

LAND AT LOCHMILL

MILTON OF CAMPSIE, GLASGOW, EAST DUNBARTONSHIRE

LAND AT LOCHMILL, MILTON OF CAMPSIE, GLASGOW, EAST DUNBARTONSHIRE

A well located block of land within close proximity to the City of Glasgow

Milton of Campsie 1 mile ■ Glasgow 12 miles ■ Stirling 19 miles

- Productive block of Grade 4.2 pasture and grazing land
- Land with forestry potential (subject to obtaining necessary planting consents)
- Located in a rural yet accessible location
- Good access links to main road and the City of Glasgow

About 28.92 Ha (71.46 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Land at Lochmill is located in a private position just to the south of the Campsie Hills within East Dunbartonshire. The subjects are located about a mile to the north west of the settlement of Milton of Campsie and approximately 12 miles north of Glasgow. The Land lies in an area of great natural beauty and tranquillity in an elevated position just to the north west of Antermony Loch.

The village of Milton of Campsie offers a selection of local day to day amenities with the nearby settlements of Kirkintilloch, Kilsyth and Bishopbriggs offering a wider range of services and facilities. The nearest train stations are in Bishopbriggs, Lenzie and Milngavie. Glasgow Airport is 21 miles distant with Edinburgh Airport approximately 46 miles to the east. The property is well placed for access to the motorway networks and is within close proximity to the M80 and M73 providing swift access to the North and South.

Agriculturally, the local area is well provided for by merchants and suppliers, with local livestock markets at Stirling (21 miles) and Lanark (33 miles) providing fantastic outlets for good quality livestock which the area is renowned for producing.

DESCRIPTION

The subjects of sale extends to approximately 28.92 Ha (71.46 Acres) in total and comprise a block of well managed pasture ground which is situated in a single block and has been classified as Grade 4.2 by The James Hutton Institute. The land is generally of a southerly aspect lying between 95m and 139m above sea level overall, and benefits from a range of sheep handling pens which are located on the south west corner of the subjects. There are two ponds located centrally within the holding which are a haven for wildlife and are currently utilised for livestock drinking water, but previously the larger of the ponds has historically provided the water source for the village of Milton of Campsie to the south east but is now redundant. The land benefits from an unrestricted right of vehicular access over the private road which leads north from Antermony Road and labelled A-B-C on the enclosed sale plan.

IACS

All the Land at Lochmill is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS) 2023

Any payments relating to the 2023 scheme year will be retained by the Seller. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

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) for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

ENVIRONMENTAL DESIGNATIONS

The land falls within a Local Nature Conservation Site - Biodiversity, under Policy 17, of the East Dunbartonshire Local Development Plan which was adopted on 28 November 2022.

LOCAL AUTHORITY

East Dunbartonshire Council
12 Strathkelvin Place
Kirkintilloch
G66 1TJ
T: 0300 123 4510
E: customerservices@eastdunbarton.gov.uk

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 included in the sale insofar as they are owned by the Seller.

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.

POST CODE

G66 8AF

WHAT3WORDS

<https://what3words.com/surprises.troll.restored>



SOLICITORS

Dallas McMillan
Regent Court
70 West Regent Street
Glasgow
G2 2QZ

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

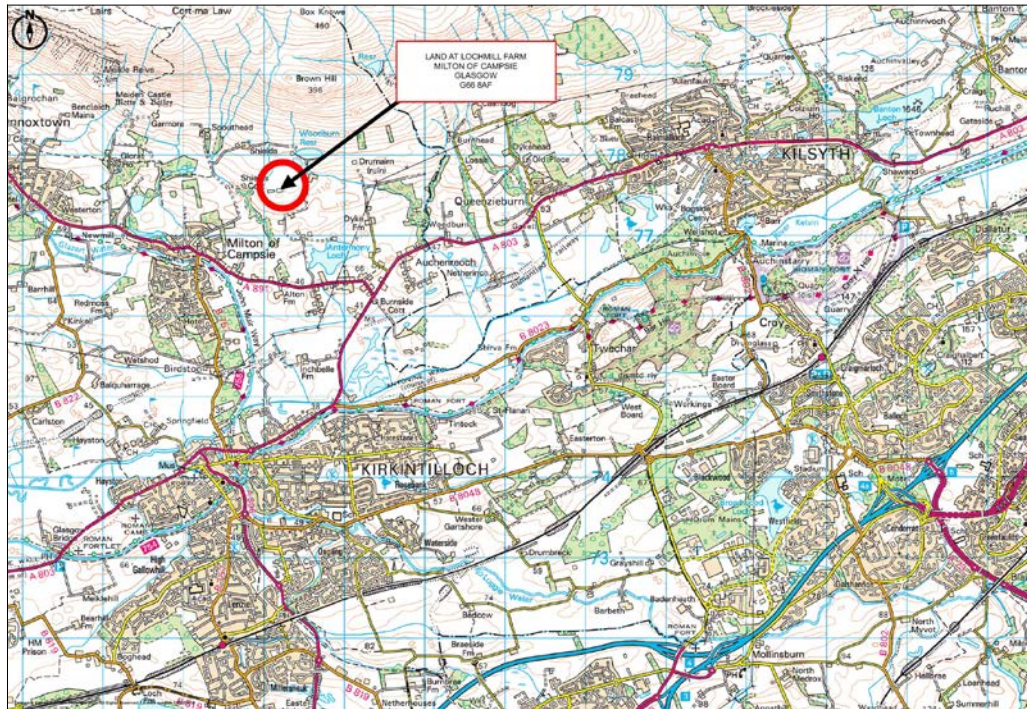
Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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 farmland and water courses.



