Langholm Farm
Lamington • Biggar • South Lanarkshire
Langholm Farm

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Lamington 1 mile, Biggar 6 miles, Edinburgh 35 miles, Glasgow 44 miles

Compact and versatile farm in the Clyde Valley

Farmhouse (2 reception rooms, 4 bedrooms)
Attractive cottage (1 reception room, 3 bedrooms)

Range of useful farm buildings
130 acres silage ground
56 acres permanent pasture

About 194 acres (78 hectares) in total

For sale as a whole

Savills Dumfries
28 Castle Street
Dumfries
DG1 1DG
01387 263 066
dumfries@savills.com

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh, EH3 6DH
0131 247 3720
edinburghrural@savills.com
Situation

Langholm is situated in the gently undulating countryside of South Lanarkshire overlooking the River Clyde in a quiet yet accessible location with both Edinburgh and Glasgow within easy reach. The area is renowned for its productive dairy and stock farms and the land bounding the banks of the River Clyde has long been famous for its productivity due to the moderate rainfall and well drained soils.

The village of Lamington is about 1 mile away and has a primary school. There is secondary schooling in Biggar. The former market town of Biggar has a thriving centre which offers a wide array of independent shops, supermarkets and professional services. Lanark, 10 miles to the north west, also provides a wide range of amenities and a railway station in addition to its livestock mart.

Other livestock markets are located at Lockerbie (39 miles), Longtown (59 miles) and Carlisle (64 miles).

Communications in the area are good with excellent access to the M74, the main route from England to Scotland, only seven miles to the south west, while the international airports at Glasgow, Prestwick and Edinburgh are all within 60 miles of Langholm.

The Southern Uplands, with their rolling landscapes, extensive woodlands and hill ranges, provide a wealth of opportunities for outdoor pursuits including golf (Biggar, Lanark and Carnwath), shooting and hill walking.

Description

Langholm is a compact grassland farm situated in an attractive location in the Clyde Valley and lies in a sheltered position between the River Clyde and the lower slopes of Lamington Hill to the east. The farm is serviced by a range of traditional and modern farm buildings, a farmhouse, cottage and about 186 acres of farmland.

The farm benefits from a long access road enhancing privacy and security and leads to the farmhouse, cottage and steading. There is a good balance of arable/ploughable land and pasture. The majority of the fields have been sown in cereal crops in the past with the current farming system focussing on the production of silage for feed with the remainder being used for grazing.

The farm offers an excellent opportunity for local farmers to add additional acres to an existing unit or for satellite unit for a family member. A lifestyle purchase might be drawn to Langholm given its readily accessible location and ability to generate income from letting land and cottage.
Langholm Farmhouse

The farmhouse occupies a central position within the farm overlooking the surrounding farmland to the hills beyond. It is conveniently situated near the steading for ease of livestock management.

The traditional stone and slate farmhouse provides comfortable family accommodation. The ground floor has a sitting room, kitchen, dining room, bathroom, farm office, drawing room, two bedrooms and hallway with stairs leading to the first floor which has two further bedrooms. The room dimensions and layout are shown on the accompanying plans.

There is a small garden to the rear of the farmhouse and a driveway and parking area to the side.

There is a garage adjoining the house which contains the wood pellet fuelled boiler.
Langholm Cottage

Situated at the entrance to the farm Langholm Cottage has a south easterly outlook with long ranging views towards Lamington Hill. The traditional cottage is constructed of harled stone under a slate roof. The accommodation comprises: kitchen, sitting room, bathroom and three bedrooms. The cottage is surrounded by an enclosed garden and has a car parking space.

