

CARTSIDE FARM & LIVERY STABLES
THORNTONHALL





Desirable country property with traditional dwelling house of 2 reception rooms and 4 bedrooms.

Extensive range of stables, steading buildings and outdoor arena, along with 90.72 acres of land for sale as a whole or in 4 lots.

All within easy commuting distance of Glasgow.

Lot 1 - House, Steading and 21.55 acres.

Lot 2 - Two Enclosures of Land 26.476 acres.

Lot 3 - Four Enclosures of Land 30.16 acres.

Lot 4 - One Enclosure of Land 12.55 acres and Telecommunication Mast.

Sellers:

Executors of The Late Mrs C Kerr
Cartside Farm
Thorntonhall

Solicitors:

Wright & Crawford
11 Glasgow Road
Paisley PA1 3QS
Tel: 0141-887 6211

Selling Agents:

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



Directions:

From the A726 East Kilbride to Busby road turn into the village of Thorntonhall. Continue through the village. On leaving the 30 zone take first right ¼ mile on, signposted Eaglesham. Continue for ½ mile take right signposted Waterfoot and Clarkston. Continue for one mile and Cartside is on your left hand side.

Situation:

The farm is situated in a delightful rural position 1 ½ miles west of Thorntonhall which is regarded as one of Scotland's premier addresses. Also ½ a mile east of the village of Waterfoot, all within the district of South Lanarkshire. The house occupies a pleasant rural site overlooking the surrounding countryside.

Clarkston, East Kilbride and Eaglesham are all equi-distant from the property and all offer a vast range of services including medical, banking, legal and commercial, along with large shopping centres, supermarkets and retail parks. The property is conveniently situated within 7 miles from Glasgow City Centre and is serviced by a regular bus service from Waterfoot and regular rail service from Thorntonhall. Conveniently situated for easy access to excellent motorway networks to all major routes. The international airports of Glasgow and Prestwick are within ½ hours drive by car.

Education:

Primary and secondary education is provided at East Kilbride. The property is on the border of East Renfrewshire Council which has 3 of the best secondary schools in Scotland. Glasgow also boasts a number of distinguished private schools within easy commuting distance.

Dwelling House:

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

**Accommodation Ground Floor:****Lounge (18'9" x 12'10")**

Feature stone open fireplace with chimney breast, 2 alcoves and windows facing in 2 directions.

Double Bedroom (14' x 11'8")**Living Room (18'10" x 12'2")**

Tiled open fireplace with wooden surround, alcove.

Double Bedroom (12'62 x 11'10")**Kitchen (15'4" x 10'8")**

Base and wall mounted fitted kitchen units, electric oven, hob, fridge freezer and dishwasher.

Utility Room (18'3" x 6'8")

With sitting area adjacent and door leading to the garden.

Bathroom (11'8" x 5'9")

WC, wash hand basin and walk in bath.

Entrance Hall

Cupboard and front porch.

Upper Floor:

Double Bedroom (16'5" x 14'5")

Bathroom (12'5" x 6'5")

Fully tiled, WC, bath with shower, wash hand basin and wall cupboard.

Double Bedroom (16'1" x 12'4")

Fitted wardrobes and storage cupboards.

Fittings:

Further fittings include oil fired central heating and double glazing throughout, burglar alarm. Floor coverings and blinds.



Garden:

Large enclosed garden to rear comprising of lawn, shrubbery and patio.

Council Tax:

The subjects' council tax band is E.

Water:

Mains supply.

Power:

Mains electricity.

Drainage:

To septic tank.

Steading Buildings:

Stable Block

Timber framed with corrugated iron roof and side cladding, concrete floor containing 3 stables.

Stone Barn

Stone built, corrugated iron roof, concrete floor.

Dungstead

Part concrete panel walls, part stone walls, concrete floor.

Meal House

Stone built range of buildings with slated roof and concrete floor comprising meal house, bothy, boiler house, passage and WC.

Stable Block

Brick built with corrugated iron roof and concrete floor containing 5 stables with drinking bowls.

Stable Block

Stone built with slated roof and concrete floor containing 7 stables with drinking bowls.

Loose Box

Stone built with corrugated iron roof and concrete floor.

Traditional Buildings

Range of stone built buildings with slated roof, concrete and cobbled floors and comprising garage, cart shed, barn with loft, stable.;

General Shed (162' x 54')

Steel framed with box profile sheeted roof, corrugated iron, side cladding, earth floor.

Cattle Court (72' x 18'6")

Steel framed lean-to, breeze block built, vent air side cladding, box profile sheeted roof, earth floor.

Stable Block (90' x 18'6")

Steel framed lean-to, breeze block built, vent air side cladding, insulated box profile sheeted roof, concrete floor and containing 9 stables with drinking bowls.

Loose Boxes

Brick built with corrugated iron roof and concrete floor comprising 4 boxes.

Storage Yard:

Enclosed storage yard adjacent to steading with hardcore surface.

Outdoor Arena: (108' x 67')

Floodlit riding arena with all-weather surface.

**Telecommunication Mast:**

There is a One to One Personal Communication Limited mast situated on the subjects. The lease expires on 2021. The mast generates an annual rental of £4,707 which gets reviewed every 5 years.

Lands:

Field Number	Area	Lot
NS/57159/54799	13.22	1
NS/57225/54656	8.33	1
NS/57387/54889	13.84	2
NS/57510/55088	12.63	2
NS/57118/54351	8.80	3
NS/57236/54534	6.18	3
NS/57281/54401	6.53	3
NS/57420/54521	8.65	3
NS/57408/54297	12.55	4
	90.93 acres	

Fences:

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

Basic Payment Scheme 2015 (BPS):

The 2015 single application form was submitted to enable a basic payment scheme claim 2015. The vendor will transfer the right to receive payment for the 2016 claim.

Entry:

Early entry on a date to be mutually agreed.

Inspection:

Inspection of the subjects is 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 Wright & Crawford.

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.

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.

Offers will be invited for the farm as a whole or in 4 lots as undernoted:-

Lot 1 - House, steading buildings and 2 enclosures extending to 21.55 acres or thereby.

Lot 2 - Two enclosures of land extending to 26.476 acres or thereby.

Lot 3 - Four enclosures of land extending to 30.16 acres or thereby.

Lot 4 - One enclosure of land extending to 12.55 acres or thereby and telecommunication mast.

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.



