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Andrew Thomson
E: athomson@savills.com
DL: +44 (0) 131 247 3717
F: +44 (0) 131 247 3724

Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
T: +44 (0) 131 247 3700
savills.com



Dear Sir/Madam

Biggar Park House (lots 1, 2 and 3), Biggar, Lanarkshire, ML12 6JS

We have pleasure in enclosing our sales brochure for lots 1, 2 and 3 at Biggar Park. The asking price for each lot has been outlined below.

Lot 1: Biggar Park House, South Lodge, Stable flat, outbuildings, formal gardens and policies. About 17.1 acres in all. **Offers over £825,000.**

Lot 2: Grazing and general policies of approximately 41 acres. **Offers over £150,000.**

Lot 3: The North Lodge. Approximately 0.23 acres. **Offers over £150,000.**

Important notice: Offers for each lot should be submitted in writing to Savills. We would kindly ask that separate offers for each lot are made.

If you would like any further information or would like to arrange a viewing please contact Andrew Thomson at Savills on 0131 247 3738.

Kind regards

A handwritten signature in black ink, appearing to read "Andrew Thomson".

**Andrew Thomson MRICS
Residential Sales
Associate Director**

BIGGAR PARK HOUSE





BIGGAR PARK HOUSE

BIGGAR, LANARKSHIRE, ML12 6JS

ATTRACTIVE COUNTRY HOUSE WITH WALLED GARDEN, MATURE
PARKLAND POLICIES, 2 GATE LODGES AND STABLES ALL SET WITHIN
APPROXIMATELY 58.4 ACRES ON THE EDGE OF BIGGAR

Lot 1

B Listed Georgian mansion house set within exceptional parkland policies

Reception hallway and 3 reception rooms. 5 principal bedrooms

Four further bedrooms and staff flat

Walled garden with potting shed, greenhouse and variety of specimen trees, shrubs and plants

Stable block and coach house with separate apartment above

South Gate Lodge

Lot 2

Grazing and general policies of approximately 41 acres

Lot 3

North Lodge

ABOUT 58.4 ACRES IN ALL

SITUATION

Biggar is a thriving former market town situated in the Upper Clyde Valley, a stone's throw from the Scottish Borders. It is well connected to both motorway and major roads being only 30 miles from Edinburgh and has long been a popular commute for those seeking country living within easy access of the city.

Glasgow is less than 50 miles away meaning both cities can be reached in under an hour. The M74 offers easy access south. Biggar offers a regular bus service to Lanark and Edinburgh. The nearest railway station is at Lanark with regular trains to Glasgow, and also 9 miles distant at Carstairs Junction where there is a main line rail link to Edinburgh.

The High Street boasts an excellent range of general stores, speciality shops, cafés and restaurants. Biggar has a golf course, boating pond and tennis courts, along with well-patronised bowling and rugby clubs. Whatever your interest there are various clubs and associations ranging from bridge to amateur dramatics, music to rambling, as well as the prize-winning Museum of Biggar and Upper Clydesdale. Biggar also boasts the famous Biggar Puppet Theatre and the popular, family-friendly, Biggar Little Festival which is held in October.

For education, there is a popular playgroup, as well as both primary







and secondary schools.

DESCRIPTION – LOT 1

Biggar Park House is a substantial B Listed mansion house set within beautiful parkland policies on the outskirts of Biggar. The front part of the property is Georgian and thought to date back to the early 19th century, with the accommodation to the north believed to be from an earlier period in the 18th century. The property retains many fine period features throughout but would now benefit from some modernisation throughout. There is already a good footprint and layout to create an exceptional modern house, all whilst retaining the original grandeur and Georgian features. The house sits centrally within its well-kept and mature grounds and is accessed by a driveway from the south which is guarded by a two bedroom gate lodge. The north drive gives alternative access to and from the property, and also has a lodge house.

Biggar Park House faces south and has accommodation over two floors, accessed through a centrally located vestibule which opens into a magnificent hallway with decorative plasterwork – a feature throughout the property. Either side of the hall are two double aspect reception rooms which have parquet flooring and open fires. The south facing sash and case windows allow light to flood the rooms and also frame fine views over the gardens. In addition to the drawing and dining room there is a cosy morning room with wood burning stove. A family kitchen is situated next to the dining room and has plenty of space for a breakfast table. As well as a breakfast bar/island there are a range of built in appliances including an AGA. As expected with any good country house there are a number of ancillary rooms including a home office, boot room, laundry, pantry, wine cellar and general purpose store rooms.

