

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

EASTHILLS FARM CATHKIN, RUTHERGLEN



***7 apartment farmhouse with an extensive range of
sheds and outbuildings all set within 119 acres
of land or thereby.***

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLEN, LANARK, ML11 9AX
TEL: 01555 662281 FAX: 01555 665638/665100
EMAIL: property@lawrieandsymington.com WEB SITE: www.lawrieandsymington.com

Sellers:

K & W Wilson
Easthills Farm
Cathkin
Rutherglen
Glasgow G73 5RE

Solicitors:

Stronachs
34 Albyn Place
Aberdeen AB10 1FW
Tel: 01224-845845

Sole Selling Agents:

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

Directions:

From the M74, junction 5 Raith Interchange take the A725 to East Kilbride. After 4.5 miles keep right to continue on the A749. At the roundabout take the 3rd exit and stay on the A749. At the next roundabout take the 3rd exit onto Glasgow Road/A749 after 1.7 miles take left onto Cathkin Road B759 and proceed for 0.4mile. Entrance to the farm road is on the left. The steading is 0.4 mile up the road.

Latitude 55.7983657
Longitude -4.184047

Situation:

Easthills Farm is situated on the Cathkin Braes, 2 miles east of Carmunnock and 2 miles south of Burnside all within the District of the City of Glasgow.

The farm has panoramic views over the city and beyond to the Campsie hills.

Burnside provides a range of services including medical, banking, legal and commercial facilities, traditional shopping along with modern retail park at East Kilbride. Local to the area education is provided at Cathkin Primary and Cathkin High Schools.

Transport links offer easy access to the centre of Glasgow.

The property is situated within short and easy commuting distance of the major cities of Glasgow and Edinburgh. Both cities boast international airports and major road and rail links.

Dwelling House:

The one and a half storey stone built dwelling rough cast house with slated and tiled roof providing the following accommodation.

**Ground Floor -**

Hall - with staircase

Sitting Room:(16'x15'8")

Cupboard, tiles line surround, chimney blocked off.

Bedroom:(15'8"x12'4")

Cupboard

Scullery:(18'8"x5'9")

Housing central heating Grant Vortex Pro3646 boiler.

Kitchen:(15'8"x13'5")

Wall and base units, 3 small built-in cupboards.

Hall

Store Room

Hall

Bathroom:(8'10"x11'6")

W/c, wash hand basin, bath and shower.

Lounge:(15'8"x11'3")

Office:(13'x9'4")

Bedroom:(16'7"x16'10")

First Floor -

Bedroom:(12'5"x15'10")

Cast fire place

Cupboard:

Electricity meter.

Bedroom:(15'10"x13'3")

Garden:

Large garden to rear with lawns and shrubbery.

Council Tax:

Band E.

Water:

Private supply.

Power:

Mains electricity. 3 phase.

Drainage:

To septic tank.



Stabling -

Silage Pit: (45'x66')

Sleeper walls with concrete floor.

Calf House: (60'x22')

Brick built with corrugated iron roof & sides - cubicles.

Cubicle House: (146'x46')

Steel framed with box profile roof and corrugated iron sides and concrete floor.

Slurry Tower:

A O Smith Slurry Store System.

Byre: (22'x56')

Slated roof with concrete floor.

Byre: (25'x15')

Stone built with slated roof.

Toolshed: (13'x22')

Stone built with corrugated iron roof.



Tractor Shed: (22'x22')

Stone built with corrugated iron roof.

Stalls, Workshop & Brusing House:

Stone built with concrete fibre roof.

Cattle Court: (120'x49')

With centre feed area. Steel construction, concrete fibre roof, corrugated sides.

Cattle Court: (30'x120')

With feed passage. Steel framed with concrete fibre roof.

Hayshed: (45'x90')

Steel framed with concrete fibre roof.

Hayshed: (50'x17')

Pole construction, asbestos roof, corrugated iron sides.

Cattle Court: (36'x45')

With feed barrier.

Small Byre: (24'x20')

Former Mill House: (20'x32')

Sandstone walls.

Implement Shed: (80'x40')

Steel framed with box profile roof and sides and rubble floor.

**Fences:**

The fences are stob and wire. Hedging.

Basic Payment Scheme:

The seller will co-operate with the transfer of rights to receive.

