



LAND AT HILLHOUSE FARM

SANDILANDS | LANARK



RETTIE



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SANDILANDS, LANARK, ML11 9TX

A diverse area of high amenity grazing and woodland extending to approximately 48.95 acres in rural South Lanarkshire.

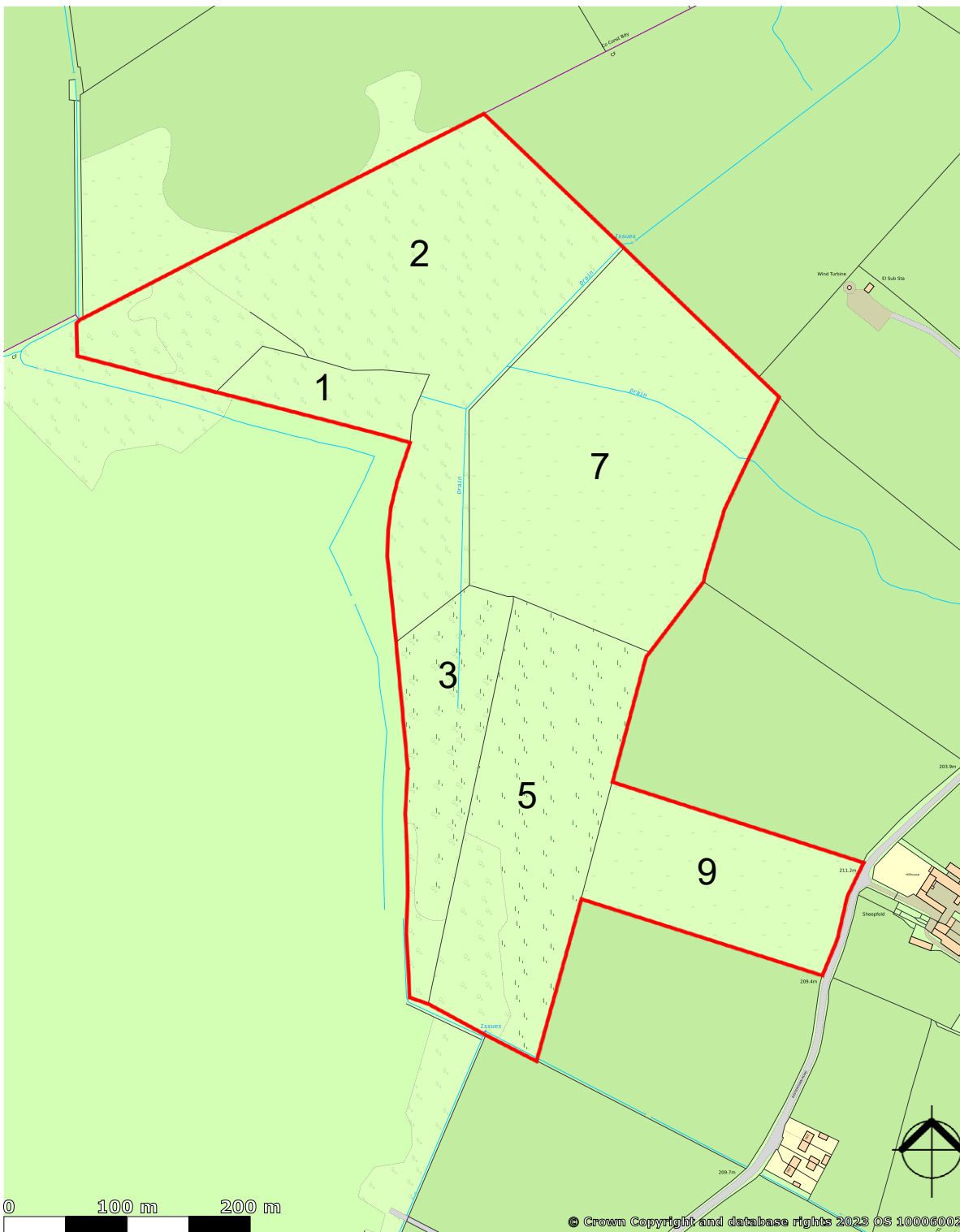
Convenient access from adjoining minor public road.

With appeal to those with farming, conservation, woodland and nature interests.

Lanark 5.5 miles; Glasgow 32 miles; M74 11 miles.

FOR SALE AS A WHOLE

Further Land may be for Sale by Separate Negotiation





SITUATION

The lands at Hillhouse sit to the southeast of the historic town of Lanark as part of the wider Hillhouse Farm. The farm itself sits in the Douglas Water valley with the land included in the sale sitting slightly higher at an elevation between 203 and 223 metres above sea level.

The nearest town is Lanark which offers supermarkets, a range of shops and secondary schooling as well as being home to the World Heritage Site of New Lanark and a livestock market. The station at Lanark also provides direct services to Glasgow with a connecting service to Edinburgh.

The nearby M74 allows for easy access into Scotland's Western Central Belt and the North of England whilst Edinburgh is roughly an hour by car.

GENERAL DESCRIPTION

An ecologically diverse area of land with underlying peat soils and areas of established and naturally regenerating trees and a parcel of grazing land. The land is split into five parcels which are defined by post and wire fences. The higher ground within these is mainly peatland with some young forestry having naturally regenerated – mainly birch and pine. This has consequently provided a diverse habitat which supports a range of bird species and wildlife including roe deer. The denser woodland is to the southwest with birch, spruce, pine, rowan and alder in evidence. The exclusion of grazing animals and deer would allow regeneration to accelerate in the various areas. Field 9 which provides access to the remaining lands from the public road is former woodland which was clearfelled after windblow.

The lower southeasterly parcel is defined as grazing land which is a mixture of Grade 4.2 and Grade 5.3 according to the James Hutton Institute. The land is gently sloping in a southerly direction with access gates on the east and west to neighbouring land parcels.

There should be scope within current planning guidelines to erect a hut on the land and it may be possible to erect a larger structure subject to planning consent.

Note: the land to the west is currently a commercial peat farm.

About 48.95 acres in all.

	Field	Grazing		Permanent Pasture		Woodland		Total Acres
		Ha	Ac	Ha	Ac	Ha	Ac	
Lot 1	1			0.7	1.73			
	2			6.52	16.11			
	3					1.68	4.15	
	5					3.62	8.95	
	7	5.24	12.95					
	9			2.05	5.07			
Total		5.24	12.95	9.27	22.91	5.3	13.1	48.95

FURTHER LAND

There is further adjoining land which may be for sale by separate negotiation. For more detail please speak to Rettie & Co.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is ML11 9TX.

Directions

From the M74, come off at Junction 12. From here turn onto the B7078 before taking the turn off onto the minor B road signposted for Douglas Water. Follow this road for approximately 3.5 miles, the land is on the left-hand side of the road.

From Lanark, turn off the main street on the A72 (Kirkfieldbank Brae). Follow this for around half a mile before turning left onto Kirkfield Road. Continue on this road for approximately 3 miles before turning left onto Eastertown Road. The land is around half a mile along this road on the right-hand side.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Sporting Rights

The Sporting Rights are in hand in so far as they are set out in the title.

Basic Payment Entitlements

Basic Payment Entitlements can be made available by separate negotiation.

Local Authority

South Lanarkshire Council, NEC Admin Office, Council Offices, Almada Street, Hamilton, ML3 0AA. T: 0303 123 1015. E: nec@southlanarkshire.gov.uk.

Solicitors

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





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www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.