

BOGHILL FARM

LESMAHAGOW, LANARK, SOUTH LANARKSHIRE, ML11 9PY



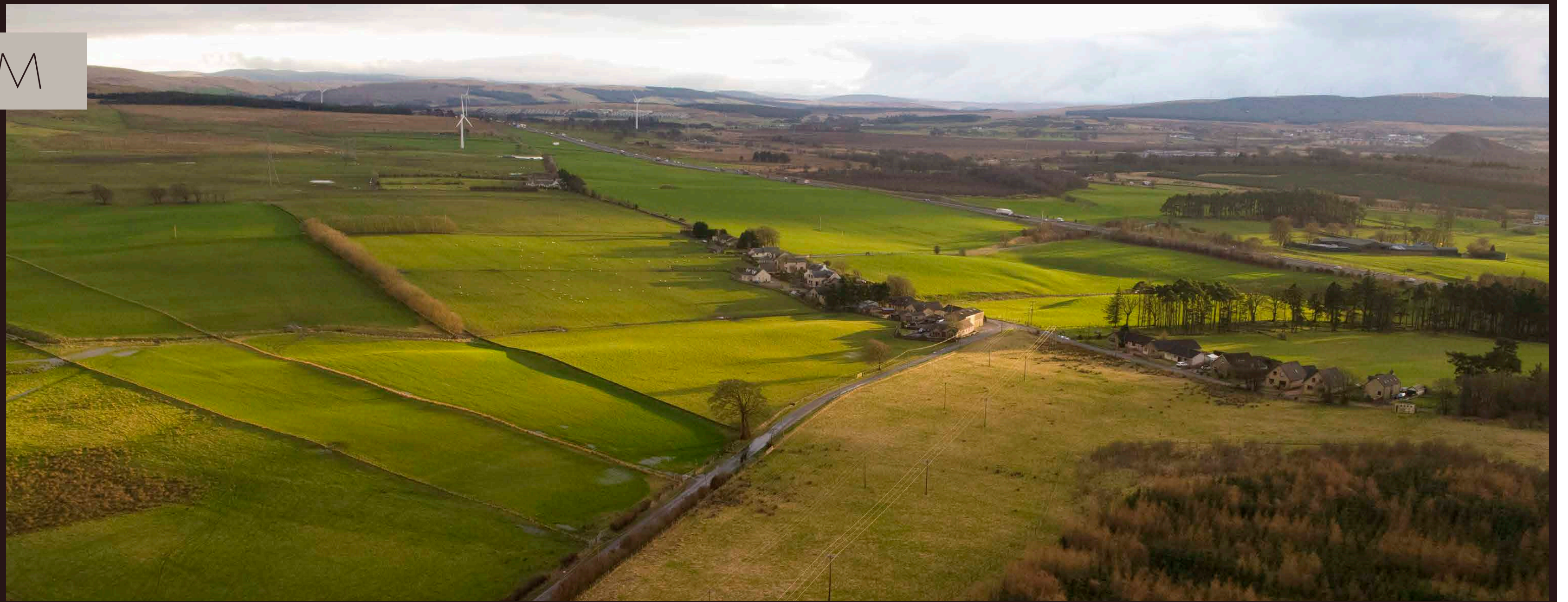

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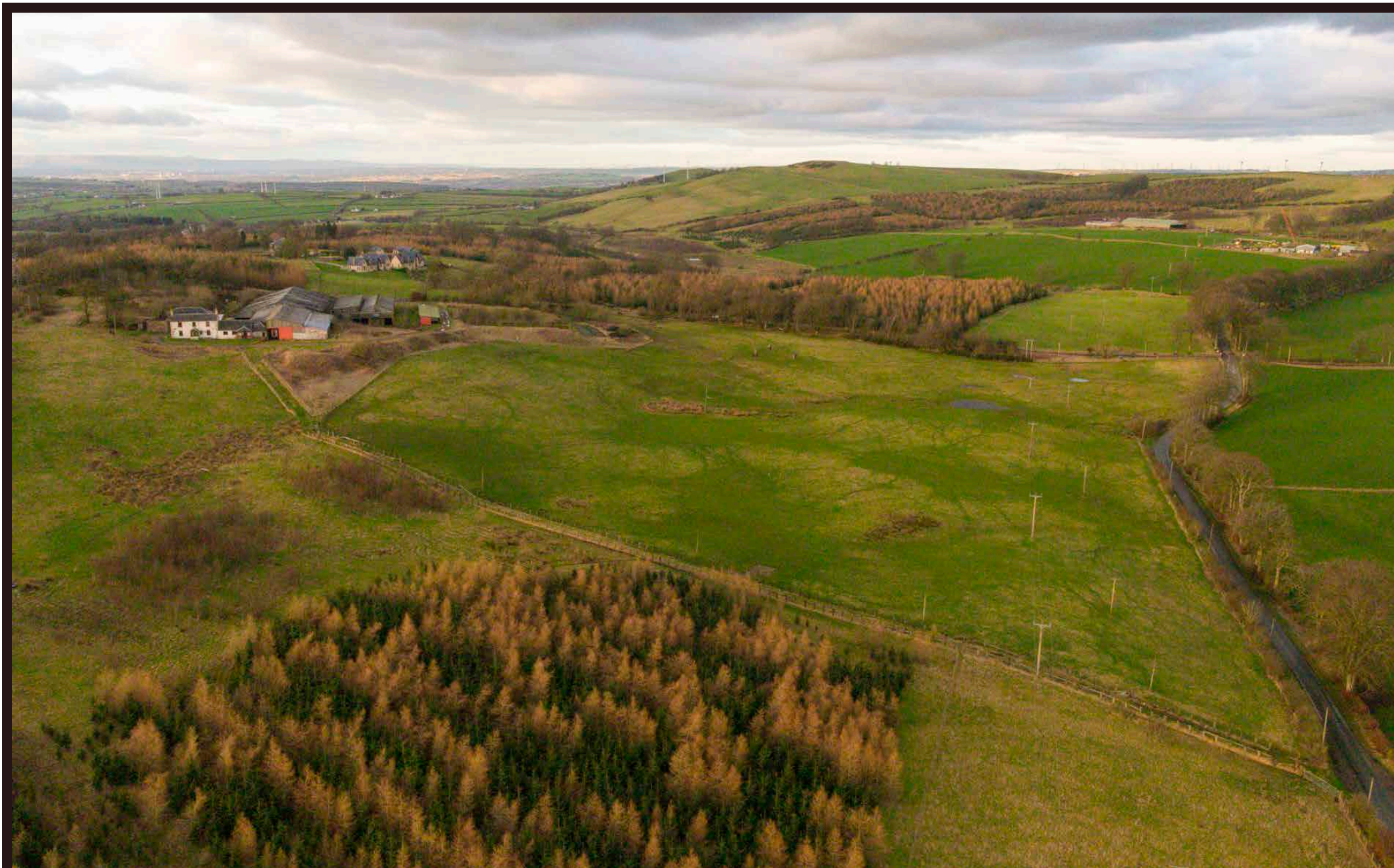
DEVELOPMENT OPPORTUNITY

BOGHILL FARM

Boghill Farm was formerly a beef farm and comprises extensive farm buildings and associated hardstanding. The total area of land for sale extends to approximately 20.98 acres (8.49 hectares), which includes an area of grazing land of approximately 15.46 acres (6.26 hectares).

Planning permission has been approved (CL/17/0124) for the re-development of the farm buildings into a mixed residential/commercial development of seven newly constructed detached villas, re-development of existing farmhouse, erection of an equestrian/stud facility with associated temporary residential accommodation, the formation of vehicular access and regrading of existing levels. The commercial development is well distanced from the residential area. The regraded existing mound to be planted will provide both a physical and visual buffer between the two areas.





**A FANTASTIC DEVELOPMENT
OPPORTUNITY SITUATED
AMID SPECTACULAR ROLLING
SOUTH LANARKSHIRE
COUNTRYSIDE EXTENDING TO
APPROXIMATELY 20.98 ACRES**

Farm Buildings

A Variety of sheds are located to the rear of the farmhouse and include a large cattle court (55m x 30m) with an extension (36m x 22m), two slatted courts (each approximately 36m x 11m) and a further court to the east (36m x 6m). A large open silage clamp is located adjacent to the farm buildings, with a further silage pit adjacent to the grazing land. Please note that the barns are currently used as stables and an indoor turnout area.