In the main part of the property are five double bedrooms, with the two principal bedrooms located to the front, both with en suite bathrooms. Each of these spacious rooms is double aspect and features curved bays to the east and west. A family bathroom services the three other bedrooms. The front half of the house has very comfortable family accommodation, however for those wanting more bedroom space, a door from the half landing opens to the back half of the house where there are an additional three or four bedrooms along with a housekeeper's flat with bedroom and dining kitchen.







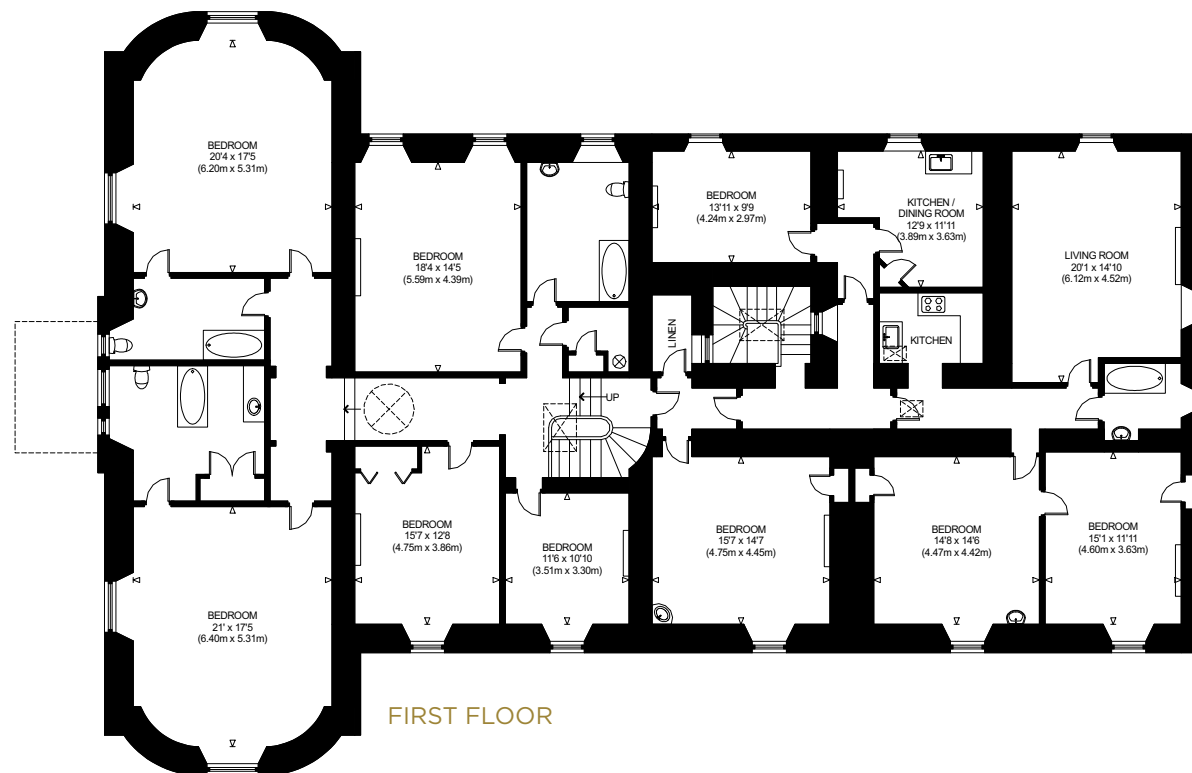
BIGGAR PARK

GROSS INTERNAL AREA (APPROX.)

HOUSE

9,206 SQ FT / 855.3 SQ M

For Identification Purposes Only





GARDENS

There are beautifully appointed gardens which surround Biggar Park that have been expertly crafted over the last 40 or so years by the late owner, who was a Director of the Dobbies Garden centre throughout the late 1980s and 90's. In front of the house is a well-kept lawn and immediately adjacent to the house is a terraced Japanese garden which has an abundance of colour in the spring and is well stocked with a variety of shrubs and plants including azaleas and rhododendrons. The walled garden comes into its own in the summer months and there are fruit trees, rose beds and box hedges throughout. A huge greenhouse sits on the north wall facing south, with a potting shed to the back. As well as the formal gardens the house is surrounded by light woodland and parkland which are both home to a host of wildlife.

