



HIGH UNTHANK FARM
STRATHAVEN, SOUTH LANARKSHIRE

Galbraith



HIGH UNTHANK FARM, STRATHAVEN, SOUTH LANARKSHIRE

Attractive Agricultural Holding on the Outskirts of Strathaven

Strathaven 2 miles ■ Hamilton 8 miles

East Kilbride 9 miles ■ Glasgow 22 miles

- Substantial Farmhouse with 4 reception rooms & 5 bedrooms
- Good range of modern and traditional agricultural buildings
- Pasture and silage land extending to 57.97 ha (143.24 acres)
- Predominately Grade 4 Land with some 6(3) peatland
- Attractive open views across the surrounding countryside
- Situated in a desirable location close to local amenities

FOR SALE AS A WHOLE

Galbraith

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 OnTheMarket





SITUATION

High Unthank Farm comprises of a compact agricultural holding situated 2 miles from the west of the popular town of Strathaven within South Lanarkshire. The property is situated in a secluded position with views over the surrounding countryside. Glasgow is only 22 miles to the northwest, providing all amenities within the local towns of East Kilbride and Hamilton providing a wide range of amenities and educational facilities. Glasgow airport is only 28 miles and offers regular flights throughout the UK, Europe and further afield.

The town of Strathaven offers access to both primary (Wester Overton, St. Patricks & Kirkland Park Primaries) and secondary education (Strathaven Academy). Private schooling is offered within Glasgow with a wide range of highly regarded independent private schools.

Agriculturally the surrounding area of South Lanarkshire provides a sought-after location with a combination of productive pasture and arable ground. The property is located only 7 miles from the M74 which provides useful road links north and south.

METHOD OF SALE

High Unthank Farm is offered for sale as a whole.

DESCRIPTION

High Unthank Farm comprises a ring-fenced agricultural holding, extending to 58.95 ha (145.65 acres) along with a substantial 5 bed farmhouse, a range of modern and traditional farm buildings which have been used for fattening store cattle and farmland extending to 57.97 ha (143.24 acres).

Farmhouse

High Unthank Farm Farmhouse is a traditional stone-built farmhouse under a slated roof and provides accommodation over two levels. It should be noted that there is no central heating on the first floor. Accommodation is set over 2 floors comprising:

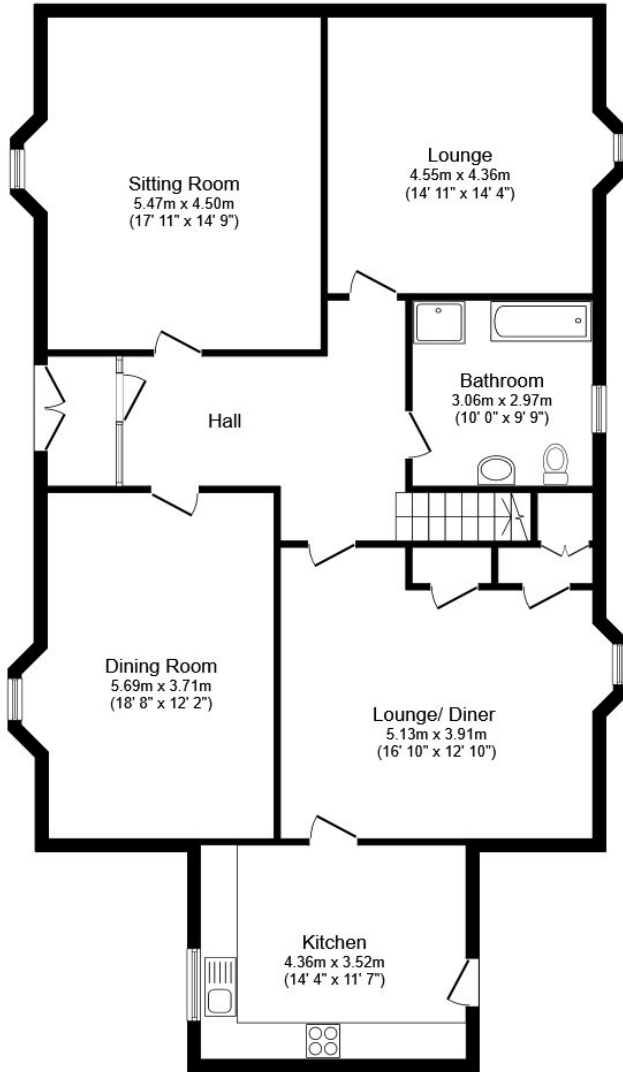
Ground Floor: Entrance Vestibule, Front Hallway, Sitting Room, Dining Room, Lounge, large Bathroom, Lounge/Diner with a Rayburn and Kitchen

