CROSSRIDGE HOLDING, CARMICHAEL, BIGGAR

A delightful smallholding with two bedroom detached cottage, together with outbuildings and grazing land, extending to approximately 21 acres.

- Two bedroom detached cottage
- Useful range of outbuildings
- 21 acres of grazing land
- Accessible location
- Stunning views over the surrounding countryside

Lanark 7 miles ■ Biggar 8 miles ■ Glasgow 40 miles ■ Edinburgh 39 miles
SITUATION
Crossridge Holding sits between the market towns of Biggar & Lanark, just outside the village of Carmichael. Its central position provides easy access to both Edinburgh and Glasgow with the M74 and its links to the north and south, just 7 miles away. It sits in a superb rural location amongst rolling farmland with uninterrupted views of Tinto Hill. Both Biggar & Lanark have a wide range of local shops, recreational facilities, schools and restaurants and there are several golf courses within easy reach. Lanark Train Station provides frequent services to Glasgow.

DESCRIPTION
Crossridge Holding is a charming traditional stone-built cottage, with two bedrooms over a single floor. The property offers an opportunity to personalise a delightful period property in a rural but accessible location.

The outbuildings include:

Traditional Former Byre
Located to the south of the cottage, of traditional stone construction under a pitched slate roof with block lean-to comprising storage shed, utility room and workshop. There is also a greenhouse on the southern gable.

Lean-to (23m x 5m approx.)
Of steel portal frame construction under a mono-pitched corrugated roof with concrete block walls, concrete floor and Yorkshire boarding side cladding.

Field Shelter (10m x 4m approx.)
Of wooden pole construction with corrugated cladding and roof and concrete floor.

The land in total extends to around 21 acres, which includes 4 fenced paddocks. The entire outdoor space at Crossridge Holdings creates endless opportunities and flexibility for any potential buyer to create their own wonderful countryside lifestyle.

METHOD OF SALE
Crossridge Farm is offered for sale as a whole.

ACCOMMODATION
Hallway, Sitting Room, Kitchen, Dining Room, Conservatory, Bedroom 1, Bedroom 2, Bathroom and Wet Room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

<table>
<thead>
<tr>
<th>Water</th>
<th>Electricity</th>
<th>Drainage</th>
<th>Heating</th>
<th>Council Tax</th>
<th>EPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mains</td>
<td>Mains</td>
<td>Private</td>
<td>Oil</td>
<td>C</td>
<td>F</td>
</tr>
</tbody>
</table>

POST CODE
ML12 6NG

SOLICITORS
Brodies LLP, 15 Atholl Crescent, Edinburgh, EH3 8HA

DIRECTIONS
From Lanark, head over Hyndford Bridge and take a left on the A73 to Biggar. After Carmichael Tea Room, turn right, signposted Carmichael. Follow the unnamed road up the hill for approx. 1.5 miles. On the corner, turn left down an unnamed public road and Crossridge Holdings is on your left.

DATE OF ENTRY
The date of entry will be by mutual agreement.

SPORTING RIGHTS
The sporting rights are reserved from the sale.
TIMBER
All fallen and standing timber is included in the sale insofar as it is owned.

MINERAL RIGHTS
The mineral rights are reserved from the sale.

LOCAL AUTHORITY
South Lanarkshire Council, Almada Street, Hamilton, South Lanarkshire, ML3 0AA

FIXTURES AND FITTINGS
No items are included unless specifically mentioned in these particulars.

BASIC PAYMENT SCHEME (BPS) 2020
All of the farm land is registered for IACS purposes. Any payments relating to the 2020 scheme year will, if appropriate, be retained by the Seller. No entitlements are included with the sale.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)
The land has been classified as severely disadvantaged by the LFASS.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
b) copies of such primary and secondary ID certified and dated by the purchasers’ solicitors as true copies along with written confirmation from the purchasers’ solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES
There is a right of access in favour of the neighbouring landowner over the southernmost field for the purposes of maintainence, repair and renewal of a field drain.

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 respect thereof.

VIEWING
Strictly by appointment with the Selling Agents.

HEALTH & SAFETY
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the buildings, land and water courses. Viewings will be carried out in accordance with Scottish Government Guidance with regards to COVID19.

MORTGAGE FINANCE
Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.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 Scottish Legal Form confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, 59 George Street, Edinburgh, EH2 2JG T: 07867 441 983 E: jennifer.jeffrey@galbraithgroup.com. 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. Particulars prepared July 2020. B. Photographs taken July 2020.