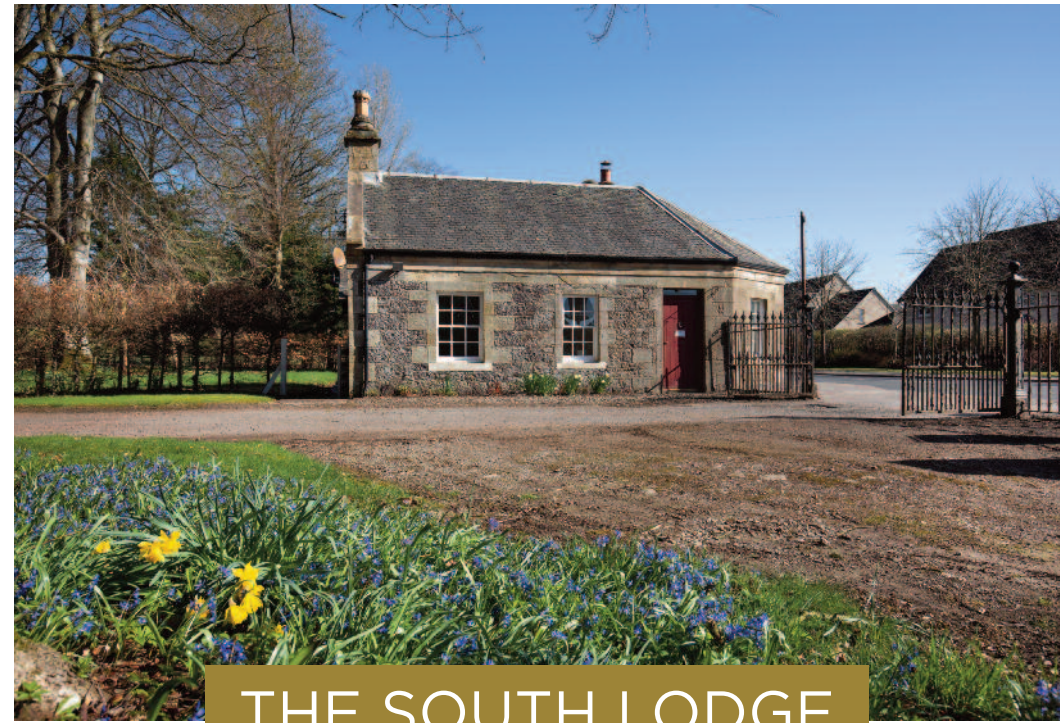




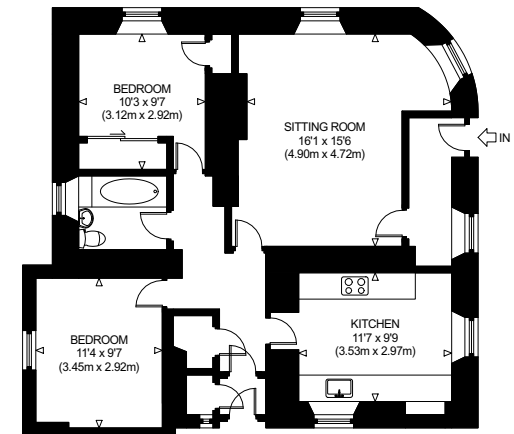
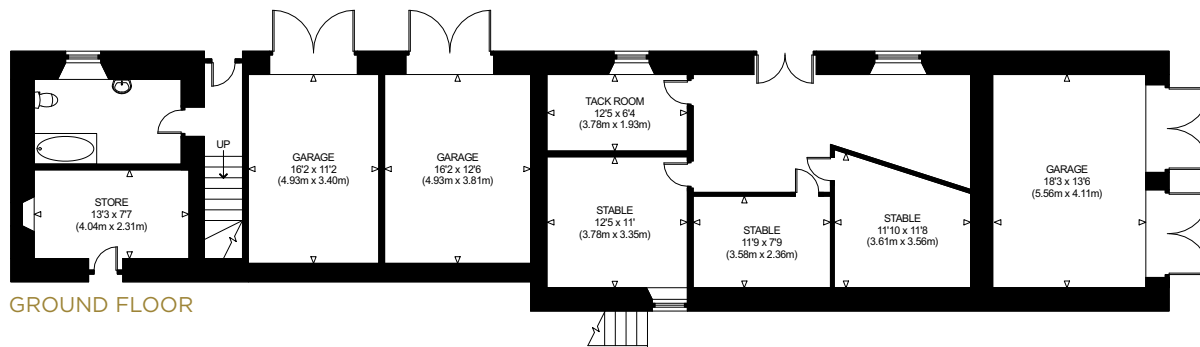
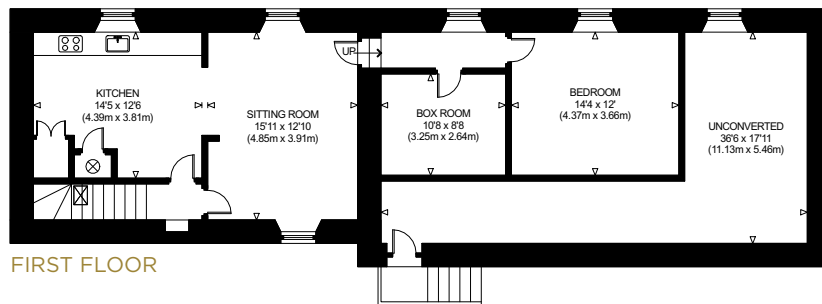


