

**LAWRIE  
&  
SYMINGTON**

***Cockrig Farm, Cleghorn, Lanark***

*Offered for sale as a whole.*

*Productive farm unit comprising 5-apartment farmhouse,  
outbuildings, land and development plot, sited in 193.45 acres*



***LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, LANARK, ML11 9AX***

**Sellers:**

Mr and Mrs J Jackson  
 Cockrig Farm  
 Cleghorn  
 Lanark, ML11 8NU

**Solicitors:**

Gebbie & Wilson  
 18 Common Green  
 Strathaven  
 ML10 6AG

**Sole Selling Agents:**

Lawrie & Symington Limited  
 Lanark Agricultural Centre  
 Hyndford Road  
 Lanark, ML11 9AX  
 T: 01555662281  
 F: 01555665100  
 E: [property@lawrieandsymington.com](mailto:property@lawrieandsymington.com)

**Directions:**

What3words:///drove.steer.abstracts

From Lanark, take the A706(Cleghorn Road), on reaching Harelaw roundabout, proceed onto the A706 for 2.1 miles, take right, continue along the road for 0.6 miles, the farm is on the right.

**Situation:**

The property is located with easy access to Forth and Lanark. Both Forth and Lanark

provide local shopping, banking and leisure facilities. An extensive range of shops, supermarkets and retail parks are also available in the nearby towns of Lanark and Livingston. Edinburgh is 30 miles, Glasgow is 31 miles and Carlisle is 83 miles from the property. Primary education is provided in Braehead with secondary education in Lanark.

**Dwelling House:**

Two storey dwelling, stone built with slated roof and providing the following accommodation:

**Ground Floor:**

Vestibule (6'4" x 16'8")  
 Kitchen (16'4" x 15'8")  
 Utility Room (11'9" x 12' 9")  
 Office (6'1" x 9'11")  
 Sitting Room (10'9" x 15'1")  
 Bathroom (9'2" x 11'1")  
 Shelved Storage Cupboard in Bathroom (3'6" x 6'10")  
 Hall  
 Shelved Storage in Hall (11'1" x 3'7")  
 Double Bedroom with ensuite area (9'6" x 14'9", 8'2" x 9'4")

**First Floor:**

Stairs and Landing  
 Storage (3' x 6'2")  
 Double Bedroom (9'2" x 14'9")  
 Double Bedroom (12'5" x 11'1")  
 Sitting Room (16'4" x 15'1")

**Garden:**

Enclosed garden to the front, comprising of lawns and shrubbery.

**Council Tax:**

Band D

**Water:**

Mains supply.

**Drainage:**

To septic tank.

**Outbuildings:**

Silage Pit and Cubicle Shed (80' x 140')  
 Dutch Barn (17' x 60')  
 Dutch Barn with Lean-to (72' x 46')  
 Dutch Barn (25' x 18')  
 Grain Silo

**Traditional Range of Stone Buildings:**

*Shed 1 (58'4" x 26'10")*

*Shed 2 (60' x 15'8")*

*Shed 3 (60'4" x 20'11")*

**Development Plot:**

*Planning permission has been granted for the construction of one dwelling.*

**Renewables:**

*There is an 80Kw wind turbine, the site is leased out to the developer to which the farm receives discounted electricity, plus a base rental.*



**Lands:**

<b>Field Count</b>	<b>Field Nos</b>	<b>Area</b>
1	NS 92531 / 50143	41.61
2	NS 92450 / 500018	0.84
3	NS 92387 / 49911	8.30
4	NS 92649 / 49917	1.66
5	NS 92494 / 49809	2.24
6	NS 92521 / 49549	32.54
7	NS 92679 / 49778	12.94
8	NS 92938 / 49785	24.59
9	NS 92938 / 49785	0.37
10	NS 92131 / 49620	7.31
11	NS 92788 / 49319	56.16
12	NS 92902 / 49119	0.72
13	NS 93007 / 49339	1.08
14	Steading and Roads	3.09
	<b>TOTAL</b>	<b>193.45acres</b>



**Date of Entry:**

Entry to the subjects will be given on a date to be mutually agreed between the parties.

**Inspection:**

Inspection of the subjects are strictly by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark Agricultural Centre, Lanark, ML11 9AX, Tel: 01555 662281.

**Title Deeds:**

The title deeds may be inspected at the offices of Gebbie & Wilson 18 Common Green Strathaven ML10 6AG

**Offers:**

All interested parties should notify their interest with the sole selling agents, Lawrie & Symington Limited, Lanark Agricultural Centre, Lanark, ML11 9AX, so they may be notified of a closing date for offers.

**Deposit and Payment:**

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. The deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributed to the Seller or their Agents.

**Servitudes and Third Party Rights:**

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

**Minerals:**

The minerals are included in the sale of the property only in so far as the seller has the rights thereto.

**Basic Payment Scheme:**

The vendor will endeavour to transfer the BPS entitlements for the future year 2023 for the avoidance of doubt, the 2022 claim will remain with the vendor.

**Ingoing Valuation**

The purchaser in addition to the purchase price, be obliged to take over and pay for, a valuation which will be carried out by Lawrie and Symington Ltd with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment taking account for the enhanced value of the establishment and age of the crops.
2. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

**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:**

Parties viewing the subjects do so at their own risk. The selling agents and owners take no liability for claims arising out of bodily injury, illness, disease or property damage made by third parties viewing the subjects.

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



