



Galbraith

SANDILANDS & BURNHOUSE FARMS
SANDILANDS, LANARK

SANDILANDS & BURNHOUSE FARMS, SANDILANDS, LANARK, ML11 9UA

An excellent mixed farm located close to the town of Lanark

Rigside 2 miles ■ Lanark 5 miles ■ M74 (J12) 4 miles

Acreage 159.67 Hectares (394.54 Acres)

- Attractive, well maintained 4 bed farmhouse
- Further 3 bed cottage & 3 bed farmhouse
- 2 ranges of agricultural buildings
- Well managed blocks of Grade 3 & 4 arable and grazing land
- Located a short distance from Lanark and the M74

FOR SALE AS A WHOLE (Lotting may be considered)

Galbraith

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 OnTheMarket





SITUATION

Sandilands & Burnhouse Farms comprises a productive arable and grassland unit extending to 159.67 Ha (394.54 Acres) which is currently run as a beef, sheep and arable farm. The property is situated in a rural yet accessible location within a short distance of the market town of Lanark and is also only a few miles off the M74 motorway, one of Scotland's busiest transport links.

The town of Lanark offers access to both a local primary school and secondary schooling along with a wide range of amenities, most importantly Lanark Auction Mart, a veterinary practice who covers farm and equestrian disciplines and agricultural merchants and suppliers. The area is also well off for agricultural machinery dealerships for the supply and repair of machinery.

Agriculturally the surrounding area of South Lanarkshire provides an attractive location with a combination of productive pasture and arable ground with rolling hills in the distance.

METHOD OF SALE

Sandilands & Burnhouse Farm is offered for sale as a whole, although lotting may be considered and can be discussed with the selling agents.

DESCRIPTION

Sandilands & Burnhouse Farms extend to 159.54 Ha (394.54 Acres) of arable and grassland. The farm is located in a singular block which is split by an unnamed public road which runs through the centre of the steading, splitting the farm steading into two. The farmhouse, Sandilands Cottage and Burnhouse Farm along with a range of buildings lie to the south of the public road, with a further range of farm buildings and land being located to the north.

The farm benefits from a range of traditional and modern agricultural buildings which have been used for the purposes of cattle housing, barley bruising and storage plus general storage.



SANDILANDS FARMHOUSE

Sandilands Farmhouse is a traditional stone-built farmhouse under a pitched slated roof with UPVC double glazed windows and benefits from a biomass Boiler and Solar panels. The farmhouse offers a spacious and flexible accommodation, which has had some modernisation in recent years, over two storeys.

The accommodation comprises:

Ground Floor: Utility, Washhouse, Woodchip store, kitchen with AGA, office off the kitchen, pantry, sitting room, dining room, lounge & w/c. There is also a loft up a staircase in the adjoining outbuildings, forming part of the house.

First Floor: 3 double bedrooms & family bathroom with bath & shower.

The farmhouse benefits from a well-managed area of landscaped garden with a greenhouse, lying to the east of the farmhouse.



SANDILANDS FARM COTTAGE

Of traditional stone construction, under a pitched slate roof, with uPVC double glazed windows, the cottage provides for accommodation over a single floor, comprising Kitchen, bathroom, sitting room, double bedroom and 2 single bedrooms. The property would benefit from modernisation throughout, however, appears to be wind and watertight.

BURNHOUSE FARMHOUSE

Of traditional stone construction under a pitched slate roof with uPVC double glazed windows, Burnhouse Farmhouse provides accommodation over one and a half storeys to include:

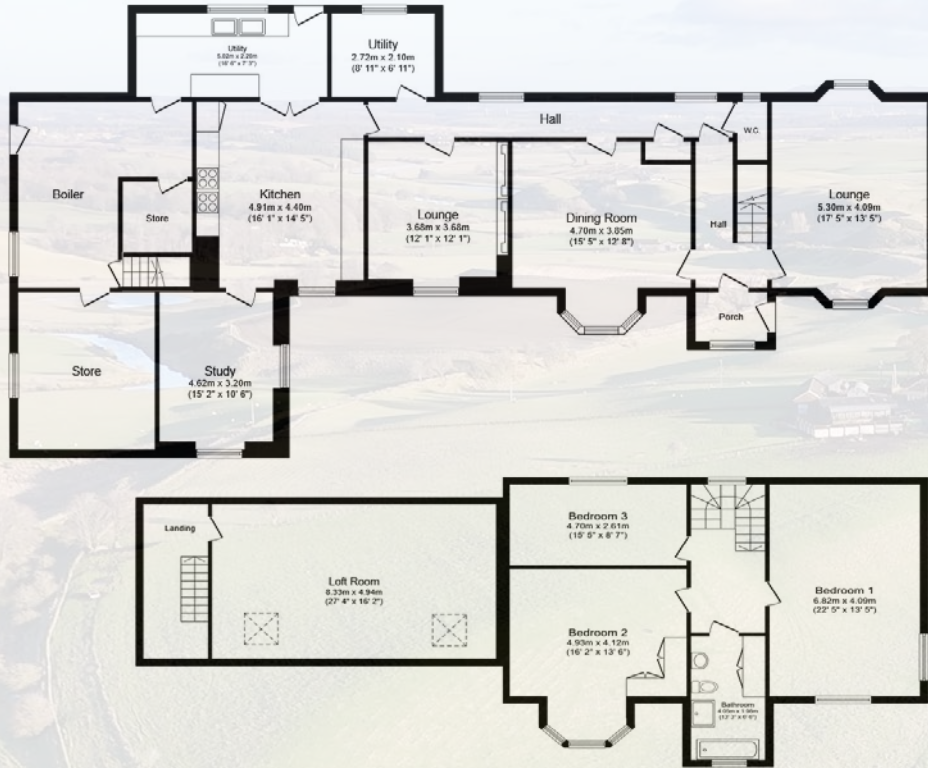
Ground Floor: Kitchen, utility room, 2no bedrooms, living room and bathroom

First Floor: 2 double bedrooms

Burnhouse Farmhouse would benefit from internal modernisation.

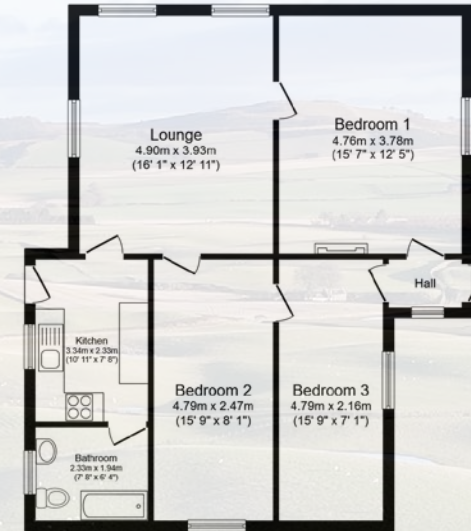


Sandilands Farmhouse



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

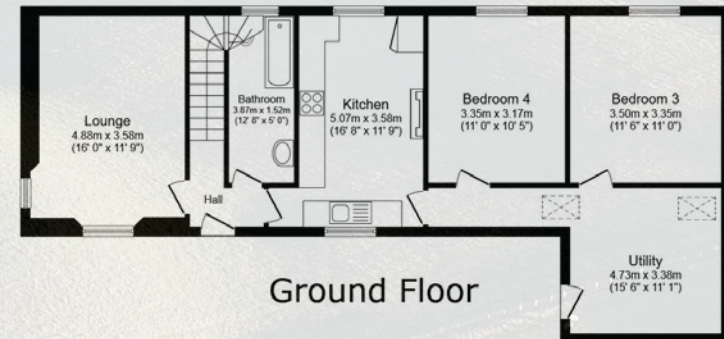
Sandilands Farm Cottage



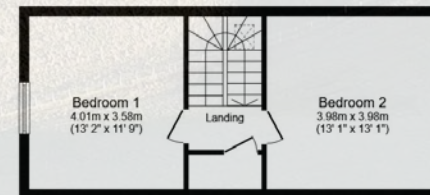
Floor Plan

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Burnhouse Farmhouse



Ground Floor



First Floor

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FARM BUILDINGS

The farm buildings at Sandilands are situated within close proximity to the farmhouse and are split by the public road. The buildings comprise of a mixture of traditional and modern farm buildings.

