

CRAIGMUIR FARM

GREENOCK ROAD • BISHOPTON • PA7 5NN



savills





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Bishopton 1 mile, Glasgow 13 miles
(all distances approximate)

An attractive smallholding within
close proximity of Glasgow

Craigmuir Farmhouse (3 reception rooms and 2 bedrooms)

Traditional steading

EE Limited telecoms mast

About 21 acres of arable

About 52 acres permanent pasture

In all about 77.6 acres (31 hectares)

For sale as a whole or in 3 lots



Savills Dumfries

28 Castle Street

Dumfries

DG1 1DG

sian.houston@savills.com

01387 263066

SITUATION

Craigmuir Farm is situated in Renfrewshire with lovely views over the surrounding countryside.

Bishopton is about 1 mile away, where everyday conveniences and primary schooling can be found. The Erskine Bridge and M8 motorway network are within a short drive of the property, as is Glasgow Airport (5 miles) which offers an increasingly wide range of flights to domestic and international destinations. Braehead shopping centre, retail park and leisure complex is within 6 miles of the property. Glasgow city centre is 13 miles east of the property.

The surrounding area is rich in recreational facilities including local golf courses such as Old Ranfurly, Ranfurly Castle, Kilmacolm, Erskine and Gleddoch, and the David Lloyd tennis complex at Renfrew. The Clyde coast is a popular tourist destination with many renowned championship golf courses including Turnberry, Royal Troon and Prestwick. There are excellent marinas at Inverkip and Largs. Just to the north, across the Erskine Bridge is some of Britain's most spectacular scenery surrounding the Loch Lomond area. The loch is crossed by the Highland Fault Line and the physical characteristics of lowland and highland can be seen within a few miles of each other. Loch Lomond Golf Club boasts international membership and is one of the finest golf courses in Europe.

DESCRIPTION

Craigmuir Farm is an attractive smallholding extending to about 77.6 acres in total and is accessed via a private road from Old Greenock Road which intersperses the farmland. In addition the holding benefits from a telecommunications mast.

The farm has been in the ownership of the vendor's family for many years and until recently was run as part of a larger arable and stock farming enterprise. The land has most recently been rented out to local farmers on a seasonal basis.

