

FANTASTIC SMALLHOLDING AVAILABLE WITH A 2-BEDROOM BUNGALOW A TRADITIONAL FARM STEADING.

MILL FARM • BOWHOUSEBRAE ROAD • AIRDRIE • NORTH LANARKSHIRE • ML6 8PR



DM HALL

Property Details

Fantastic smallholding available with a 2-bedroom bungalow, a traditional farm steading of stone construction, stables and land extending in all to 3.81 Ha (9.42 acres).

Offers Over £265,000

- Wonderful elevated rural outlook
- Suitable for equestrian and smallholding purposes
- Development potential*
- Close proximity to local amenities
- Fantastic access to central motorway network
- Approximately 3.81 Ha (9.42 acres)



Location

The property is positioned on an elevated site, overlooking its lands to the North and the glen by the North Calder Water beyond. To the south is suburban housing with playing fields. To the east and west are agricultural fields.

Airdrie has a good selection of shops, including Gartlea Retail Park, and schools at both primary and secondary level. Nearby Chapelhall has good local shops, a doctors surgery, Post Office and a supermarket. Faraday retail park and the Glasgow Fort shopping centre are a short driving distance from the property also.

Drumgelloch train station is 1.5 miles away with a large car park and EV charging points. Airdrie Train Station also provides direct access to both Glasgow and Edinburgh City Centres. Glasgow Airport is 23 miles distant and Edinburgh Airport is 27 miles away.

Description

This is a most unique offering to the marketplace, the perfect combination of house, outbuildings and land, which create a compact smallholding suitable for a variety of uses. The property also offers development potential subject to obtaining the necessary consents.

The property is accessed immediately off Bowhousebrae Road. The stone steadings lie adjacent to the entrance and have been used for general storage. The bungalow requires modernisation and repair. An asbestos report is available confirming chrysotile in the textured coatings of the living room. It is expected that some parties may wish to replace the property. Beyond the house there are timber stables, site of a previous barn and a former garage (no roof).

The accommodation comprises: Kitchen/Dining room with fully fitted floor and wall units. Living room with dual aspect. Bathroom with WC, WHB, bath (electric shower over) and wall mounted storage units. Bedroom 1 and Bedroom 2.

Council Tax

Band D

EPC

F37

Water

Mains



Drainage

Septic Tank

Electricity

Scottish Power

Broadband

Purchasers should make their own enquiries in relation to connections and their preferred supplier

Heating

Oil Fired Central Heating

Grazing Land

The land extends to approximately 3.58Ha (8.86 acres) and is all permanent pasture that is capable of producing a good crop of silage. The fields are separated into four paddocks by post and wire fences, of mixed repair, and mature hedgerows. The land is in very good condition, well drained and provides good quality grazing, historically used for equestrian purposes. The land is predominantly Class 3.2 for agriculture and class F3 for forestry according to the James Hutton Institute. Each field is accessed from internal tracks which appear to be in good condition and allow easy access from the property. The farm lies between 150m and 160m approximately above sea level and is gently sloping to the North. Water appears to be supplied through field troughs. The land is not registered for IACS payments.

Planning

The National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and previous Scottish Planning Policy. Interested parties should refer to: <https://www.gov.scot/publications/national-planning-framework-4/>.

Should interest be obtained for development, the anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser. The Vendor reserves the right to sell the site without reference to any other party.

If purchasers wish to consider the planning position, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk 0785 256 8874 for independent advice.



Drainage/ SEPA

According to SEPA flood maps, the property is only affected by minor surface water flooding behind the stables only. Interested parties can access SEPA future flood maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>.

Boundaries

The land is generally enclosed by post and wire fencing of mixed repair. The ground for sale is as is described and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

BPS, IACS & Designations

The land is not registered and therefore no Basic Payment Entitlements are included in the sale. There are no existing grant schemes in place. Interested parties wishing to enquire on rural payments can contact the local SGRPID office outlined within these particulars.

Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

Scottish Government Rural Payments and Inspections Directorate (SGRPID)
Scottish Government
Agriculture and Rural Economy
Cadzow Court
3 Wellhall Road
Hamilton
ML3 9BG
Tel: 0300 244 3665
SGRPID.hamilton@gov.scot

Local Authority

North Lanarkshire Council
<https://www.northlanarkshire.gov.uk/your-council/contact-us>

Solicitor

Ledingham Chalmers
Stirling Agriculture Centre
Unit 2B
The Paddock
Stirling
FK9 4RN



Third Party Servitudes and Burdens

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Health and Safety

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to farm buildings. An asbestos certificate is available from the Selling Agents. No further surveys have been carried out over the property.

Viewings

By appointment with the Selling Agents. To schedule a viewing please call 01786 833800 or email rural@dmhall.co.uk. Details of your current address, buying position and finances will be requested before a viewing can be scheduled.

Directions

For satnav purposes the property postcode is ML6 8PR. The property can also be located via the what3words: <https://w3w.co/talent.city.runs>. The farm is accessed directly from Bowhousebrae Road.

Entry

By mutual agreement.



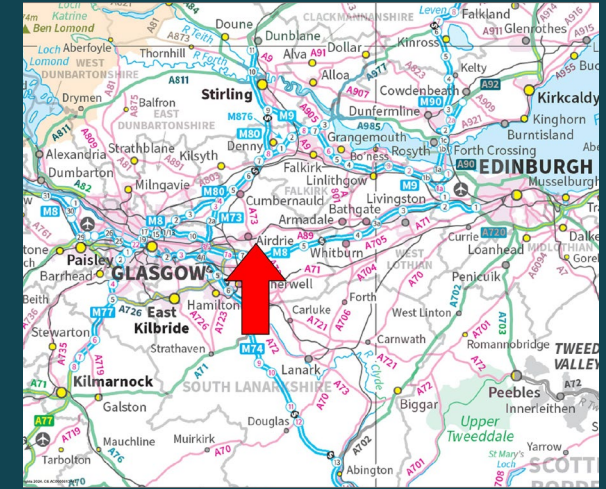
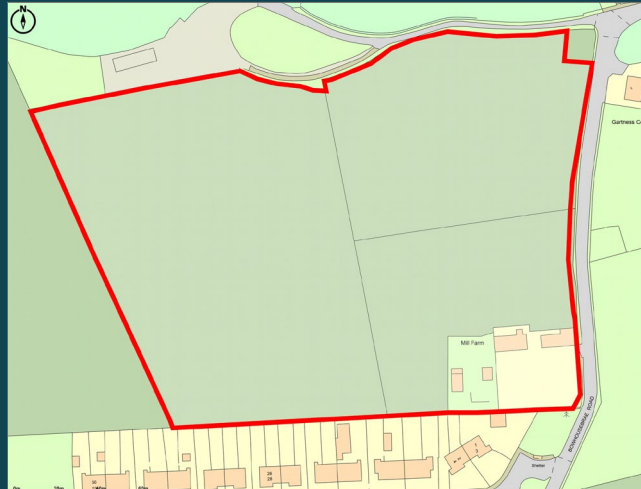


Offers

Each party will be responsible for paying their own legal costs. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred. Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800
or email rural@dmhall.co.uk

DM HALL



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RICS

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