

**LAWRIE
&
SYMINGTON**

Lownie Hill

Offered for sale as a whole or in three lots

- 1. Dwelling House and Steading set in 14.59 acres*
- 2. Old Quarry 1.05 acres*
- 3. 24.71 acres of Land*



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

Sole Selling Agents:

Lawrie & Symington Limited

Lanark Agricultural Centre

Hyndford Road

Lanark, ML11 9AX

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F: 01555665100

E: property@lawrieandsymington.com

Directions:

What3words: [///offers.tributes.improvise](#)

From Forfar take the B9128 Dunnichen Road for 1.8 Miles where the road forks keep left and continue for 0.2 Mile the property is on the left.

Situation:

The property is located with easy access to Forfar. Forfar provides local shopping, banking, medical and leisure facilities. An extensive range of shops, supermarkets and retail parks are also available in the nearby in Dundee. Dundee is 14 miles, Perth 35 miles, Edinburgh is 75 miles, and Aberdeen is 55 miles from the property. Primary and Secondary education are provided in Forfar.



Lot 1: [REDACTED]
Dwelling House Yard set in 14.59 acres.

The dwelling house is stone built with a slated roof, metal glazed windows heating is via closed and open fires with radiators, with the following accommodation:

Sitting room

Kitchen

Hall

Bathroom

Double Bedroom

Double Bedroom

Garden:

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



Council Tax:
Band C

Water:
Mains supply.

Drainage:
To septic tank.



Lot 2: [REDACTED]
Old Quarry 1.05 acres

Lot 3: [REDACTED]
24.71 acres of land



Clawback on lots 2 & 3:

The vendor will retain a standard security on the title for a period of 20 years at 30% uplift in the event of any development on the subjects.

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.

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.

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.



Lot 2

Lot 1

Lot 3

