUATION

The purchaser(s) of Low Merryton Farm shall, in addition to the purchase price, be obliged to take over and pay for 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

From Glasgow travel south onto the M74 towards Carlisle. Exit the M74 at Junction 7, at the end of the slip road turn right onto Lanark Road. Continue on Lanark Road for 0.6 miles, Low Merryton Farm will then be situated on the right-hand side.

### POST CODE

ML9 2UF

### WHAT3WORDS

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

<https://w3w.co/copies.extra.castle>

### SOLICITOR

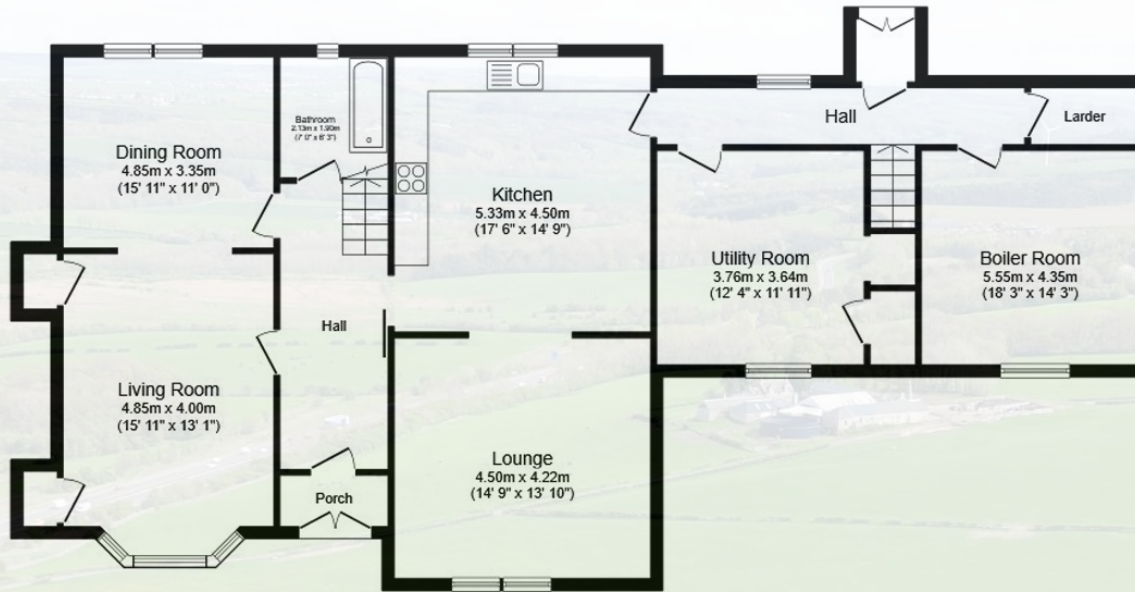
Anderson Strathern  
Floor 2, 1 Rutland Court, Edinburgh EH3 8EY  
T: 0141 242 6060  
E: [info@andersonstrathern.co.uk](mailto:info@andersonstrathern.co.uk)