First Floor: Five Bedrooms, one with an adjoining Dressing Room/possible En-suite and a separate Family Bathroom.

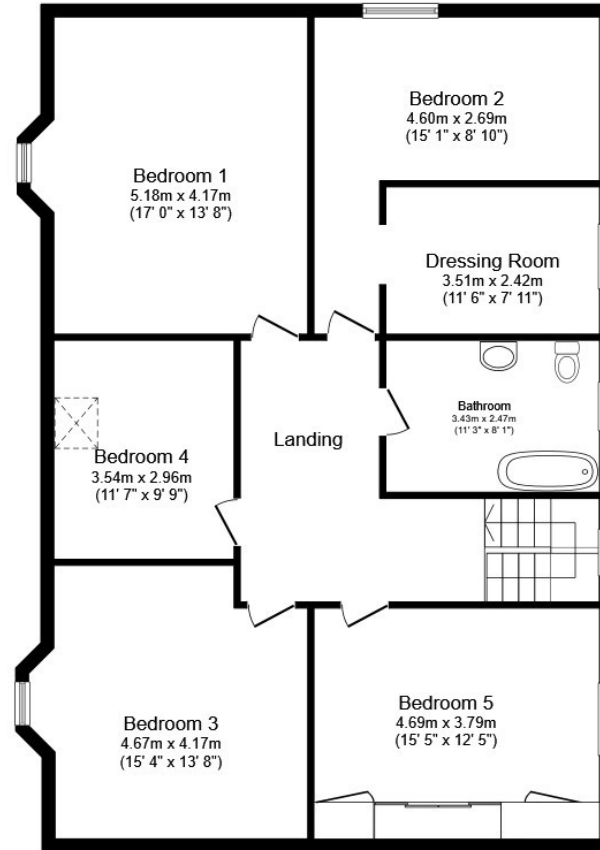
To the front of the property there is a well looked after area of garden ground which is mostly laid to lawn enclosed by a stone wall with a patio area facing south. There is a large area of tarmac providing parking for several vehicles. To the rear of the property there is an enclosed area of lawn currently used as a drying green. The property also benefits from a detached double garage, and adjacent to the kitchen there is a passage that leads to adjoining range of traditional agricultural buildings, comprising a store, and garage area.







Ground Floor



First Floor



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



Farm Buildings

High Unthank Farm buildings are situated in a group adjacent to the farmhouse. The farm buildings comprise:

Hay Shed 18.40m x 9.90m

Of steel portal frame construction under a pitched corrugated roof and side cladding with an earth floor.

Cattle Shed 44.80m X 16.40m

Of steel portal frame construction under a fibre cement roof with block and concrete panel walls, concrete floor and central feed passage, and containing 65 cubicles.

Silage Pit

Earth bank and timber and steel walls with a concrete floor.

Modern Shed 27.90m x 6.43m

Of steel portal frame construction under a box profile roof with block walls and concrete floor and box profile roof.

Cattle Court 44.80m x 16.40m

Of steel portal frame construction under a mono-pitch box profile roof with block walls and a stone floor.