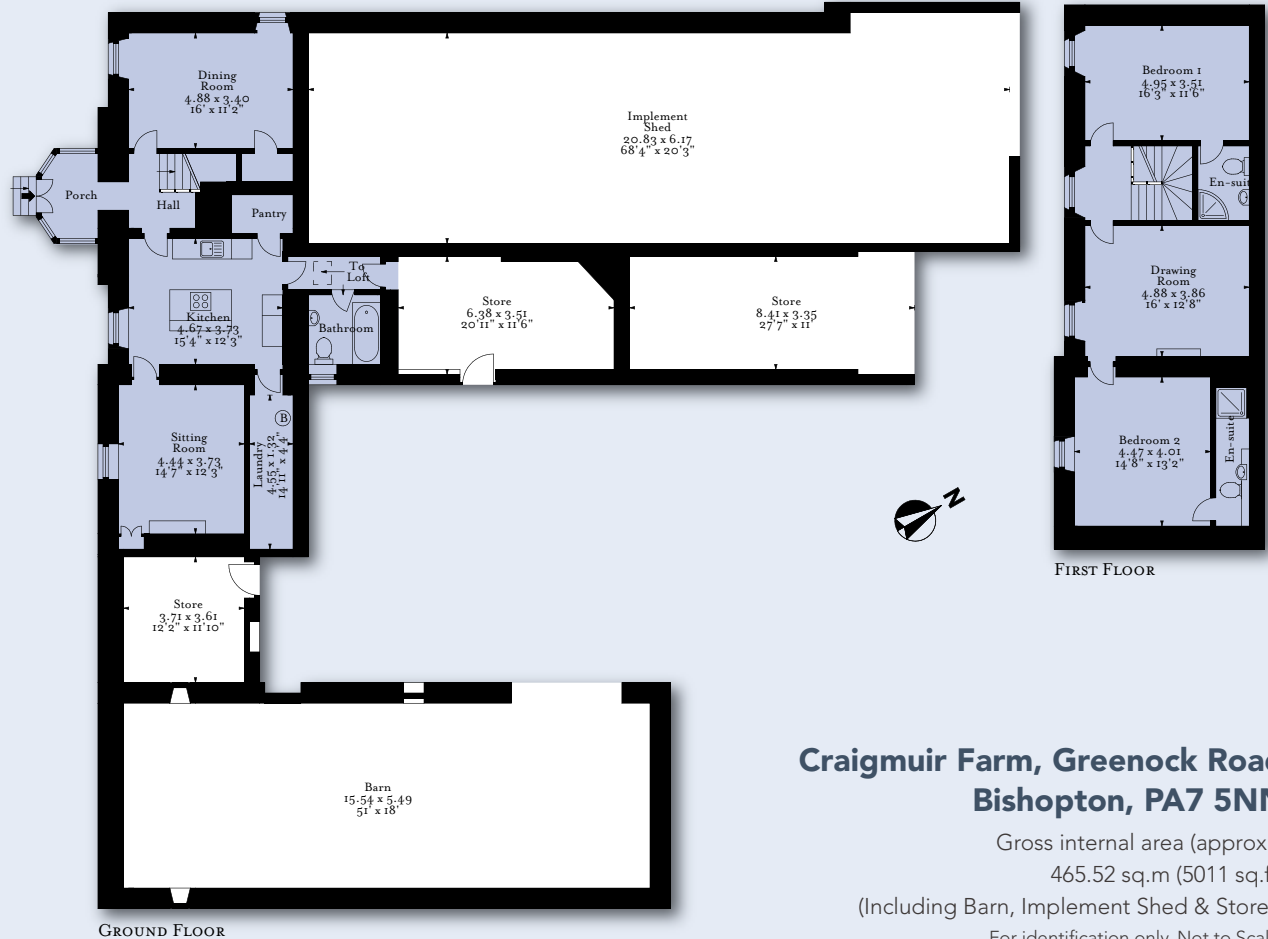
LOT 1: CRAIGMUIR FARM

Farmhouse

Craigmuir Farmhouse is a traditional farmhouse constructed of solid stone and brick walls under a pitched slate roof. The farmhouse is accessed from the front via a porch providing access to the hallway, dining room and family kitchen with living room, laundry and family bathroom beyond. On the first floor there is a drawing room and two en suite bedrooms.

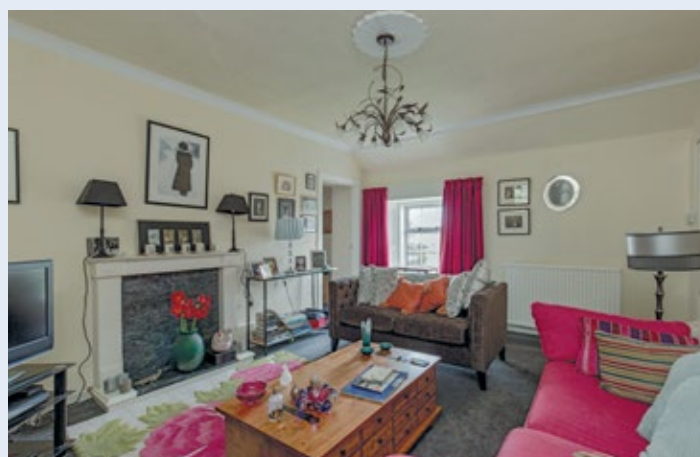
The internal layout is as shown on the accompanying floor plans.

A well kept garden, predominantly laid to lawn with mature trees and shrubs lies to the front of the farmhouse.



Craigmuir Farm, Greenock Road Bishopton, PA7 5NN

Gross internal area (approx.):
465.52 sq.m (5011 sq.ft)
(Including Barn, Implement Shed & Stores)
For identification only. Not to Scale.



Outbuildings

Adjacent to and adjoining the farmhouse are the traditional farm buildings constructed of stone and a mixture of slate and profile metal sheet roofs providing useful general storage to the farmhouse. With the appropriate consents, these buildings could be utilised to extend the accommodation of the farmhouse. The layout of the outbuildings is shown on the accompanying floor plans.



