



BROADLEES FARM

HAZELDEN ROAD · GLASGOW



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Glasgow city centre: 13.5 miles
Glasgow Airport: 17 miles

Period farmhouse in idyllic rural setting with approximately 125 acres of grazing close to Glasgow.

Accommodation:

Entrance vestibule · Drawing room · Sitting room · Garden room · Kitchen
Dining room · Utility room · Family room · Bathroom · WC · Billiard room
Gym · Downstairs bedroom · Master bedroom with en suite and walk in wardrobe
3 further bedrooms · Shower room · Box room

Annexe

Kitchen · Lounge · Sitting room · 1 bedroom · Shower room

About 125 acres (50.18 hectares)



DIRECTIONS

From Glasgow head south along the M8 and take the M77 towards Ayr. Continue beyond the Newton Mearns exit and take the next exit signposted East Kilbride (A726) and continue along this road turning first left signposted for Newton Mearns/Mearns Kirk. Continue to the roundabout and turn left over the A726 and right onto Mearns Road and first left into Hazelden Road. Continue to the foot of Hazelden Road to the entrance to Broadlees Farm. The postcode for Satellite Navigation: G77 6RR.

SITUATION

Broadlees Farm is a substantial and highly attractive traditionally built farmhouse and steading set in approximately 125 acres of grazing land and located in a magnificent rural position on the outskirts of Newton Mearns and adjacent to the fairways of Eastwood golf course. Broadlees Farm, although occupying a rural position, is within close proximity of the M77.

The affluent suburb of Newton Mearns is characterised by a wide range of individually designed detached family homes and lies approximately 10 miles to the south of the city centre, with the M77 providing commuter routes to the central belt of Scotland and Ayrshire. Newton Mearns has a wide range of local golf, tennis and bowling clubs and there are a number of primary and secondary schools within easy reach including the private schools of Glasgow: Belmont House School, Hutchenons' Grammar school and Glasgow and Kelvinside Academies. Newton Mearns has a Waitrose and The Avenue Shopping Centre which includes Marks and Spencer's. There is a wide selection of shops, restaurants, health care facilities, Eastwood Theatre, a swimming pool, Park Lands Country Club and several challenging golf courses including Whitecraigs golf course, East Renfrewshire and Eastwood golf course.

Glasgow was designated the European City of Culture in 1990 and offers numerous cultural centres including the newly refurbished Kelvingrove Art Gallery and Museum, the new transport museum, science centre and Pollok Park which was voted European Park of the Year 2009. Glasgow is widely regarded as one of the UK's leading retail cities, boasting many shopping complexes including Silverburn, Braehead, Buchanan Galleries, the Italian Centre for designer labels and Princes Square.

DESCRIPTION

Broadlees Farm has at its heart a handsome, traditionally built farmhouse which is set in a magnificent rural position overlooking the surrounding fields with the rear boundary formed by the fairways of Eastwood golf club. The farmhouse is surrounded by carefully tended mature gardens with a wildlife pond, and close to the main house is a range of useful, general purpose buildings which were formerly used for beef cattle but could be easily converted for equine use. The land surrounding Broadlees Farm appears to

be in good heart and is classified 5:1 and 4:1 by the James Hutton Institute.

The farmhouse accommodation begins with an entrance vestibule which leads to a reception hallway with the downstairs bathroom off. An elegant drawing room overlooks the surrounding gardens, there is a formal dining room and an exceptionally spacious family room. The fitted kitchen includes a wide range of base and wall mounted units and in addition there is a utility room and an additional cloakroom / WC. The accommodation on the ground floor is completed by a further reception room in the form of the sitting room, bedroom 1 and the garden room. To the north of the farm there is an additional annexe on the ground floor which could be utilised as a self contained flat for multi generational living: the accommodation comprises sitting room, bedroom, lounge, kitchen and shower room. Off the sitting room there are doors leading to a billiard room and a multi purpose room which is currently utilised as a gym. There are two staircases leading to the upper floor. To the east side of the farm on the upper floor there are two bedrooms (one with en suite bathroom) and a shower room. And to the west side on the upper floor there are an additional two bedrooms and a box room.

OUTBUILDINGS

There are a range of substantial outbuildings at Broadlees Farm presently used for agricultural purposes which would be suitable for a wide variety of alternative uses (subject to obtaining the necessary consents) and which include a large shed and byre with office accommodation. There is a triple garage to the west side of the property.