The farm buildings comprise:

Byre (40.45m x 4.7m)

Traditional stone construction with a timber truss roof structure, over clad with box profile sheeting with a concrete floor and 25 cow cubicles.

Parlour (8.15m x 6m)

Housing a redundant parlour within the traditional stone structure as above, with fixed cattle handling facilities.

Feeding area (38m x 9.5m)

Of steel portal framed construction with mixed stone and concrete walls with a pitched corrugated fibre roof, a concrete floor and feeding bunkers with direct scraping access to the outdoor slurry lagoon.

Cubicle Shed (31m x 6.55m)

Of mixed stone and concrete construction under a pitched box profile roof with a concrete floor including 47 Cubicles

Traditional Range (21.75m x 13.15)

Located centrally within the main farm steading, of traditional stone construction, under a pitched slate roof this building has former byres and stores and is used for storage of small tools and implements with the addition of grain bruising equipment.

Hay Shed (31m x 5.55m)

Of steel portal framed construction, under a curved corrugated tin roof with a compacted stone and earth floor with Yorkshire Boarding side cladding.

Slurry Store

Constructed in 2018, of concrete construction with a 1005m³ (221,068 Gallon) capacity. The lagoon is well fenced and has infrastructure capable of slurry extraction without breaching the gate or fence.

Grain Tower

150 ton capacity.

NORTH OF ROAD

Tractor shed - (18.35m x 9m)

Of steel portal framed construction under a pitched corrugated tin roof with corrugated tin side cladding and a compacted stone floor.

Cattle Reid (30m x 13.5m)

Of brick construction under a pitched corrugated fibre roof with a concrete floor

GP/Cattle Shed (13.8m x 5.9m)

Of steel portal framed construction under a curved corrugated tin roof, with corrugated tin cladding and a laid brick floor. This shed has a lean-to (18 m x 6m) of steel portal framed construction under a mono pitched corrugated roof, Yorkshire Board side cladding, concrete block walls and a concrete floor. The shed has the addition of fixed cattle handling facilities.

Cattle Shed (22.7m x 13.6m)

Of steel portal framed construction under a pitched corrugated fibre roof with concrete block walls with a mixed earth and concrete floor with internal feed barriers. There is a small lean-to (9m x 4.3m) of steel portal framed construction under a mono pitched corrugated fibre roof with concrete block walls, corrugated tin side cladding and an earth floor.





Silage shed (18.5m x 9.35m)

Of steel portal framed construction under a curved corrugated tin roof with mixed brick and concrete block walls with corrugated tin side cladding and a concrete floor.

Outdoor silage pit with open ends (30m x 12m approx.)

Steel H beams with concrete panels and a concrete floor with effluent tank to the north.

There are also some smaller sheds used for general storage of small items of equipment.

BURNHOUSE

Byre & Former Dairy Building (29m x 13m)

Of traditional stone construction under a pitched slate roof with concrete floors

Stone Outbuilding (16m x 6.65m)

Of traditional stone construction under a pitched slate roof with a concrete floor.

Bull Box (7.3m x 4.45m)

Of traditional stone construction under a pitched slate roof with a concrete floor.

THE LAND

In total the agricultural land included at Sandilands and Burnhouse extends to 159.67 Hectares (394.54 Acres) which is predominately Grade 3.2 by the James Hutton Institute, with a small area of Grade 4.2. The land is rolling in nature with some localised steep areas and bankings. The soil is generally deep brown earthy soils through the heart of the property with sandy/alluvial soils along the northern boundary with some non-calcareous gleys along the eastern boundary, close to the A70. The majority of the farm is in permanent grassland however it is also noted that some of the land is currently being utilised for the growth of seed potatoes and spring barley and the majority of the farm is worked into a grassland rotation.