Minerals:

The minerals are included in the farm in so far as the seller has the rights hereto.

Wayleave:

Glasgow City Council pay £5,000 per annum for the wayleave of the pipes. This will be transferred to the purchaser.

Entry:

Vacant possession will be given on a mutually agreeable date.

Title Deeds:

Title deeds may be inspected at the offices of Stronachs, 34 Albyn Place, Aberdeen AB10 1FW.

Access:

Access to the property is via a shared road marked blue on the plan.

Telephone/Radio Mast:

The mast and cabin are excluded from this sale. Reservations to be retained for access along the route denoted on the map *in orange* and along the perimeter at the mast site.

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 are strictly by appointment only on telephoning the Sole Selling Agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281. The viewings will be reserved to viewing days.

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.

Any missives for the sale of the property will include a provision that in the event that outline planning permission is granted for development of all or part of the property a payment will be made by any purchaser to the sellers of a clawback payment in respect of a share of the uplift in value resulting from the said grant of planning permission. Further details are available from Stronachs LLP.

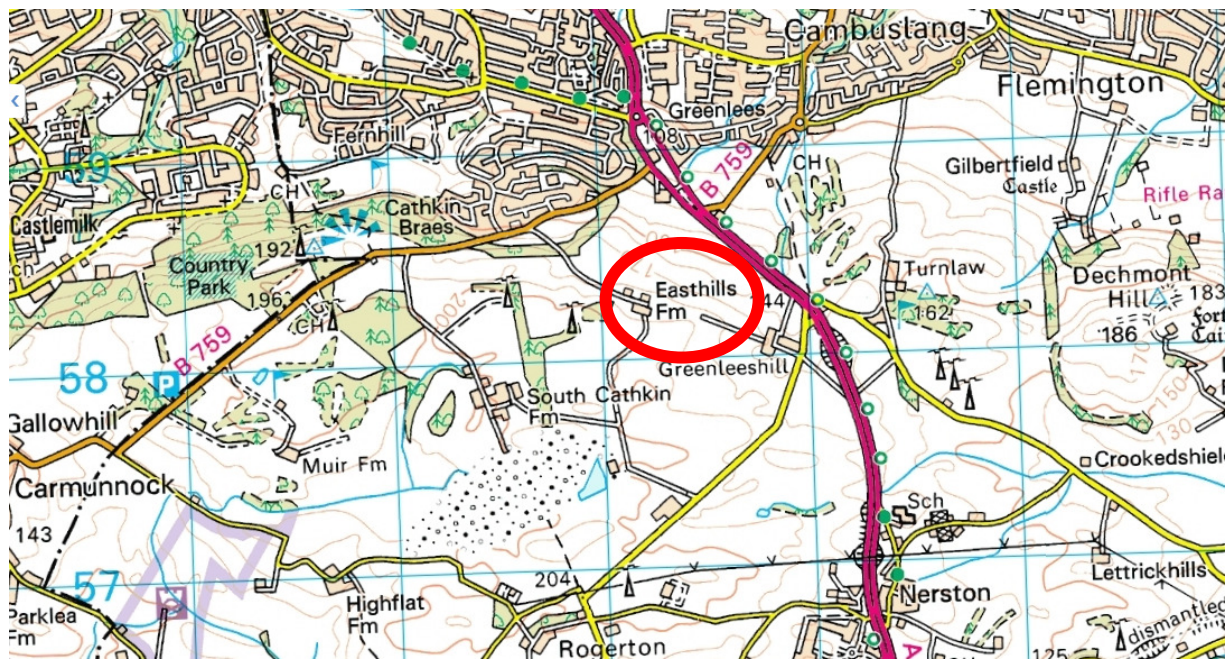
Note:

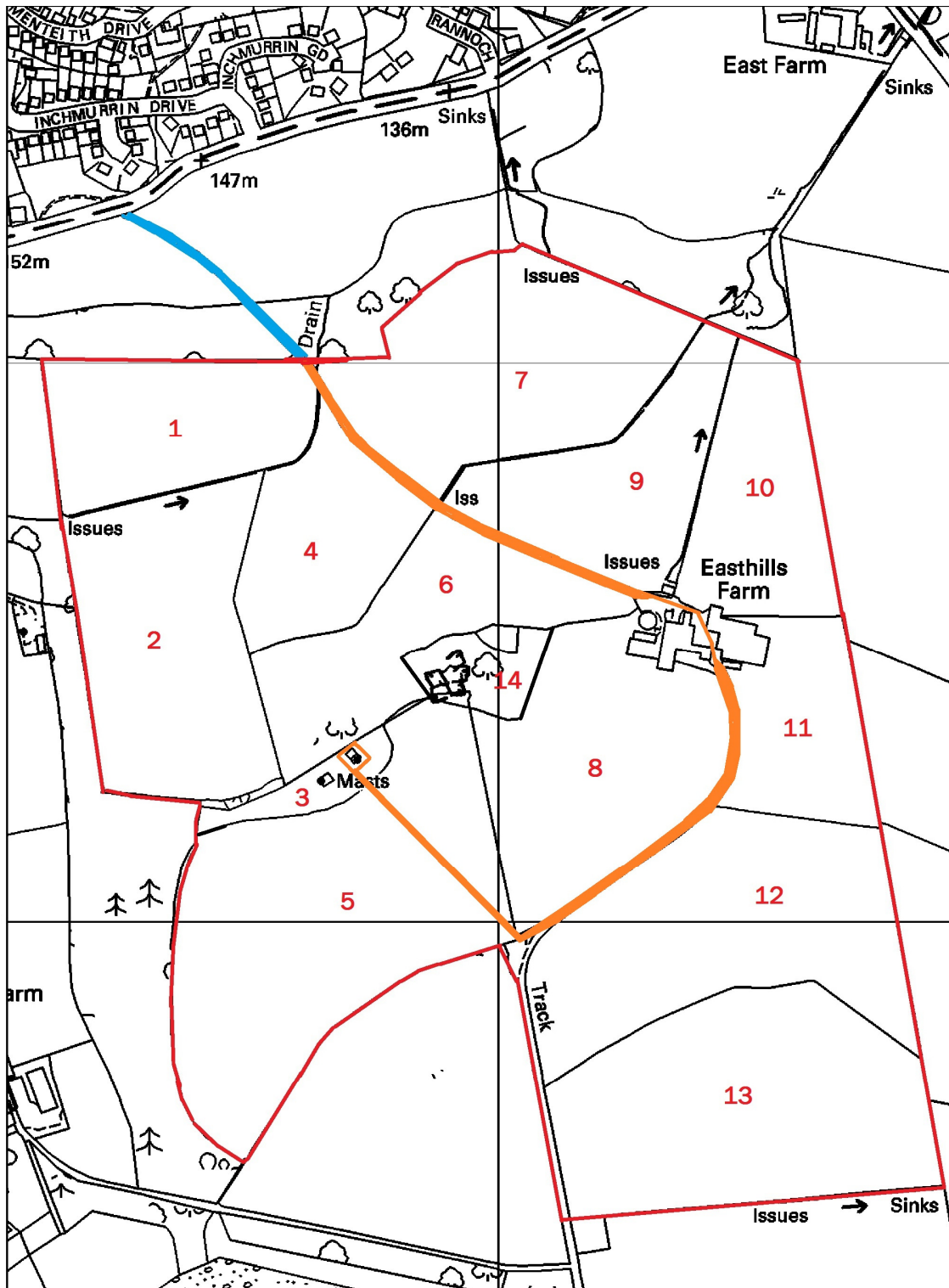
The seller is not bound to accept the highest or any offer.

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.

<i>Field Count</i>	<i>Area</i>	<i>Region</i>	<i>Classification</i>
1	6.62	1	Arable
2	10.40	1	Permanent Pasture
3	5.66	1	Permanent Pasture
4	4.38	1	Permanent Pasture
5	16.38	1	Permanent Pasture
6	6.47	1	Permanent Pasture
7	11.19	1	Arable
8	10.33	1	Permanent Pasture
9	6.89	1	Arable
10	6.10	1	Arable
11	4.58	1	Arable
12	12.62	1	Arable
13	13.91	1	Arable
14	1.1	-	Woods
Steading and Roads	3	-	
	119.63 Acres		





Blue - Right of Access

Orange - Right of Access retained for Mast Site