Old Hay Shed 5.00m x 19.50m

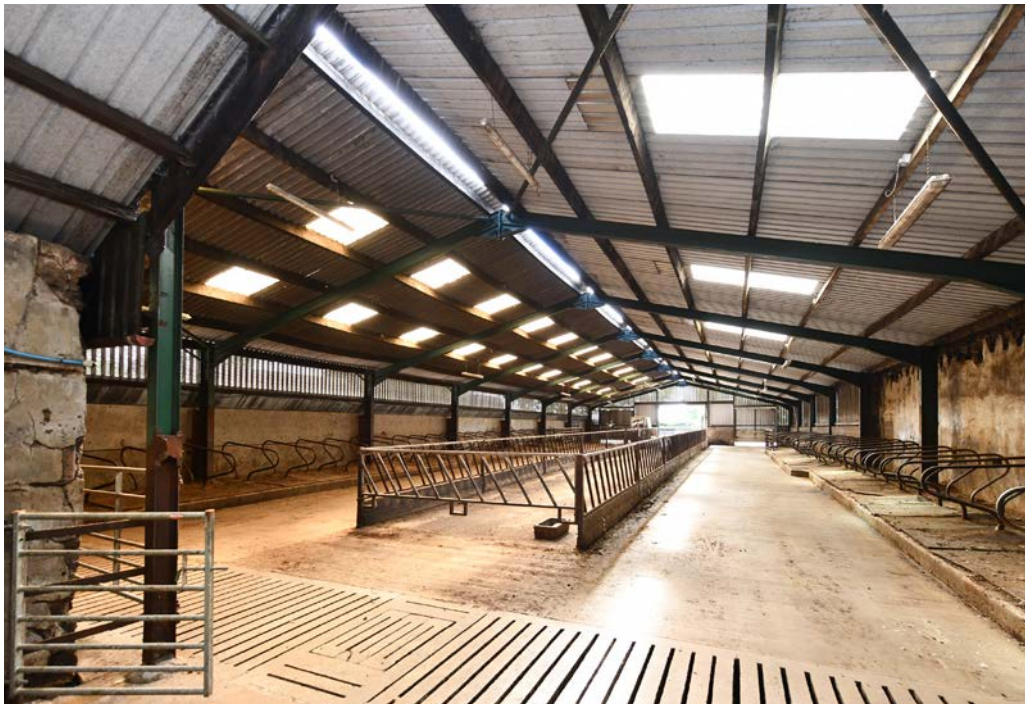
Of traditional stone construction under a tin roof with concrete floor.

Store Shed 8.90m x 3.80m

Of traditional stone construction under a tin roof with concrete floor.

Slurry Tower

Approximately 240,000 gallon capacity.







The Land

High Unthank Farm extends to approximately 57.97 ha (143.24 acres) and largely extends to the north of the holding and is situated in a single block. The land is predominately classified as Grade 4(1) with a small area of Grade 4(2) as defined by the James Hutton Institute. On the western boundary, there is an area of grade 6(3) peatland. This Peatland Area is classified as Class 1 Peatland which may restrict some agricultural and forestry activities but present some Natural Capital or environmental opportunities. The soils throughout the farm vary from deep brown soils from the eastern side of the farm, travelling through to noncalcareous gleys towards the west and into blanket peat on the western boundary.

The land has been mainly utilised as pasture with an area of rough grazing ground to the west with improved silage paddocks situated adjacent to the farm buildings. The land rises from approximately 225m to 258m above sea level at its highest point. The grass fields are of a good practical size and continuously cut for silage and used for grazing purposes.

The land has marginal suitability for the planting and management of trees with the land being classed as a mix of F4 and F6. The FGS Climatic Site Suitability scale notes the land as suitable for Sitka Spruce but unsuitable for broadleaf planting.

