

# CARTSIDE FARM LAND

TANDLEHILL ROAD, KILBARCHAN, JOHNSTONE, RENFREWSHIRE



**Galbraith**



# CARTSIDE FARM LAND, TANDLEHILL ROAD, KILBARCHAN, JOHNSTONE, RENFREWSHIRE

**A block of strategic land adjoining Kilbarchan,  
Renfrewshire**

Glasgow 16 miles ■ Paisley 6 miles

**About 43.67 acres (17.67 hectares)**

**Whole Offers Over £315,000**

- 6 fields used for grazing and silage production.
- Green belt designation.

**FOR SALE AS A WHOLE OR IN 2 LOTS**

**Galbraith**

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 **OnTheMarket.com**



## GENERAL

Cartside Farm Land adjoins Kilbarchan to the south, immediately adjacent to residential districts. It is about 6 miles from Glasgow Airport and 16 miles from the centre of Glasgow. Kilbarchan is a conservation village and ideal for Glasgow commuting via the Johnstone bypass and the M8 motorway. Kilbarchan has local shops and facilities with further shopping in nearby Johnstone. There is a train station at Milliken Park with park and ride facilities at Johnstone and Howwood.

## DESCRIPTION

Cartside Farm Land extends to approximately 43.67 acres (17.67 ha) in six fields. The land is principally classified as Grade 3(1) and Grade 3(2) by the James Hutton Institute. The land is gently undulating rises from approximately 30m to 60m above sea level at its highest point. The fields are currently used for grazing and silage and are of a good practical size with good access from the public roads to the south and west. Water to the fields is from burns and a spring.

The land is within the Greenbelt designation in the Renfrewshire Local Development Plan. Because of its situation adjoining the settlement of Kilbarchan it may have some long term development potential, subject to the necessary consents being obtained.

## METHOD OF SALE

Cartside Farm Land is offered for sale as a whole or in 2 lots as follows:

	Acres	Hectares
Lot 1	18.88	7.64
Lot 2	24.27	9.82
<b>Total</b>	<b>43.67</b>	<b>17.67</b>

## IACS

All the farmland is registered for IACS purposes.

## NITRATE VULNERABLE ZONE (NVZ)

The land at Cartside Farm Land is not included within a Nitrate Vulnerable Zone.

## ACCESS

Access to the land is from the public roads, and from the private road in Lot 1 over which is there is a right of access.

There is a public right of way along the track between Lot 1 and Lot 2. The owner of Mosside Cottage has a right of access over the private road.

## BASIC PAYMENT SCHEME (BPS) 2022

There are no Basic Payment Entitlements available

## LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

## LOCAL AUTHORITY

Renfrewshire Council, Renfrewshire House, Cotton St, Paisley PA1 1WB, tel 0300 300 0330

## MINERALS

In so far as we are aware, 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.

## SPORTING RIGHTS

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

## 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

Access is from the minor public roads to the south of Kilbarchan as shown on the location plan.

Cartside Farm Land, Tandlehill Road, Kilbarchan, Johnstone, Renfrewshire, PA10 2PL.

## WHAT3WORDS

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

<https://w3w.co/guitar.decades.dummy>

## SOLICITORS

Harper Macleod LLP, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD.

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

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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.



## 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. There are 3 phase electricity poles and two core paths which cross the land.

## 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 07920 724906 Email: [alice.wilson@galbraithgroup.com](mailto: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, together with proof of funding and Identification. 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. Photographs taken in June 2020.