Farmland

Lot 1 extends to approximately 21 acres in total and is predominantly Class 3(2) with a small parcel of 5(2), to the west of the farmhouse, according to the James Hutton Institute land classification maps. The land is currently down to grass although would be capable of arable cropping. The land benefits from post and wire stock proof fencing and mains water supply to troughs.

LOT 2: LAND TO WEST OF OLD GREENOCK ROAD

Located to the west of the main road, the remaining farmland extends to 53 acres and is class 5(2) according to the James Hutton Institute land classification maps. This area of farmland is down to grass and is reinstated ground from a historic industrial waste landfill site.

LOT 3: EE LIMITED TELECOMS MAST

To the north of the holding is a telecoms mast site; the approximate location is shown on the enclosed plan. The lease can be summarised as follows:

Tenant: EE Limited
Passing Rent: £5,250 per annum

Lease documentation is available for inspection from the selling agents.

GENERAL REMARKS & INFORMATION

Basic Payment Scheme (BPS)

The BPS entitlements are included in the sale.

Proposed BAE Works

As part of the larger BAE developments, a new roundabout and access to the M8 is proposed within close proximity to Craigmuir Farm. Land has previously been acquired from the farm and is currently fenced off awaiting commencement of works. Plans showing the proposed roundabout development are available for inspection from the selling agents. Please note, as a result of the new road layout, the access to Craigmuir Farm is to change and a new road forms part of the proposals.

Clawback Agreement

At the request of the vendors, the property will be subject to an obligation from the Purchaser(s) in favour of the Vendor(s) to pay 50% of any uplift in value occurring as a result of any non-agricultural planning permission granted in respect of any part of the Property in the period of 25 years from completion. This obligation will bind successors in title and will be secured over the Property.

Viewing

Strictly by appointment with Savills.

Entry & Possession

Entry by arrangement.

Directions

From the M8, take junction 29 (east or west) and take the turn off for the A726 signposted for Inchinnan, going straight over the first roundabout. At the second roundabout take the first exit signposted for Bishopton. Craigmuir Farm is approximately 1.3 miles west on the righthand side. The farm is signposted at the road end. The postcode is PA7 5NN.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Fixtures & Fittings

All fitted carpets and light fittings are included in the sale.

Services, Council Tax & Energy Performance Certificate

Mains electricity and water
Drainage to a septic tank
Gas fired central heating
UPVC double glazing
Renfrewshire Council Tax band F
EPC rating E

A copy of the EPC is available on request.

Sporting Rights

The sporting rights are in hand.

Mineral and Timber Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred

to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

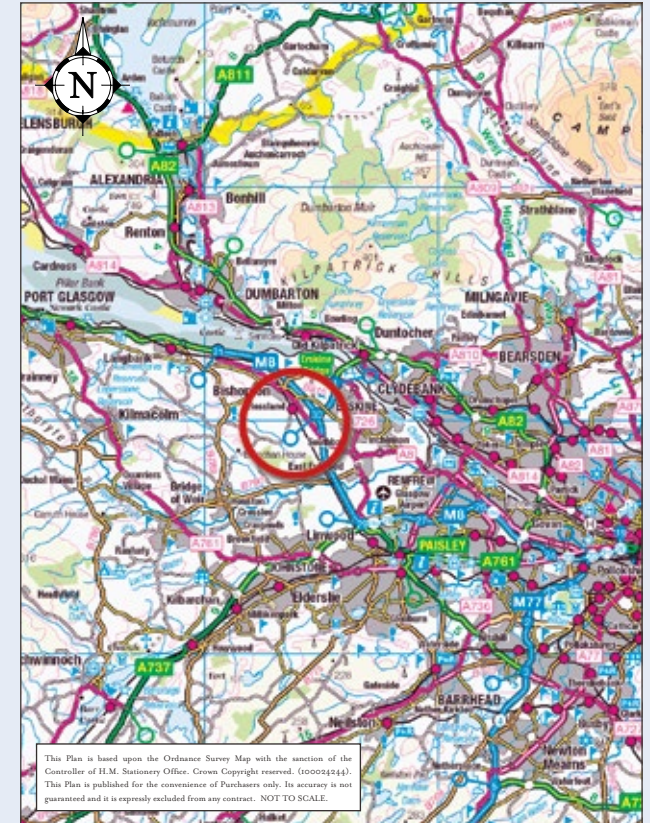
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others.
2. There is a right of access to the telecoms mast from Dargavel Road.

