



**NEWLANDS FARM**  
CUMBERNAULD, GLASGOW

**Galbraith**



# NEWLANDS FARM, CUMBERNAULD, GLASGOW

## Compact smallholding with a range of useful outbuildings

Cumbernauld 4 miles ■ Coatbridge 8.2 miles ■ Glasgow 10.7 miles

- 2 reception rooms, 3 bedrooms
- Flexible accommodation
- 2 studio flats with holiday let potential
- Multiple outbuildings and stables
- Large garden and grounds

About 3.58 Ha (8.86 Acres)

## Galbraith

Stirling  
01786 434600  
[stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)





### SITUATION

Newlands Farm is a compact smallholding on the outskirts of Glasgow, the property enjoys an elevated private position overlooking the surrounding countryside. The small settlement of Westfield is just under a mile away and provides local day to day amenities including a range of shops, cafes, and a primary school. The towns of Kirkintilloch and Condorrat are both within a 10 minute drive respectively and offer a further range of shops, supermarkets, schools, libraries, sporting and recreational facilities.

The property is the ideal location for a commuter with local train stations at Cumbernauld, Croy, Gartcosh and Shotts providing regular rail connections to Glasgow, Edinburgh and beyond. The property benefits from excellent transport links via the the M73 and M74 south and M80 motorway north. Glasgow and Edinburgh International Airports are within a 50 minute drive and offer regular domestic and international flights. The Loch Lomond & Trossachs National Park is within an hour's drive and provides an abundance of outdoor activities including mountain biking, hill walking and water sports.

The property is accessed via a small section of private drive from the minor road, Gartshore off the public road, Mollins. The location of the property allows privacy whilst being close to local amenities.

### DESCRIPTION

The property is set in a courtyard formation and split into a three bedroom farmhouse, two small studio flats, and a one bedroom cottage. The farmhouse consists of three well-sized bedrooms, kitchen, living room, family room, bathroom, office and sunroom. The two studio flats have their own access of the main courtyard and have the potential to be holidays lets but require refurbishment. The one bedroom cottage also needs refurbishment but has great development potential subject to achieving planning consent.

### ACCOMMODATION

Ground Floor: living room, kitchen, family room, three double bedrooms, bathroom, office, and sunroom.

### GARDEN

The property has an immaculate area of garden ground which surrounds the house and has been kept to an excellent standard. It features a large outdoor patio area, several flower beds and is enclosed by a secure wooden fence.

### OUTBUILDINGS

Newlands farm is well equipped with a large byre, implement shed (with vehicle pit), three stables, and several large garages. The buildings could be used for a variety of purposes including the storage of farm machinery and equipment. The outbuildings are all easily accessible from the large yard area and courtyard.

### THE LAND

The farmland at Newlands Farm extends to approximately 3.58 Ha (8.86 Acres) in total including roads, yards, and buildings and is situated in a continuous block which is all down to grass and is bound by stock proof fencing. The land comprises a productive area of arable and grassland which has been utilised for the gazing of livestock and for hay/silage. The land has been classified as 3.2 by the James Hutton Institute.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Electric	Band E	Band F	FTTC	YES

### POST CODE

G68 9BA



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/chapters.promises.brink>

### SOLICITORS

Barton & Hendry, Muirfield Road, Cumbernauld, G67 1AX

### LOCAL AUTHORITY

East Dumbartonshire, 12 Strathkelvin Place, Kirkintilloch, G66 1TJ

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### 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