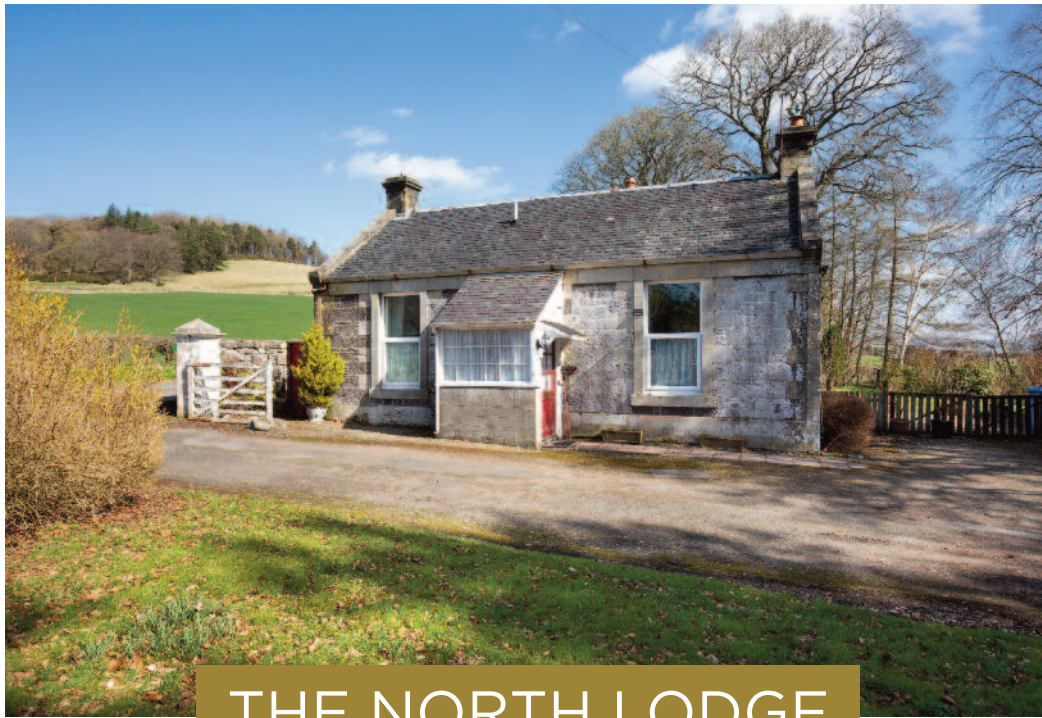


THE STABLES & STABLES FLAT

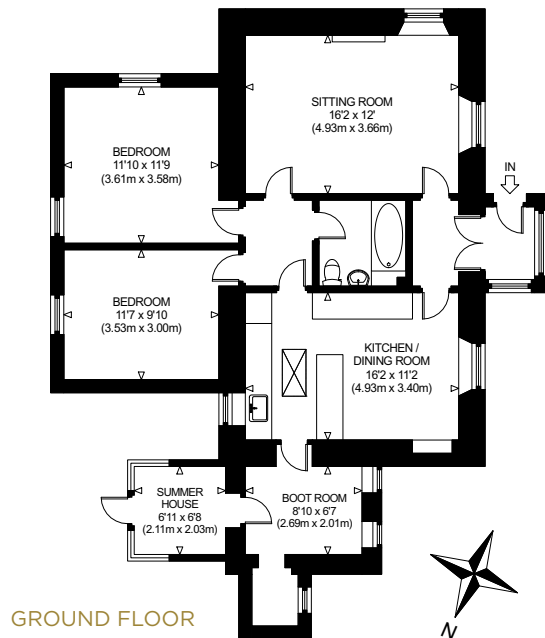


THE SOUTH LODGE





THE NORTH LODGE



THE STABLES AND STABLES FLAT – LOT 1

To the east of the house is the coach house and stables which are stone built with a slate roof. There are four garages, three stables and a tack room. For the equestrian enthusiast the stables are ideally located close to the house as well as the fields for grazing. Above the stables is a first floor flat – an ideal space for guests or for use as a self-contained holiday let. The flat is accessed at ground level where there is a bathroom, and accommodation on the first floor comprises a kitchen, sitting room and two bedrooms.

THE SOUTH LODGE – LOT 1

At the foot of the south driveway is a single storey gate lodge which is stone built. It has two bedrooms, a bathroom, kitchen and spacious sitting room. There is a pretty garden to the rear which backs onto the open grazing land to the north.

THE NORTH LODGE – LOT 3

Situated to the north of Biggar Park House is a second gate lodge, also of stone construction. There is a small porch which opens up into a hallway that leads to the kitchen and also to the sitting room. The kitchen has space for a dining table and has a double aspect to the front and rear of the house. Off the back hallway are two bedrooms and a bathroom. The accommodation is completed by a boot room and garden room. The garden and lawn sits behind the property and there is parking for several vehicles to the side.

OUTBUILDINGS – LOT 1

By the stables is the old piggery and dairy which are arranged in an L shape within a courtyard. They too are stone built and could be converted to create additional accommodation of workshop space, subject to obtaining local authority consents. There are a number of other store rooms and workshops around the courtyard which provide ample storage for tools and machinery, but could be partly let out as workshop space. There is an open barn opposite for larger machinery.

GRAZING – LOT 2