LAND

The farmland surrounding Broadlees extends to approximately 125 acres (50.18 hectares) in total, all laid to pasture and providing good grazing land in two main blocks, bisected by the River Earn. The land is of predominantly Grade 5(1) quality with some 4(1) quality adjoining the river to the northeast of the farm (according to the James Hutton Institute land classification map). The holding lies between 162 - 205 metres above sea level. The land is let out to a third party for grazing during the summer 2019 season.

BASIC PAYMENT SCHEME The sale includes Basic Payment Entitlements. Should the property be sold in lots, the entitlement will be apportioned accordingly. The payment in relation to the current farming year will be retained by the seller. Copies of the SAF form for 2018 are available for inspection from the selling agents.

SERVICES There are mains water troughs or natural water sources to the field enclosures.

LOCAL AUTHORITY East Renfrewshire - Council tax band H

EPC RATING Band F

SERVITUDE RIGHTS, BURDENS & 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. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

POSSESSION Vacant possession and entry will be given on completion.

OFFERS Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

VIEWING Strictly by appointment with Savills – 0141 222 5875. Given the potential hazards of any farm, we request you take care when viewing the property, especially around the farmyard.

PURCHASE PRICE Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. 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.

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.

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

Whole: Farmhouse, outbuildings and approx – 125 acres

Lot 1: Tinted blue – Farmhouse, outbuildings and approx. 22 acres

Lot 2: Tinted blue and green – Farmhouse, outbuildings and approx. 92 acres

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.

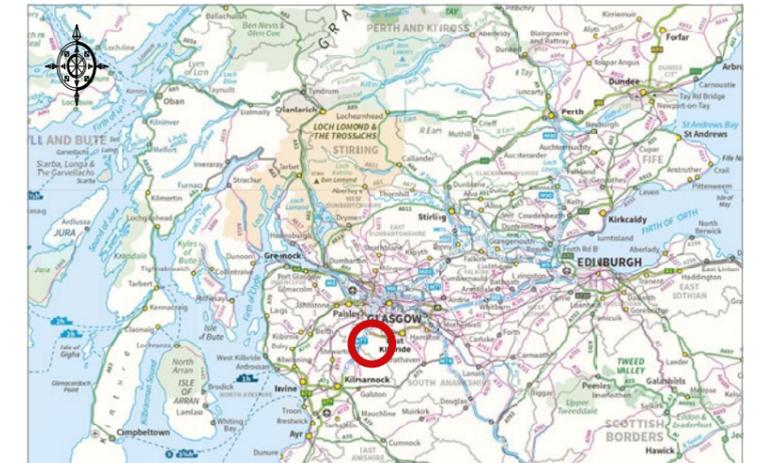
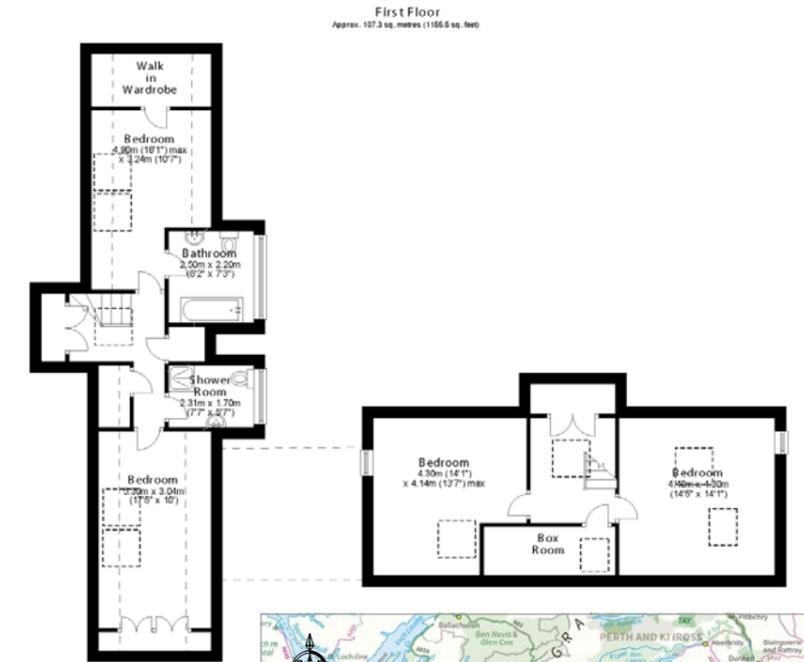