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



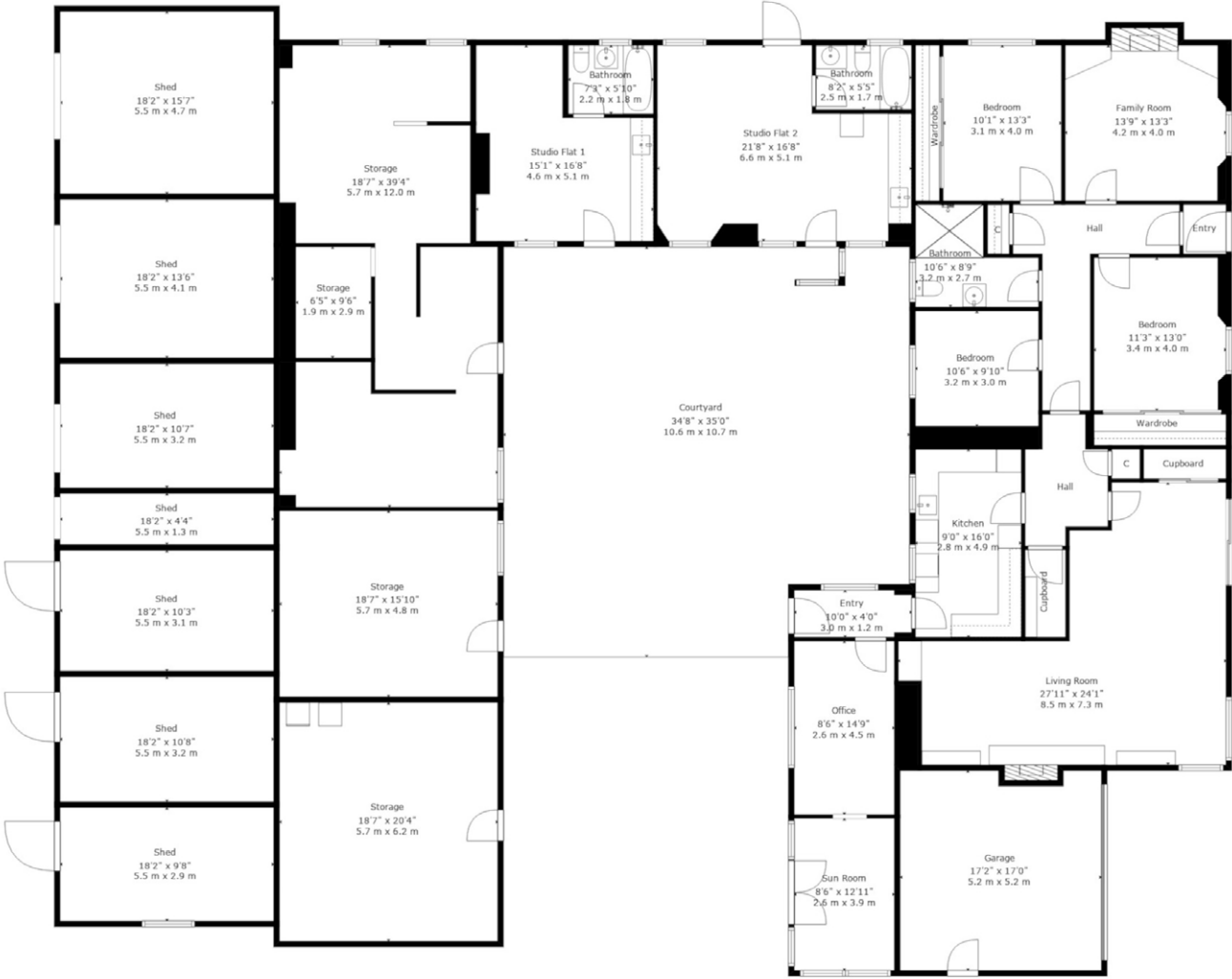






**IMPORTANT NOTES**

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 July 2025.



**TOTAL: 2558 sq. ft, 238 m2**

**FLOOR 1: 2558 sq. ft, 238 m2**

**EXCLUDED AREAS: STORAGE: 1808 sq. ft, 168 m2, SHED: 125 sq. ft, 125 m2, CARPORT: 538 sq. ft, 50 m2, GARAGE: 284 sq. ft, 26 m2, COURTYARD: 1143 sq. ft, 106 m2, FIREPLACE: 17 sq. ft, 2 m2 WALLS: 472 sq. ft, 44 m2**



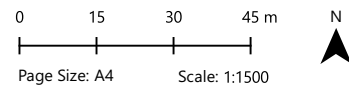
# Galbraith

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

## Newlands Farm

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**Revision:** -2-



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**Galbraith**