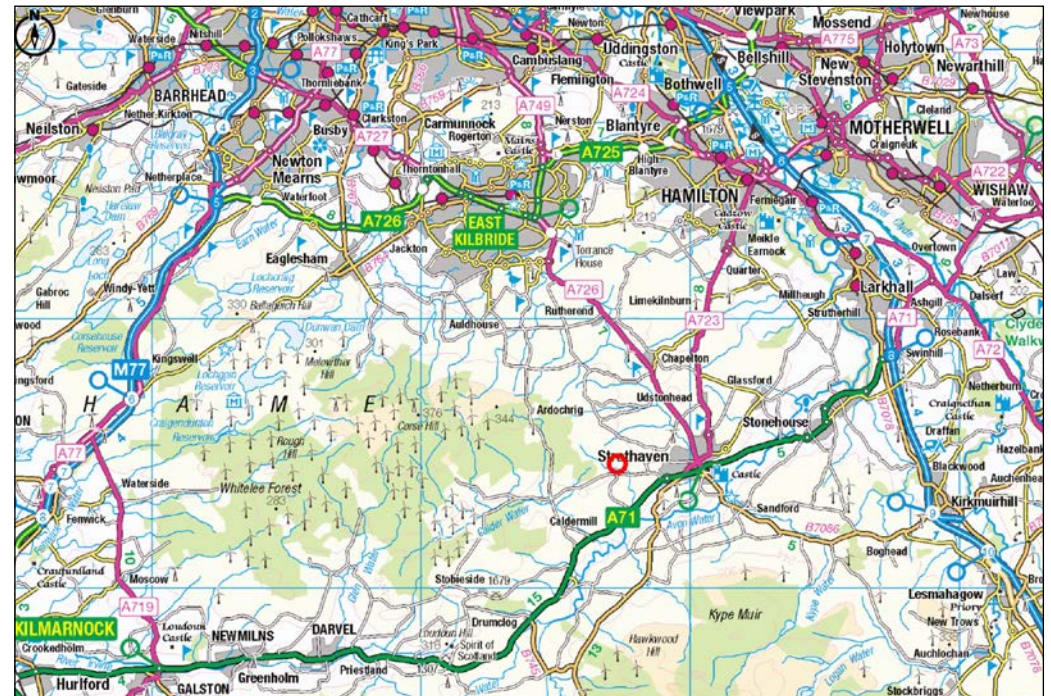
Development Clawback

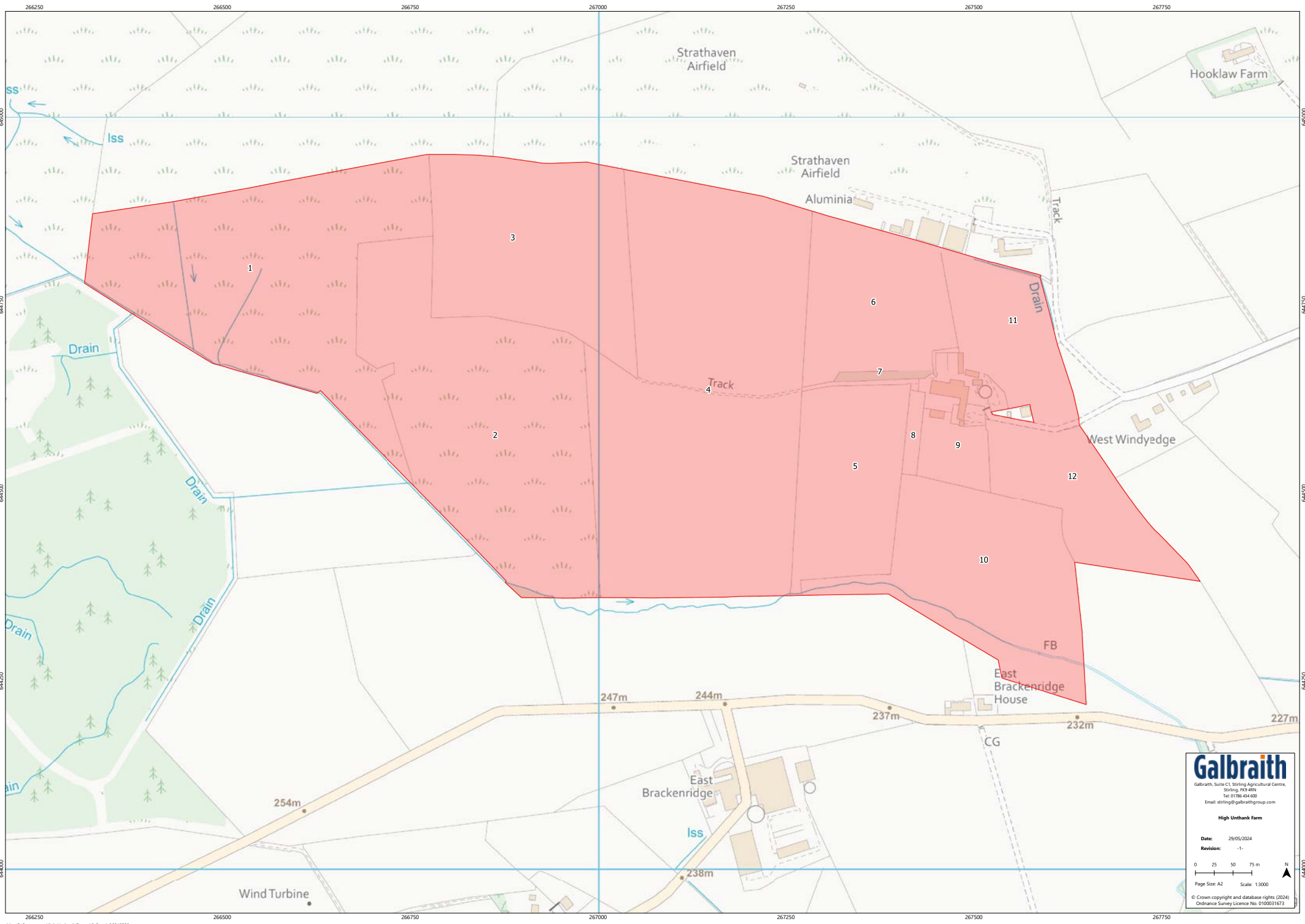
The missives of sale will be subject to the purchaser(s) granting a standard security in favour of the Sellers to clawback 25% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over the subjects, being obtained subsequent to the date of entry for a period of 25 years.