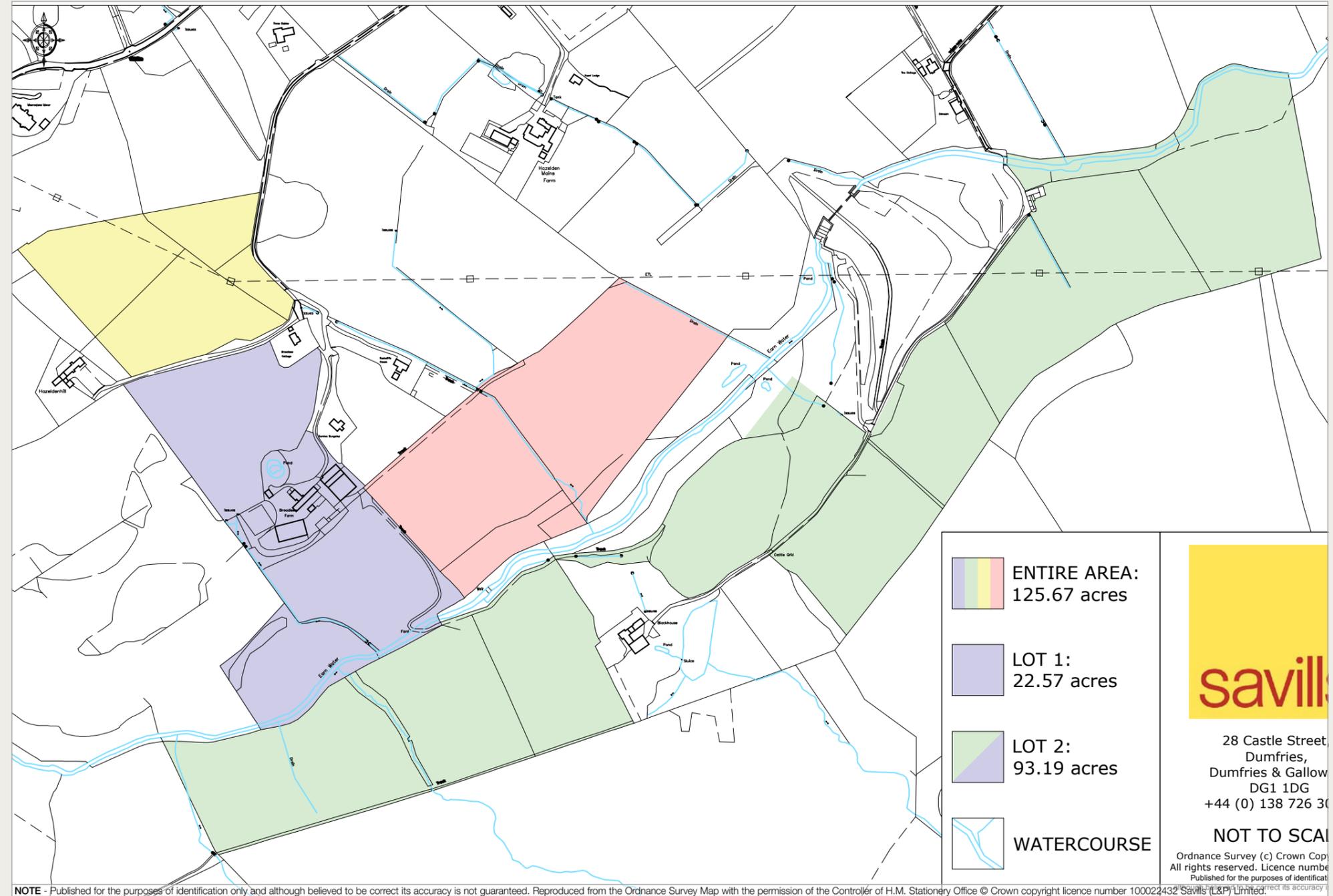


FLOORPLANS

Total area: approx. 492.1 sq. metres (5188.9 sq. feet)
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