

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

JUANHILL FARM, STRATHAVEN



**Former Dairy Farm of 146.60 acres
or thereby offered for sale
as a whole or in 6 lots.**

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

TEL: 01555 662281 FAX: 01555 665638/665100

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Lot 1: (Offers over £300,000)
Six apartment dwelling house, extensive range of steading buildings and 8.55 acres of land.

Lot 2: (Offers over £150,000)
Cubicle house, silage pit and 32 acres of arable land in 2 enclosures.

Lot 3: (Offers over £185,000)
53.69 acres of land comprising 47.36 acres of arable land in 3 enclosures and 6.33 acres of woodland in one enclosure.

Lot 4: (Offers over £85,000)
21.25 acres of arable land in 2 enclosures.

Lot 5: (Offer over £90,000)
23.30 acres of arable land in one enclosure.

Lot 6: (Offers over £20,000)
7.81 acres of grazing land in one enclosure.

Proprietor:
Mr W P Kerr
Juanhill Farm
Strathaven

Solicitors:
Gebbie & Wilson
18 Common Green
Strathaven
ML10 6AG
Tel: 01357-520082

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

Directions:
From Strathaven take the B7086 signposted Lanark and Kirkmuirhill.

Continue for 3½ miles Juanhill is on your right hand side.

Situation:

Juanhill is situated adjacent to the B7086 on the south bank of the river Kype approximately 3½ miles east of Strathaven all within the Parish of Avondale, district of South Lanarkshire.

Strathaven is a traditional market town with an attractive range of traditional shops. There nearby towns of Hamilton and East Kilbride have all the high street multiples, main supermarkets in addition to various retail parks. Strathaven also provides a vast range of services including medical, banking, legal, commercial and numerous recreational facilities.

Primary education is provided at Sandford with secondary education at Strathaven.

The property is situated conveniently 5 miles from the M74 motorway and in easy commuting distance from Glasgow and Edinburgh. The international airports of Glasgow, Edinburgh and Prestwick are all within one hour's drive by car.

Lot 1: Dwelling House, Steading Buildings and 8.55 acres of Land

Dwelling House:

One and a half storey stone built dwelling house with tiled roof and providing the following accommodation on 2 floors.

Accommodation - Ground Floor -

Entrance Hall with Sunroom (10'6" x9'8")

With patio doors leading to the garden and storage cupboard.

Lounge (21'2"x12'8")

Living Room (14'10"x12'2")

Tiled open grate with marble hearth and mantel, electric fire and alcove.

Bedroom (12'8"x11'10")

Fitted double wardrobe with dressing unit.

Shower room (11'1"x5'8")

Shower, wash hand basin, w.c., vanity unit, towel rail.

Kitchen (16'7"x12'9")

Base and wall mounted kitchen units, Concept electric oven and hob. Shelved pantry.

Utility Room (16'11"x9'2")

Base and wall mounted units, log burning stove.

Porch (14'x4'4")

Rear porch.

First Floor -**Double Bedroom (17'3"x13'2")**

Fitted units comprising wardrobes, cupboards and bedside cabinets.

Bedroom (10'x9'8")

Mirrored door fitted wardrobes.

Bedroom (14'10"x17'8")**Bathroom (10'3"x9'1")**

Fully tiled with bath, w.c., shower and wash hand basin.

Fittings:

Other fittings include central heating throughout fired by wood burning stove, double glazing throughout.

Garden:

Large enclosed mature garden to front comprising lawns, patio and shrubberies.

Council Tax:

Band E.

Services:

Water - mains supply.

Power - mains electricity.

Drainage - to septic tank.

Steading Buildings -**Garage:**

Breeze block built with box profile sheeted roof and concrete floor.

Byre:

Former dairy byre stone built part slated roof and part box profile sheeted roof, concrete floor.

Garages:

Stone built with box profile sheeted roof, part cobbled part concrete floor.

Cattle Court: (75'x30')

Steel framed, breeze block built, box profile sheeted roof, Yorkshire board side cladding and concrete floor.

Implement Shed: (45'x30')

Steel framed brick built, cement fibre sheeted roof, concrete floor.

Store:

Brick built, box profile sheeted roof, concrete floor.

Hay Shed:

Steel framed, brick walls, part corrugated iron and part box profile sheeted roof, earth floor.

Land:

NS/74887/41518	0.64	Paddock
NS/74891/41579	0.47	Garden
NS/74871/41649	0.82	Paddock
NS/74979/41534	<u>6.62</u>	Arable
	<u>8.55</u>	acres

Lot 2: Buildings and 2 enclosures, land 30 acres

Steading Buildings:**Cattle Courts:(30'x60')**

Steel framed, breeze block walls, cement fibre sheeted roofs and concrete floor

comprising cattle courts storage areas, slated pens, feed passage.

Cubicle House:(120'x80')

Steel framed, breeze block walls, cement fibre sheeted roof comprising cubicles for 112 cows, centre feed passage, slurry pits.

Silage Pit:(100'x50')

Earth walls with concrete floor.

Land:

NS/74493/41600 22.56 Arable
NS/74709/41619 9.44 Arable
32.00 acres

Access:

Access to the fields is available from the B7086. Access to the sheds and silage pit is from the farm road *shaded blue*. A strip of 10 metres will be retained along the eastern boundary adjacent to the cottage.

Lot 3: 4 Enclosures of Land 53.69 acres

NS/74535/41345 6.33 Woodlands
NS/74702/41246 17.64 Arable
NS/74733/41437 10.40 Arable
NS/74974/41264 19.32 Arable
53.69 acres

Access:

A right of access to the lands has been granted along the farm road *shaded blue*.

Lot 4: 2 Enclosures of Land 21.25 acres

NS/74270/41437 4.94 Arable
NS/74364/41281 16.31 Arable
21.25 acres

Access:

Access to the subjects is taken from Hareshawhead Road (north side of road).

Lot 5: 1 Enclosure of Land 23.30 acres

NS/74187/41032 23.30 Arable

Access:

Access to the subjects is taken from Hareshawhead Road (south side of road).

Lot 6: 1 Enclosure of Land 7.81 acres

NS/74682/41781 7.81 Pasture

Access:

Access is taken from the B7086.

Fences:

The fences are stob and wire and in good stock proof condition.

Road:

Lots 1, 2 and 3 are all serviced from the existing farm entrance road *shaded blue*.

Entitlements:

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

Minerals:

The minerals are included in the sale of the farm in so far as the seller has the rights thereto.

Entry:

Early vacant possession will be given to the subjects on a date to be mutually agreed.

Title Deeds:

The title deeds may be inspected at the offices of Gebbie & Wilson, 18 Common Green, Strathaven.

Deposit:

The purchaser shall, within 5 days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at the date of entry.

Inspection:

Inspection of the subjects is 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 Lawrie & Symington Limited, Lanark Agricultural Centre, Muirglen, Lanark ML11 9AX by 12 noon on Thursday 12 March 2015.

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 offers 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.

