

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

***LANDS OF GREENCRAIG
AVONBANK BY STIRLING***

OFFERED FOR SALE BY PRIVATE BARGAIN

***BLOCK OF GRAZING LAND
EXTENDING TO 58.68 ACRES 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:

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 1 mile taking a very sharp right hand turn and the land is on your left hand side.

Situation:

The land is situated approximately 1 mile North of Avonbridge and 2 miles South of California all within the Parish of Slamannan, District of Falkirk.

Lands:

Block of grazing land extending to 58.68 acres or thereby in 4 enclosures.

Field Count	Area	Description
1	12.26	Permanent Pasture
2	13.17	Permanent Pasture
3	4.35	Rough Grazing
3A	12.30	Permanent Pasture
4	8.30	Permanent Pasture
4A	8.30	Rough Grazing
	58.68	
	Acres	

Fences:

The fences are stob and wire and in poor condition.

Access:

There is a hard access road from the public road to all enclosures.

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.

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 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.