The land is capable of carrying in excess of 100 cows and calves plus followers and 500 ewes and lambs.

The land is well fenced, and all fields benefit from water supplies for watering of livestock. The property is well served by a network of internal access tracks.

It should be noted that two fields are currently being rented by a potato grower who is on a single seasonal agreement at present. They have shown interest in renting more land on a 3year basis and would be interested to speak with the purchaser going forward.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Sandilands Farmhouse	Mains	Septic Tank	Mains	Biomass	Band D	Freehold	E46
Sandilands Cottage	Mains	Septic Tank	Mains	Biomass	Band B	Rent free liferent	E44
Burnhouse Farmhouse	Mains	Septic Tank	Mains	Oli Fired	Band D	Let £600 pcm	F36

IACS

All the farmland is registered for IACS purposes, and the farm code is 83/519/0023.

NITRATE VULNERABLE ZONE (NVZ)

The land at Sandilands is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS)

The BPS entitlements are available for sale. There are 154.14 units of Region 1 and 3.74 units of Region 2 available for purchase and transfer.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2019 for the remainder of the scheme year.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area.

HISTORIC SCOTLAND

No parts of the property are subject to any historical or scheduled monuments.

LOCAL AUTHORITY

South Lanarkshire Council, Almada St, Hamilton, ML3 0AA

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cadzow Court
3 Wellhall Road
Hamilton
ML3 9BG
T:0300 244 3665
E: SGRPID.hamilton@gov.scot

MINERALS

The mineral rights are excluded from the sale and are owned by Cloburn Quarry Co Ltd. Further details are available from the selling agent.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale. There is a historic sporting lease over the property in favour of Douglas & Angus Estate. There is also riverbank fishing rights on the Douglas Water with a rent paid of £20 per annum by a local angling club.

FIXTURES AND FITTINGS

All fixture and fittings within the property are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of the property shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, 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.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Glasgow, head south on the M74, taking exit 11 signposted Edinburgh/Ayr (B7078/A70). Follow signs for the A70, taking the first exit at the 2nd roundabout follow signs for the A70 Lanark/Rigside. Pass through the settlement of Rigside and turn left onto the B7055 signposted Douglas Water. After the pig unit, turn right and follow the road for approximately 1.2 miles. The road splits Sandilands Farm Steading.

From the east (Lanark) follows the A70 southwest from Hynford Bridge for 2.6 miles. Turn right at the signpost 'Sandilands ½' and follow that road for 0.4miles before turning left onto the road which passes through Sandilands Farm.

POST CODE

ML11 9UA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///enchanted.finely.closer

SOLICITORS

Burness Paull
31 York Street
Glasgow
G2 8AS
Sarah.Taylor@burnesspaull.com
Linda.Tinson@burnesspaull.com
Tel: 01412736892

