

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

Balquhain Farm

Gartocharn, By Alexandria

Dunbartonshire

Pleasant rural property occupying an enviable position, comprising three apartment cottage style dwelling house, steading buildings (partly derelict) and 114.82 acres or thereby of grazing land.

Offered for sale as a whole or in three lots –

Lot 1 – House, buildings and 31 acres of land

Lot 2 – Block of land extending to 44.38 acres

Lot 3 – Block of land extending to 39.44 acres

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MURGLIEN, LANARK, ML11 9AX
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Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Muirglen
Lanark
ML11 9AX
Tel: 01555 662281

Solicitors:

Stephen Williamson
Holmes Mackillop
35 William Street
Johnstone
PA5 8DR
Tel: 01505 328271

Directions:

From Glasgow take the A809 to Milngavie, continue on the A809 in a northerly direction. After the village of Croftamie, take left on to the A811 for Gartocham. On reaching the village take the second road on the left at the pedestrian crossing, continue for one and a half miles. Take left, signposted Croftamie and Caldarvan Station. Continue for half a mile, take left signposted Croftamie. Continue for half a mile and Balquhain Farm is on your left.

Situation:

Balquhain Farm is situated approximately two miles south east of the village of Gartocham and five miles north of Alexandria. All within the Parish of Kilmarnock, District of Dunbartonshire. The village of Gartocham is serviced by a primary school, church, village hall, shop and petrol station. The nearby town of Alexandria provides a vast range of services including medical, banking, commercial and recreational, along with an extensive range of shops and supermarkets. Secondary education is provided in Alexandria. The property is conveniently situated twenty three miles from Glasgow and twenty six miles from Stirling.

LOT 1 – (outlined in Red):**Dwelling House:**

Single storey cottage style, stone built dwelling house with slated roof and providing the following accommodation:-

Lounge (16'10" x 15'7"):

Feature stone fireplace and storage heater.

Double Bedroom (15'7" x 14'5"):

Shelved storage cupboard and storage heater.

Double Bedroom (15'3" x 11'8"):

Storage heater and fitted wardrobes.

Kitchen (12' x 10):

Base and wall mounted kitchen units, stainless steel sink unit. Storage heater.

Shower Room (11'3" x 7'2"):

Partially tiled, wc, wash hand basin, shower and linen cupboard with loft hatch.

Hall:

Storage cupboard. Storage heater and entrance porch.

Water:

Mains supply.

Power:

Mains electricity.

Drainage:

To septic tank.

Stabling Buildings:**Traditional range of stabling buildings:**

Range of stabling buildings, stone built in a totally derelict state of repair. Comprising former dairy byre, barn and store room.

Garage and Workshop:

Stone built with part corrugated asbestos roof and part box profile sheeted roof. Concrete floor.

Implement Shed:

Steel framed Nissan style shed with corrugated iron roof and side cladding. Brick wall and concrete floor.

Hay Shed:

Steel framed with corrugated asbestos roof and concrete floor.

Cattle Court:

Steel framed Nissan style shed with corrugated iron roof and side cladding. Brick wall and concrete floor.

Byre:

Brick built with corrugated asbestos roof and concrete floor. Fitted with concrete trevices, fireclay troughs, water bowls and byre mucker. Providing accommodation for forty four head.

Meal Shed:

Brick built with corrugated asbestos roof and concrete floor. Comprising meal house, tank house and passage.

Lands:

NS/443 29/84 31 5	12.30 acres
NS/445 29/84 36 9	13.00
NS/445 08/84 18 4	0.49
NS/446 33/84 22 8	2.42
NS/447 85/84 36 3	2.79
	<u>31.00</u> acres

LOT 2 – (outlined in Green):

Block of Grazing Land extending to 44.38 acres or thereby.

Lands:

NS/438 16/83 87 6	11.34 acres
NS/440 18/84 05 8	8.95
NS/440 44/84 34 9	14.23
NS/441 91/84 21 5	9.86
	<u>44.38</u> acres

LOT 3 – (outlined in Blue):

Block of Grazing Land extending to 37.65 acres or thereby.

Lands:

NS/444 69/84 77 8	10.75 acres
NS/445 67/84 66 7	10.47
NS/446 86/84 54 8	13.79
NS/448 14/84 49 2	4.43
	<u>39.44</u> acres

Access:

The property is serviced by a private tarmac entrance road. There is a Right of Access over this road to serve the neighbouring bungalow.

Entitlements:

There are no single farm payment entitlements included in the sale.

Minerals:

The minerals are included in the sale only in so far as the Sellers have the right thereto.

Entry:

Vacant possession will be given to the subjects on an early date to be mutually agreed.

