

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

***LANDS OF GARDRUM
CALIFORNIA FALKIRK***

OFFERED FOR SALE BY PRIVATE BARGAIN

***GRAZING FARM EXTENDING TO 119 ACRES OR THEREBY
ALONG WITH DWELLINGHOUSE AND STEADING
ALL IN NEED OF UPGRADING***

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:

*Fiona & William Martin
Gardrum Farm
California
Falkirk
FK1 2DQ*

Solicitors:

*Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE*

Selling Agents:

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

Directions:

From M8 take the A706 North through Whitburn and Armadale. Turn left on to the B8047 for Westfield and Avonbridge. From Avonbridge take the B8028 for Falkirk, continue for 2 miles and the farm road is on your left.

Situation:

The farm is situated on the Southern edge of the Village of California approximately 4 miles South of Falkirk all within the Parish of Slamannan, District of Falkirk.

Dwelling House:

One and a half storey dwelling house with brick built extension and slated roof and providing the following accommodation in two units. The house is in the process of being upgraded and construction has stopped requiring significant work to make it habitable.

Accommodation:**Unit 1**

Lounge with multi burning stove.

Double Bedroom:***Bathroom: Under construction***

Wet room, WC, wash hand basin, and shower.

Kitchen:

New base and wall mounted kitchen units with marble tops, integrated fridge freezer, electric oven and gas hob with adjoining dining area and sun room.

Unit 2: Ground Floor

Lounge

Kitchen:

Base and wall mounted kitchen units, electric oven and gas hob.

Dining Room:

Sun Room:

Utility Room:

Bathroom:

With dressing room, bath, WC and wash hand basin.

Upper Floor:

Shower Room, WC, shower and wash hand basin.

Double Bedroom:

2 fitted wardrobes

Double Bedroom:

Double Bedroom:

Boxroom:

Fittings:

Both units have fully insulated lofts, underfloor central heating throughout. The ground floor serviced by Woodchip Boiler and 12 solar panels.

Garden:

Large enclosed garden to front and side comprising lawns, borders and rockery.

Power:

Mains electricity

Water:

Mains supply

Drainage:

To septic tank

Steading Buildings:

Boiler House:

Breeze block built with slated roof and concrete floor and housing Windhanger woodchip boiler and woodchip store.

Traditional Buildings:

Range of stone built buildings with Dutch tiled roof and concrete floor, all used for storage, structure and roof in dangerous condition.

Slatted House:

Steel and timber framed breeze block built with corrugated iron roof and concrete floor.

Cubicle House:

Steel framed breeze block built with corrugated iron roof and concrete floor with automatic scrapers and calving pens.

Cattle Court:

Timber framed with corrugated iron roof, part concrete floor, part earth floor comprising court, passage and slatted pens.

Silage Pit:

Steel framed, concrete panel walls, corrugated iron roof and concrete floor.

The buildings are all in a poor state of repair.

Lands:

<i>Field Count</i>	<i>Area</i>	<i>Description</i>
1	8.97	Permanent Pasture
2	7.71	Permanent Pasture
3	14.31	Permanent Pasture
4	5.98	Permanent Pasture
5	2.25	Woodlands
6	2.69	Mossland
7	1.33	Permanent Pasture
8	5.63	Rough Grazing
9	7.09	Rough Grazing
10	1.11	Rough Grazing
11	3.24	Permanent Pasture
12	2.25	Rough Grazing
13	0.32	Rough Grazing
14	6.20	Rough Grazing
15	1.85	Rough Grazing
15A	7.00	Arable
16	6.42	Arable
17	10.16	Rough Grazing
17A	6.00	Permanent Pasture
18	18.29	Rough Grazing
	118.80 Acres	

Fences:

The March fences are stob and rylock and in stockproof condition. The interior fences are in poor condition.

Wind Turbines:

There are two wind turbines situated on the subjects which are not included in the sale. The owners of the turbines have a 24 hour right of access from the public road through the steading to the turbines.

Wayleaves:

There is an overhead power line and a gas pipeline cross the subjects.

Basic Payment Scheme (2018 BPS)

The 2018 Single application form was submitted to enable a basic payment scheme claim 2018. The vendor will transfer the right to receive payment for 2019 claims

Minerals:

The minerals are included in the sale only insofar as the sellers have the rights thereto.

Entry:

Vacant possession will be given to the subjects 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 Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.

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.

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.

Identification Regulations:

UK-Wide Anti-money Laundering Regulations (Implementing the 4th EU Directive). We are required by law to verify the identity of anyone who will submit an offer. Verification check must be complete before any offer can be considered.

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.