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

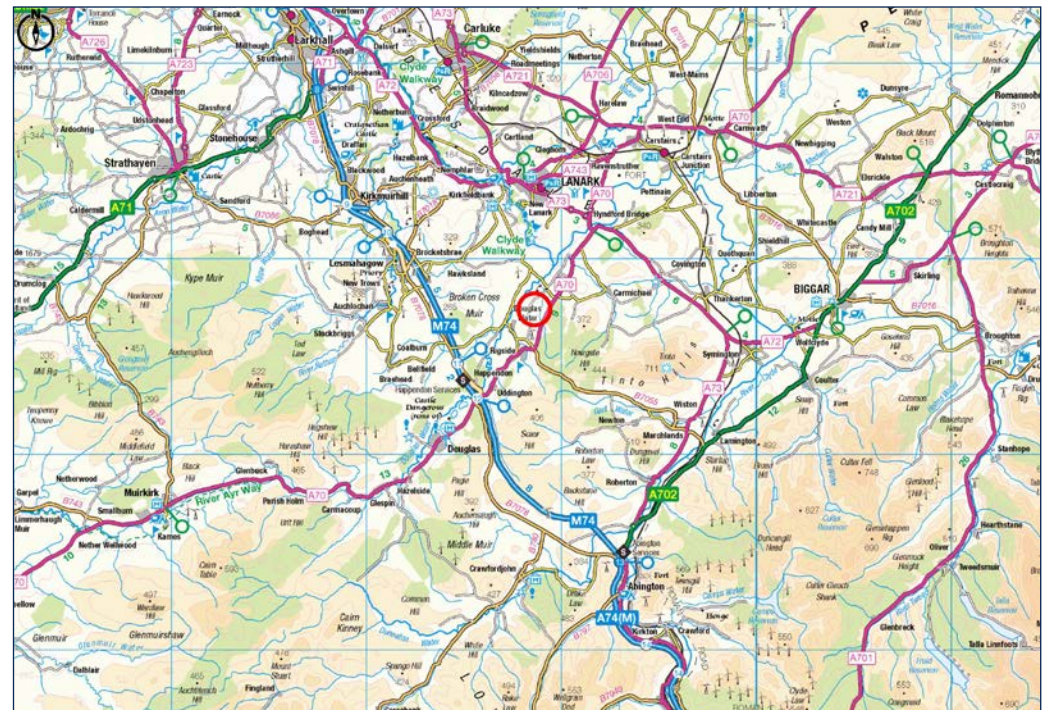
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Ian Hope in our Galbraith Perth office on 01738 451111 Email: Ian.Hope@galbraithgroup.com

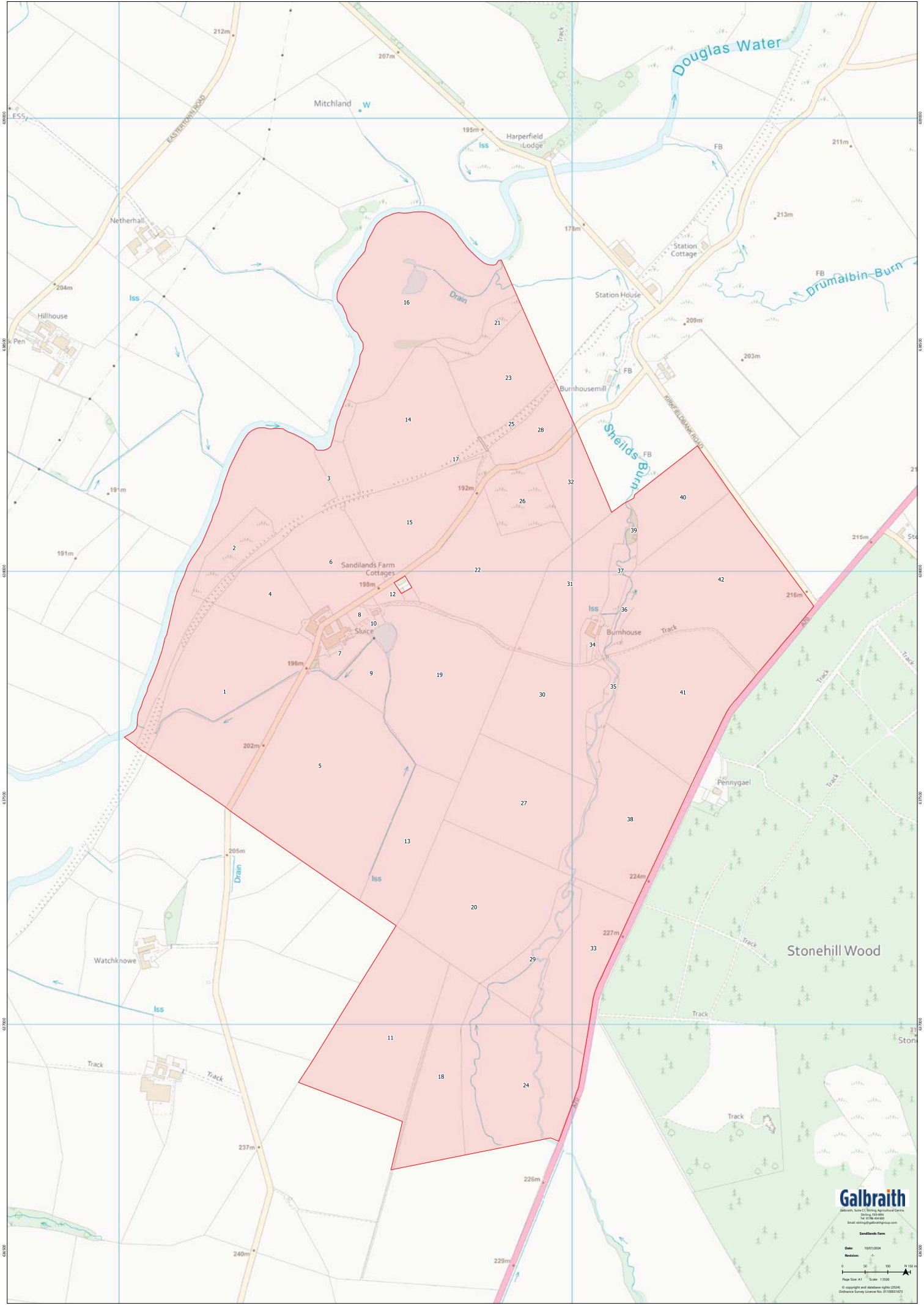
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken December 2024.