Title Deeds:

The Title Deeds may be inspected at the offices of

Deposit:

The purchaser shall within five days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at date of entry.

Inspection:

Inspection of the subjects are strictly by appointment only on telephoning the Sole Selling Agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

Offers:

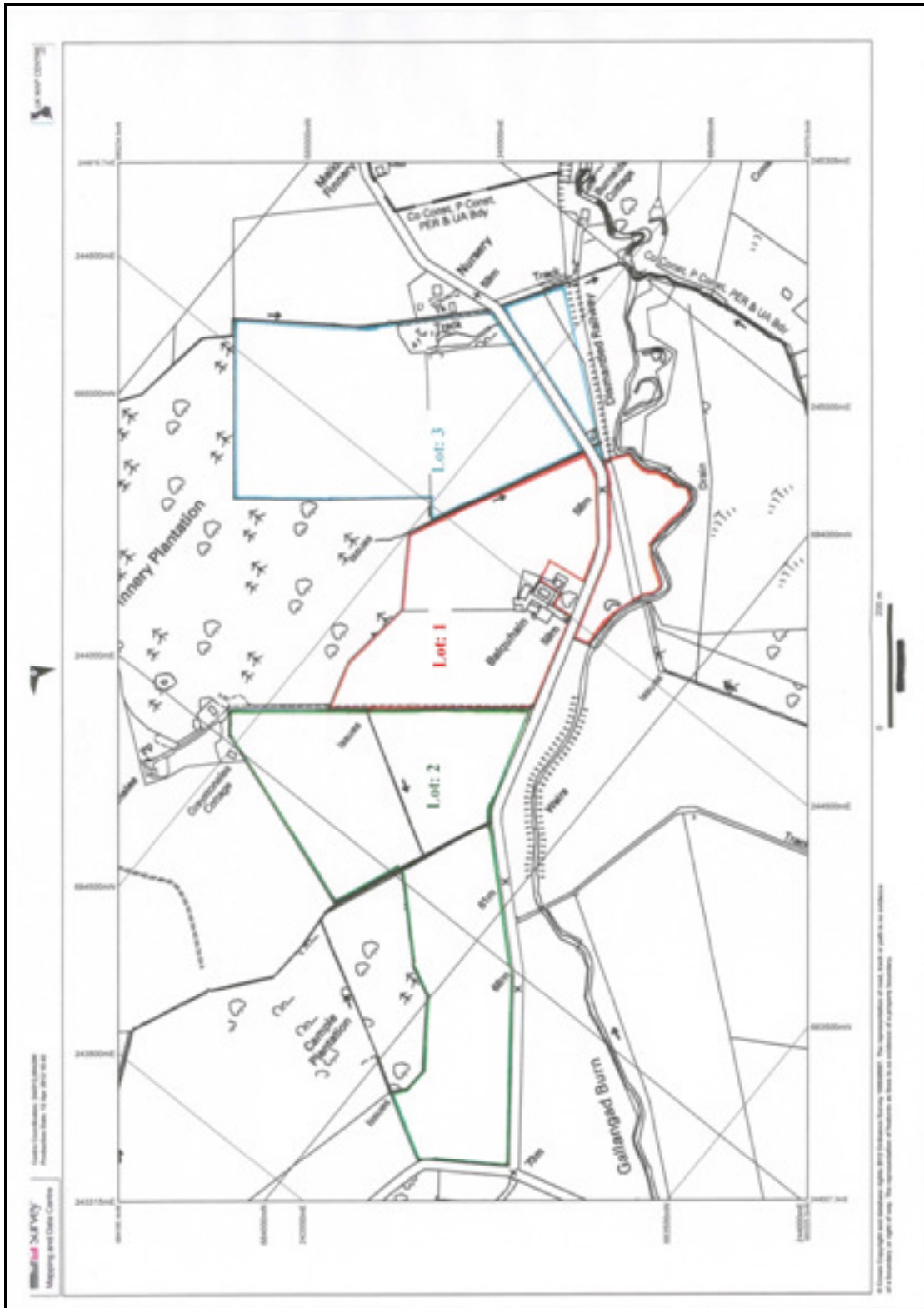
Offers for the subjects are invited and should be submitted in Scottish Legal Form to Messrs Lawrie & Symington Limited, Lanark Agricultural Centre, Muirglen, Lanark ML11 9AX.

Note:

The seller is not bound to accept the highest or any offer.

The foregoing particulars whilst believed to be correct are in no way guaranteed and offerers shall be held to have satisfied themselves in all respects.

Any error or omission shall not annul the sale of the property, or entitle any party to compensation, nor in any circumstances give ground for action at Law.



Balquhain Farm