THIRD PARTY RIGHTS AND SERVITUDES

There is a Corepath which leads north east from point C on the sale plan and follows the access road to Woodburn Reservoir.

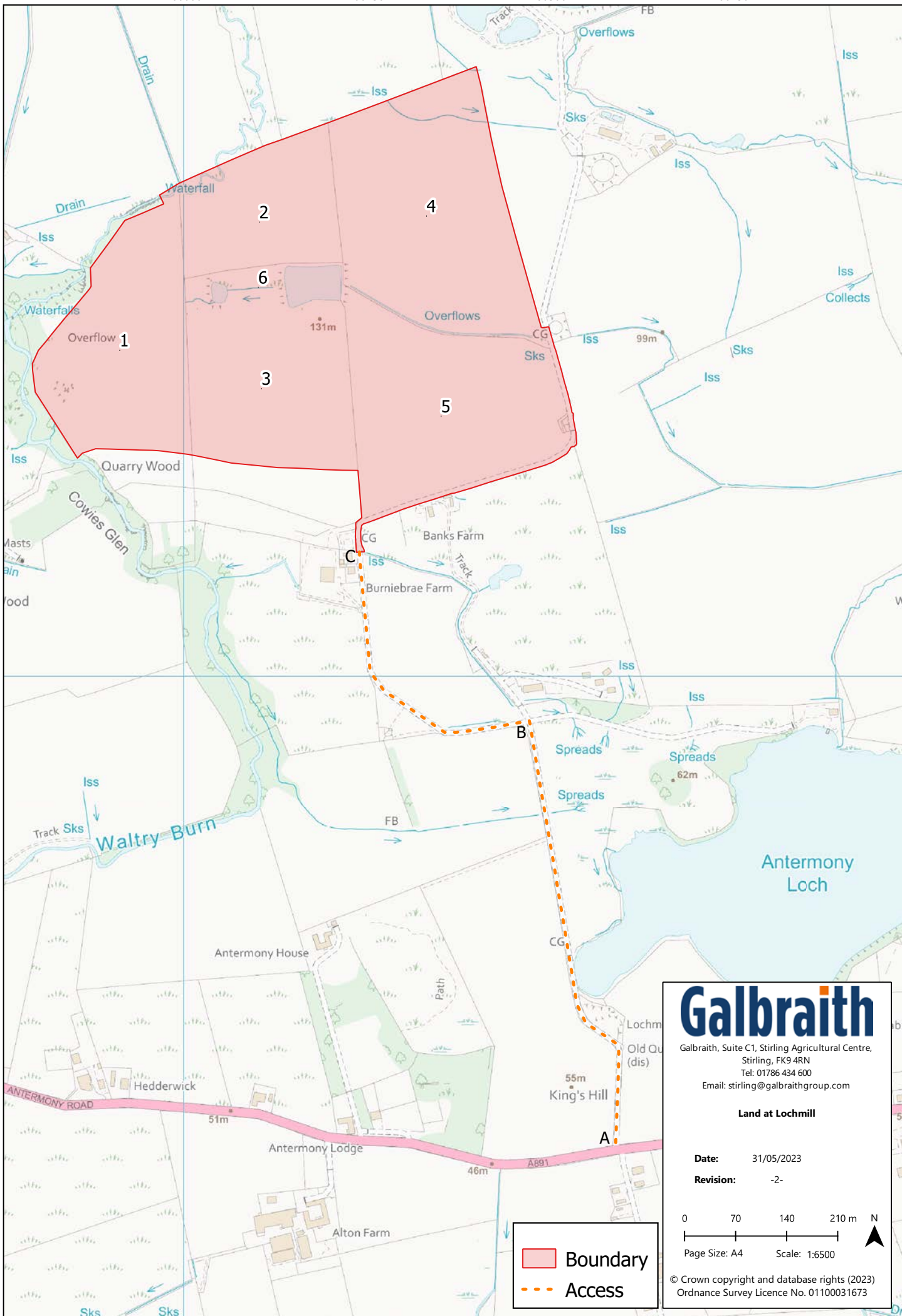
There is a mains water pipe that crosses through field 5.

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.

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 & Details prepared May 2023

LAND AT LOCHMILL, MILTON OF CAMPSIE, GLASGOW, G66 8AF			
Field No	Hectares	Acres	Land Use
1	5.35	13.22	PGRS
2	3.42	8.45	PGRS
3	4.95	12.23	PGRS
4	7.51	18.56	PGRS
5	6.23	15.39	PGRS
6	1.05	2.59	Pond & PGRS
Misc	0.41	1.01	RYB
Total	28.92	71.46	



Galbraith

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Land at Lochmill

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Boundary

Access