

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

GREENSHIELDHOUSE FARMHOUSE AND STEADING BUILDINGS

***SUBSTANTIAL 6-APARTMENT
STONE BUILT DWELLING HOUSE
WITH STEADING BUILDINGS
WHICH HAVE PLANNING PERMISSION
TO CONVERT AND DEMOLISH THE STEADING TO
ONE CONVERSION AND FOUR NEW BUILDS***

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLEN, LANARK, ML11 9AX
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Selling Agents:

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

Solicitors:

Davidson & Shirley
11 Hope Street
Lanark
ML11 7ND

Proprietors:

Mr & Mrs J Moffat
Acacia
Carnwath, Lanark
ML11 8LH

Directions:

From Carnwath, take the A70 signposted Edinburgh, continue taking the first road on the left, signposted Auchengray and Woolfords. The property is on your right.

Situation:

The subjects are situated three miles North of Carnwath, all within the Parish of Carnwath, District of South Lanarkshire. The subjects occupy a pleasant rural location.

Carnwath provides local shopping, banking and leisure facilities. An extensive range of shops, supermarkets and retail parks are situated in the nearby towns of Lanark and Livingston. Primary education is provided in Auchengray and Carnwath, with secondary education in Biggar. The subjects are situated in easy commuting distance to Edinburgh.

Dwelling House:

Two storey stone built dwelling house with slated roof and providing the following accommodation on two floors:

Accommodation:**Ground Floor:-**

Lounge – Open Fire with stone surround
Double Bedroom – shelved alcove
Bathroom – bath with shower, WC and wash hand basin
Kitchen – base and wall mounted kitchen units, log burning stove
Utility Room – kitchen units

Upper Floor:-

3 double bedrooms
Single bedroom
Boxroom

Fittings:

Calor gas central heating and double glazing throughout. The house has been rewired recently.

Garden:

Enclosed garden comprising lawns to front and rear.

Water:

Mains supply.

Power:

Mains electricity.

Drainage:

To septic tank.

Planning Consent:

Planning consent has been granted for the conversion of former stable along with the demolition of the remainder of the farm steading and the erection of four one and a half storey dwellings. A copy of the Planning Consent CL/13/0078 along with the conditions are included in this package.

Unit 5 (Conversion):

Ground floor – lounge; family room; dining/kitchen; bedroom; shower room & wc.

Upper floor – two bedrooms; bathroom and loft area.

New Builds:

Unit 1:

Ground floor – lounge; bedroom with en-suite; kitchen and shower room.

Upper floor – two bedrooms and bathroom.

Unit 2:

Ground floor – lounge; bedroom with en-suite; study; kitchen and shower room.

Upper floor – two bedrooms, one with en-suite; playroom and bathroom.

Unit 3:

Ground floor – lounge; dining/kitchen; bedroom with en-suite; bedroom and shower room.

Upper floor – Bedroom with en-suite; bedroom; playroom and bathroom.

Unit 4:

Ground floor – lounge; bedroom with en-suite; dining/kitchen; study and shower room.

Upper floor – bedroom with en-suite; bedroom; playroom and bathroom.

Plans:

A reduced set of plans are enclosed. Full sets of plans are available for inspection.

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.

Inspection:

Inspection of the subjects are strictly by appointment only on telephoning the Sole Selling Agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

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.

Identification Regulations:

UK-wide Anti-money Laundering Regulations. 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 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.