### CLAWBACK AGREEMENT

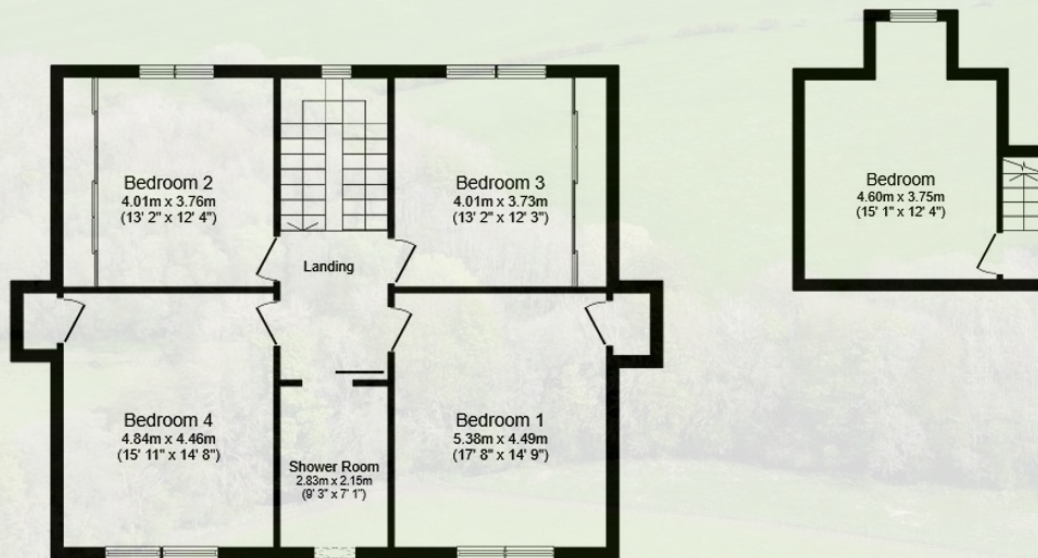
The missives of sale will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural over any part of the land being obtained subsequent to the date of entry for a period of 30 years.







## Ground Floor



## First Floor



**LOW MERRYTON FARM, LARKHALL, ML9 2UF**

Field No	Area		BPS Region	Arable/ Silage Ground		Grazing		Woodland		Other/ BPS Ineligible	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
<b>Lot 1</b>											
1	7.04	17.40	1	6.96	17.20					0.08	0.20
2	1.27	3.14	1							1.27	3.14
3	1.79	4.42	1			1.79	4.42			0.00	
4	2.22	5.49	1	2.22	5.49						
5	5.81	14.36	1	5.81	14.36						
6	10.81	26.71	1	10.81	26.71						
7	10.66	26.34	1	10.66	26.34						
8	0.11	0.27	1							0.11	0.27
9	6.44	15.91	1	6.44	15.91						
10	4.35	10.75	1	4.35	10.75						
11	5.85	14.46	1	5.85	14.46						
12	0.92	2.27	1					0.92	2.27		
13	0.43	1.06	1					0.43	1.06		
14	1.34	3.31	1	1.34	3.31						
15	5.84	14.43	1	5.84	14.43						
16	53.66	132.59	1			53.66	132.59				
17	7.31	18.06	1			7.24	17.89			0.07	0.17
18	0.76	1.88	1					0.76	1.88		
19	3.81	9.41	1	3.81	9.41						
20	6.57	16.23	1	6.57	16.23						
21	2.82	6.97	1			2.80	6.92			0.02	0.05
22	8.24	20.36	1	8.24	20.36						
River	5.23	12.92								5.23	12.92
Misc	4.65	11.49								4.65	11.49
<b>TOTAL</b>	<b>157.93</b>	<b>390.25</b>		<b>78.90</b>	<b>194.96</b>	<b>65.49</b>	<b>161.83</b>	<b>2.11</b>	<b>5.21</b>	<b>11.43</b>	<b>28.24</b>
<b>Lot 2</b>											
27	0.0	0.07								0.03	0.07
<b>TOTAL</b>	<b>0.03</b>	<b>0.07</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.03</b>	<b>0.07</b>
<b>Lot 3</b>											
28	0.00	0.01								0.00	0.01
<b>TOTAL</b>	<b>0.00</b>	<b>0.01</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>
<b>TOTAL</b>	<b>157.96</b>	<b>390.33</b>		<b>78.90</b>	<b>194.96</b>	<b>65.49</b>	<b>161.83</b>	<b>2.11</b>	<b>5.21</b>	<b>11.46</b>	<b>28.32</b>



