

# LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS  
& ESTATE AGENTS

## *NORTH FIELDHEAD STRATHAVEN*



*Charming country property offered for sale  
as a whole or in five lots and  
extending in total to 146.69 acres,  
along with a five apartment dwelling house and  
extensive range of outbuildings.  
Suitable for equestrian or agricultural purposes and  
situated within a network of quiet country roads  
suitable for hacking.*

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLEN, LANARK, ML11 9AX  
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**Proprietor:**

William Leiper  
 North Fieldhead Farm  
 Strathaven  
 ML10 6QP

**Solicitors:**

Gebbie & Wilson  
 18 Common Green  
 Strathaven  
 ML10 6AG  
 Tel: 01357 520 082

**Selling Agents:**

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

**Directions:**

From Strathaven take the A71 signposted Kilmarnock, continue on the A71 taking the second road on the right. Continue along the road for two and a half miles and the property is on your left hand side.

**Situation:**

The farm is situated two and a half miles West of Strathaven, all within the Parish of Avondale, District of South Lanarkshire. The property is conveniently situated with easy access to Strathaven, a traditional market town with an attractive range of traditional shops. The nearby towns of Hamilton and East Kilbride have large modern shopping centres with all the usual high street multiples and main supermarkets, in addition to various retail parks.

Strathaven provides a vast range of services including medical, banking, legal, commercial and numerous recreational facilities. Both primary and secondary education is provided in Strathaven. The property is only ten miles from the M74 with easy access to Glasgow and the network of motorways. The international airports of Glasgow,

Edinburgh and Prestwick are less than one hours drive by car.

**Lot 1: (Outlined in Green)**

**Dwelling House, steading buildings and acres of land.**

**Dwelling House:**

Attractive one and a half storey stone built dwelling house with tiled roof and roughcast finish. Fitted carpets throughout. Providing the following accommodation on two floors.

**Ground Floor -**

**Lounge:(16'x14'10")**

**Dining Room:(15'11"x12')**

**Kitchen:(16'2"x10'11")**

Fully fitted kitchen with range cooker, stainless steel sink, integrated fridge and plumbing for dishwasher, vinyl flooring.

**Office:(15'5"x11')**

**Front Porch:(13'3"x7'7")**

**Rear Porch:(7'x4'10")**

**First Floor -**

**Double Bedroom:(15'10"x15'2")**

**Double Bedroom:(15'10"x12')**

**Single Bedroom:(14'4"x7'7")**

Fitted Robes

**Bathroom:(9'8"x5'8")**

Tiled

**Fittings:**

Further fittings include oil fired central heating served by a Combi Boiler. Double glazing throughout most of the property.

**Garden:**

Large attractive enclosed garden to rear comprising patio; lawn; rockeries and shrubberies.



**Power:**

Mains electricity.

**Drainage:**

To septic tank.

**Council Tax:**

Band D

**Stading Buildings:**

**1. Stone built range of stading buildings:**

adjoining dwelling house with tiled roof, roughcast finish and concrete floors and comprising double garage and two store rooms.

**2. Stone built store:**

adjoining dwelling house with tiled roof, concrete floor and roughcast finish.

**3. Garage:**

Brick built with slated roof and concrete floor.

**4. Implement Shed:**

Stone, brick and block built with concrete floor and cement fibre sheeted roof.

**5. Lean-to:**

Stone and concrete walls, cement fibre sheeted roof, box profile sheeted side cladding. Concrete floor.

**6. Silage Pit (90' x 45'):**

Concrete construction, concrete panel walls, cement fibre sheeted roof and side cladding. Concrete floor with tarmac finish.

**7. Slurry Tower:**

Parmastore slurry tower with 340,000 gallon capacity.

**8. Draff Pit:**

Cement panel walls. Concrete floor.

**Lands:**

One enclosure of land extending to 8 acres or thereby.

**Lot 2: (Outlined in Red)**

One enclosure of agricultural land extending to 20.41 acres, situated to the North of the public road.

**Lot 3: (Outlined in Pink)**

Two enclosures of agricultural land extending to 12.28 acres and situated to the East of the farm entrance road.

**Lot 4: (Outlined in Blue)**

Three enclosures of agricultural land extending to 57.62 acres, situated South East of the stading.

**Lot 5: (Outlined in Orange)**

Six enclosures of agricultural land extending to 48.38 acres and situated to the south of the steading.

**Access:**

Access 1, 3, 4 and 5 are taken by a right of entry over a shared private road.

**Fences:**

The fences are all stob and wire and in good stockproof condition.

**Entitlements:**

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

**Minerals:**

The minerals are included in the sale only insofar as the sellers have the rights thereto.

**Entry:**

Early entry on a date to be mutually agreed.

**Inspection:**

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

**Title Deeds:**

The Title Deeds may be inspected at the offices of Gebbie & Wilson.

**Offers:**

All interested parties should notify their interest with the Sole Selling Agents, Lawrie & Symington Limited, so that they may be notified of a closing date for offers. Tel: 01555 662281.

**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.

**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.