Field No	Ha	Acres	Land Use	BPS Region
1	9.48	23.43	PGRS	2
2	9.45	23.35	PGRS	2
3	6.00	14.83	PGRS	1
4	14.01	34.62	PGRS	1
5	3.53	8.72	PGRS	1
6	3.54	8.75	PGRS	1
7	0.15	0.37	WAF	-
8	0.22	0.54	PGRS	1
9	0.78	1.93	PGRS	1
10	5.57	13.75	PGRS	1
11	2.49	6.15	PGRS	1
12	2.75	5.79	PGRS	1
RYB	0.98	2.42	-	-
	58.95	145.65		





Galbraith
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 Stirling, FK9 6JQ
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High Unthank Farm

Date: 29/05/2024
 Revision: -1-

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Page Size: A2 Scale: 1:3000

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SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
High Unthank Farmhouse	Mains	Private Septic Tank	Mains	Oil Fired	Band E	Freehold	F37

IACS

All the farmland is registered for IACS purposes and the farm code is 83/538/0166

NITRATE VULNERABLE ZONE (NVZ)

The land at High Unthank Farm is not included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

There are no agri-environmental schemes over High Unthank Farm.

BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. There are 40.19 Units of R1 and 18.93 units of Region 2 BPS entitlement available for purchase with the farm. Further details of the Basic Payment Entitlement are available from the Selling Agent.

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) 2024 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land is classified as eligible for support under the Less Favoured Area Support Scheme and has been designated as being within a Severely Disadvantaged Area.

HISTORIC SCOTLAND

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

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
South Lanarkshire
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 included within the sale as far as they are owned.

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.





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 High Unthank Farm 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 Strathaven town centre stay on the A71/Kirk Street. Heading west go straight across all the roundabouts, after the 4th roundabout travel 300m then take the first right onto an unclassified road. Follow that road for 570m, you will come to a Y junction, turn right at this junction. Carry on along the unclassified road for 780m and turn left at the T junction, it is signposted for Strathaven Airfield. Follow this road for 600m, do not turn off for the airfield. You will see a sign for High Unthank Farm and Private road, take this road it will take you straight to the farm.

POST CODE

ML10 6RW

WHAT3WORDS

<https://w3w.co/patrol.harnessed.automate>

SOLICITORS

Lockharts Law
12 Beresford Terrace,
Ayr
KA7 2EG
01292 265045
info@lockhartslaw.com

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 Alice Wilson in our Galbraith Ayr office on 01292 292533 Email: Alice.Wilson@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. Photographs depict only certain parts of the property. 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 in June 2024.





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