275000

276000

277000

654000

654000

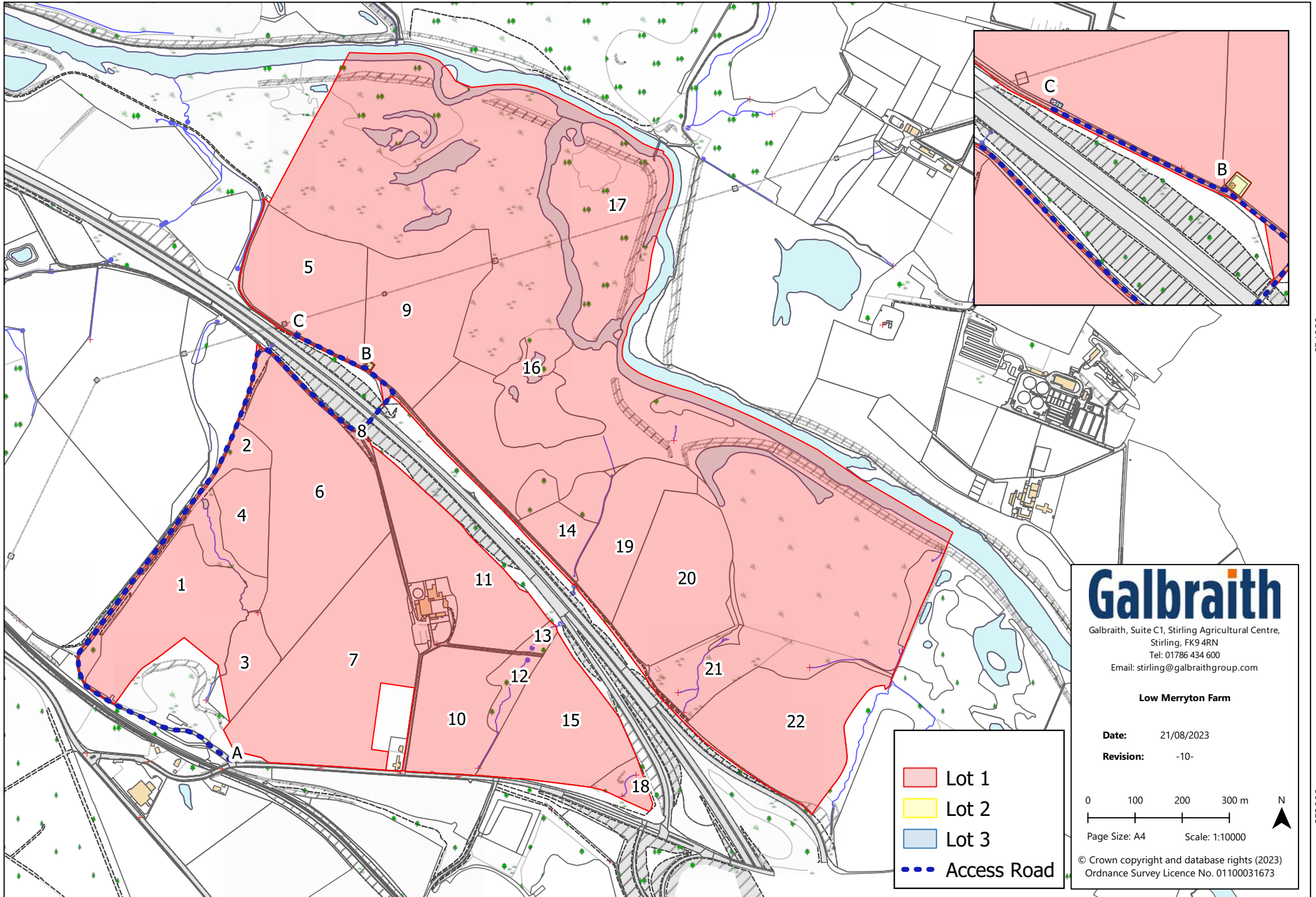
653000

653000

275000

276000

277000



- Lot 1
- Lot 2
- Lot 3
- Access Road

# Galbraith

Galbraith, Suite C1, Stirling Agricultural Centre,  
Stirling, FK9 4RN  
Tel: 01786 434 600  
Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

## Low Merryton Farm

**Date:** 21/08/2023  
**Revision:** -10-



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## 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, farmland 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.

## 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 Alice Wilson in our Galbraith Ayr office on 01292 292533 Email: Alice.Wilson@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 May 2023. 9. Brochure prepared August 2023.







**Galbraith**