Farm Buildings

At the centre of the farm there is a useful range of modern and traditional buildings serviced by a private water supply (with mains backup) and single phase electricity. The steading area is largely concreted and enables easy movement of stock. The approximate dimensions and construction are as follows:

1. Cattle Court (29.4m x 20.8m) - part steel/part wooden frame, concrete floor, central feed passage and barriers, part Yorkshire boarding, corrugated fibre cement roof and cladding.
2. Silage Pit - concrete floor and walls. About 1,000 tonne capacity.
3. Traditional range - stone built under a part fibre cement/part slate roof. The buildings include a feed store with loft, grain bruiser, stables and calf pens. To the rear there is a sawdust store.
4. Cart Shed (19.3 x 5.1m) - stone/brick construction, concrete floor under a slate roof. Divided into calf pens, stores and workshop area.
5. Workshop (4.5m x 4.2m) - timber frame construction, block walls, concrete floor, corrugated roof.
6. Parlour (11.9m x 11.3m) - Dairymaster 12/24 herringbone parlour. Adjoining the parlour is a tank room housing two stainless steel bulk tanks (2,100 litres and 2,000 litres).
7. Collecting Yard (19.9m x 4.7m)
8. Cubicle Shed (16.8m x 15.4m) - timber frame construction, concrete floor, corrugated roof. 120 cubicles.
9. Cattle court (19.3m x 18.2m) – steel portal frame construction, concrete floor, stone walls, corrugated roof, two feed passages.
10. Silage Pit – earth bunded with concrete floor.
12. Slurry lagoon.
LAND

The land lies between 210m and 230m above sea level and is classified as predominantly Class 3\(m\) by the James Hutton Institute of Soil Research. The fields are naturally well drained. An effective internal network of tracks allows easy movement of stock and the majority of the fields are watered either by troughs or a natural supply.

The farm is classified as being in a Less Favoured Area (LFA) for the purpose of grants and subsidies. The whole farm extends to 194 acres in total and includes about 130 acres of silage ground and 56 acres of pasture. Typically there are two cuts of silage and is therefore highly suited to the production of grass and has been run as a dairy unit for the last 30 years.

Langholm offers the flexibility to continue as a dairy or alternatively it could be used for rearing and finishing livestock.
**General Remarks and Information**

**Viewing**
Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

**Entry and Possession**
Vacant possession will be given on entry which will be by arrangement.

**Directions**
From Edinburgh, follow the A702 south west to Biggar. Continue on the A702 until Lamington. Turn right into Lamington then right again. Continue along the single track road until you reach Langholm Farm. The postcode for sat nav purposes is ML12 6HW.

From the south and Glasgow take the M74 to junction 13. Take the A702 towards Biggar and continue for 12 miles until Lamington. Turn left into Lamington then immediately right. Continue along the single track road for 1.5 miles until you reach Langholm Farm.

**Ingoing Valuation**
The purchaser of Langholm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish branch), the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All 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.
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 Savills 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 5% over Bank of Scotland borrowing rate.

**Fixtures & Fittings**
All fitted carpets, curtains and light fittings in the farmhouse are cottage are included.

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**Services, Occupancy, Council Tax and Energy Performance Rating**

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<td>Cottage</td>
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<td>Mains electricity Private water with mains water backup Private drainage Oil fired central heating (new boiler 2018)</td>
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**Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights**
The property is sold subject to and with the benefit of all existing 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 following their solicitors’ examination of the title deeds.

**Basic Payment Entitlement Scheme (BPSE)**
The Basic Payment Scheme entitlements are included in the sale. There are 75.40 units of Region 1 entitlements with a value of €160.66 per unit.

**Less Favoured Areas Support Scheme (LFASS)**
The farm lies wholly within a Less Favoured Area. The payments due under the scheme in relation to the years up to and including the current farming year will be retained by the sellers.

**Sporting Rights & Rates**
The sporting rights are in hand. The rateable value on the shootings is £380. Currently a 100% discount applies to the rates liability under the small business bonus scheme.

**Timber**
All standing and fallen timber is included in the sale.
Mineral Rights
A secured clawback arrangement will be required by the seller over the farm for a period of 30 years at 50% of any uplift in respect of mineral extraction.

Solicitors
Smail and Ewart, 79 High St, Biggar ML12 6DE
Tel: 01899 220058

Local Authority
South Lanarkshire Council, South Almada Street, Hamilton, South Lanarkshire, ML3 OAA
Tel: 0303 123 1015

Offers
Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 8 Wemyss House, Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

STIPULATIONS
Deposit
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 consignation 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.

Financial Reference
Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller. Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who 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.

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

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IMPORTANT NOTICE

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