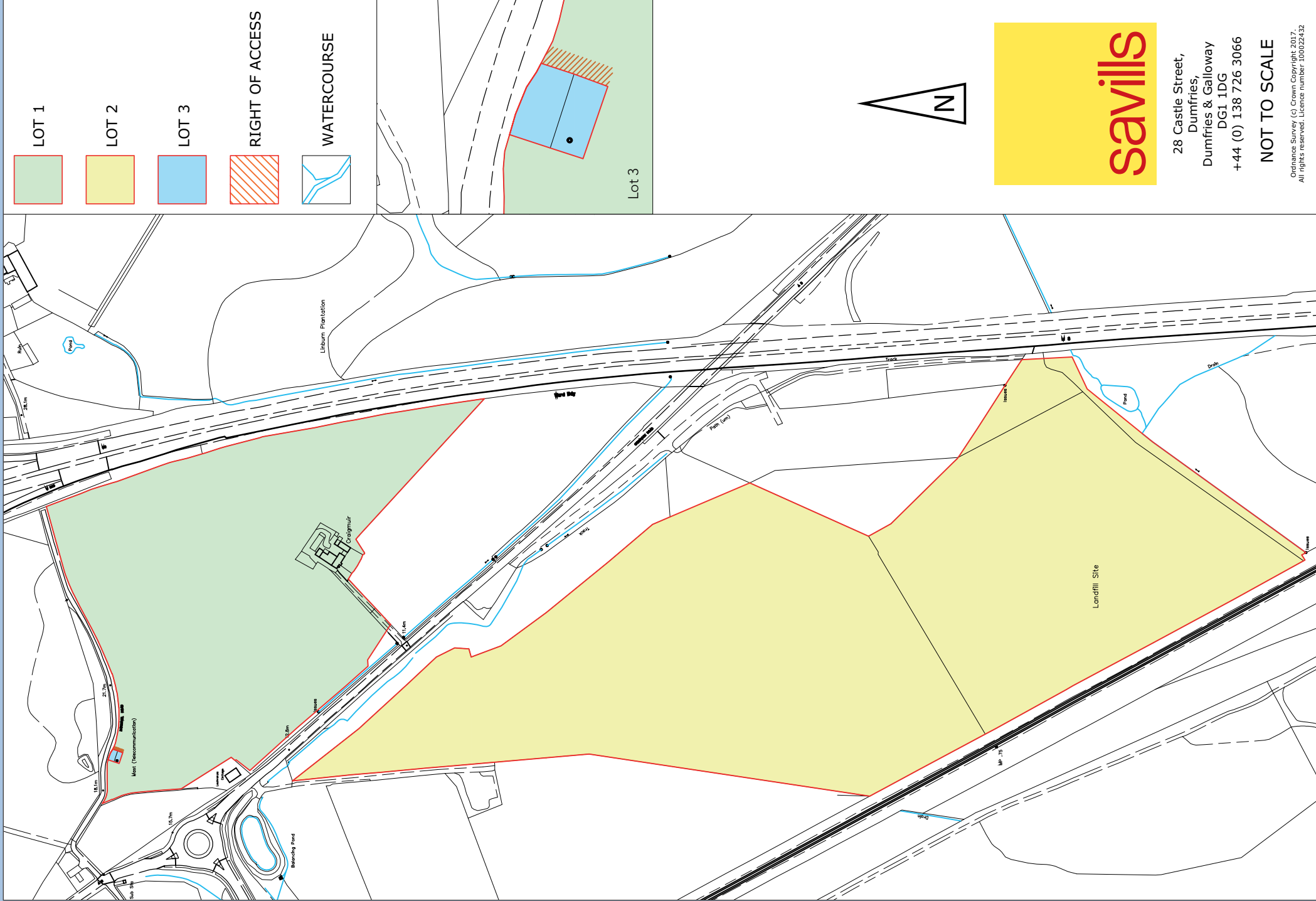
Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.. 17/02/22 SH



28 Castle Street,
Dumfries,
Dumfries & Galloway
DG1 1DG
+44 (0) 138 726 3066

NOT TO SCALE

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