SANDILANDS & BURNHOUSE FARMS, LANARK

Field No	AREA		BPS Region	ARABLE GROUND		PASTURE GROUND		OTHER	
	(Ha)	(Acre)		(Ha)	(Acre)	(HA)	(Acre)	(HA)	(Acre)
1	9.25	22.86	1			9.25	22.86		
2	1.41	3.48	2			1.41	3.48		
3	7.89	19.50	1			7.89	19.50		
4	2.13	5.26	1			2.13	5.26		
5	11.82	29.21	1			11.82	29.21		
6	3.62	8.95	1			3.62	8.95		
7	0.48	1.19	1			0.48	1.19		
8	0.14	0.35	1			0.14	0.35		
9	1.1	2.72	1			1.10	2.72		
10	0.1	0.25	1			0.10	0.25		
11	7.33	18.11	1			7.33	18.11		
12	0.33	0.82	1			0.33	0.82		
13	3.44	8.50	1	3.44	8.50				
14	5.63	13.91	1	5.63	13.91				
15	4.22	10.43	1			4.22	10.43		
16	9.37	23.15	1			9.37	23.15		
17	0.47	1.16	1			0.47	1.16		
18	4.1	10.13	1			4.10	10.13		
19	7.37	18.21	1			7.37	18.21		
20	7.91	19.55	1			7.91	19.55		
21	0.73	1.80	1			0.73	1.80		
22	6.16	15.22	1			6.16	15.22		
23	3.46	8.55	1	3.46	8.55				
24	7.17	17.72	1	7.17	17.72				
25	0.37	0.91	1			0.37	0.91		
26	1.81	4.47	1			1.81	4.47		
27	5.79	14.31	1			5.79	14.31		
28	1.6	3.95	1			1.60	3.95		
29	2.05	5.07	1			2.05	5.07		
30	5	12.36	1	5.00	12.36				
31	4.13	10.21	1	4.13	10.21				
32	2.13	5.26	1			2.13	5.26		
33	4.03	9.96	1			4.03	9.96		
34	0.19	0.47	1			0.19	0.47		
35	0.5	1.24	0					0.50	1.24
36	0.43	1.06	1			0.43	1.06		
37	0.87	2.15	1 & 2			0.87	2.15		
38	6.38	15.76	1			6.38	15.76		
39	0.11	0.27	1			0.11	0.27		
40	2.77	6.84	1			2.77	6.84		
41	6.82	16.85	1			6.82	16.85		
42	9.06	22.39	1			9.06	22.39		
TOTAL	159.67	394.54		28.83	71.24	130.34	322.07	0.50	1.24



Galbraith
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Sandlands Farm

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