Biggar Park House sits centrally between the fields of lot 2, approximately 41 acres of grazing, woodland and general policies. There are field gates from within the grounds into all the surrounding fields. The sellers of lot 2 reserve the right to introduce a clawback provision over part of the land with any purchaser.

GENERAL REMARKS

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Services, Council Tax and EPC

	Services	Council Tax (South Lanarkshire Council)	EPC rating
Biggar Park House	Mains water and electricity, oil fired boiler and private drainage.	H	E
North Lodge	Mains water and electricity, oil fired boiler and private drainage.	B	E
South Lodge	Mains water and electricity, oil fired boiler and private drainage.	C	F
Stables Flat	Mains water and electricity. Private drainage.	A	F

Listing

Biggar Park House is Category B Listed. Biggar Park, The Stables and Outbuildings are also B Listed. Biggar Park South Lodge (including walls, gate piers and railings) is C Listed.

Access

If lot 2 is sold separately from lot 1 then there will be a right of access over the north drive for the purchaser of lot 2 to access the fields.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Biggar Park House – North Lodge

There is a private residential tenancy agreement in place at the North Lodge. Rental income is in the region of £5,000 per annum. Purchasers of North Lodge are to honour the existing tenancy for a minimum period of 3 years.

Solicitors

Lot 1 & 3: Lindsays, 19A Canning St, Edinburgh EH3 8HE. Tel: 0131 229 1212

Lot 2: Shepherd & Wedderburn, 1 Exchange Crescent, Edinburgh EH3 8AL.

Tel: 0131 228 9900.

Servitude rights, burdens and wayleaves The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water

and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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.

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.

Photographs taken April 2021 and brochure prepared May 2021.

Savills Edinburgh

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

Tel: 0131 247 3738

edinburgh_countryhouses@savills.com