Potential Residential Sales Value

Due to the excellent and exclusive location, we feel demand will be high for the (7) new build units, once constructed and the re-developed farmhouse. We have carried out our market research and spoken to a local chartered surveyor and would suggest the following re-sale valuations.

- Plot 1:** 1.5 Storey – Plot Size – 1000 m²
- Plot 2:** 1.5 Storey – Plot Size – 1145 m²
- Plot 3:** 1.5 Storey – Plot Size – 1046 m²
- Plot 4:** 1.5 Storey – Plot Size – 1340 m²
- Plot 5:** 1.5 Storey – Plot Size – 725 m²
- Plot 6:** 1.5 Storey – Plot Size – 980 m²
- Plot 7:** 1.5 Storey – Plot Size – 878 m²

We would suggest that the price of the new build units could range from **£325,000 - £400,000**. These figures could increase should plot size increase or a paddock is included. We understand that all units will need to be 1.5 Storey.

Services

We believe that all main services are located in the vicinity of the site; however, prospective purchasers should make their own enquiries with the appropriate service providers.

Rights of Way, Servitudes and Wayleaves

The property is sold subject to and with the benefit

of all servitude rights, including rights of access and rights of way, whether public or private.

The purchaser will be held to have satisfied him/herself as to the nature of all such servitude rights and others.

Information Pack

Further information, which includes supporting surveys, planning drawings and decision notice can be found at: <https://publicaccess.southlanarkshire.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZV4QOPJV124&activeTab=summary>

Directions

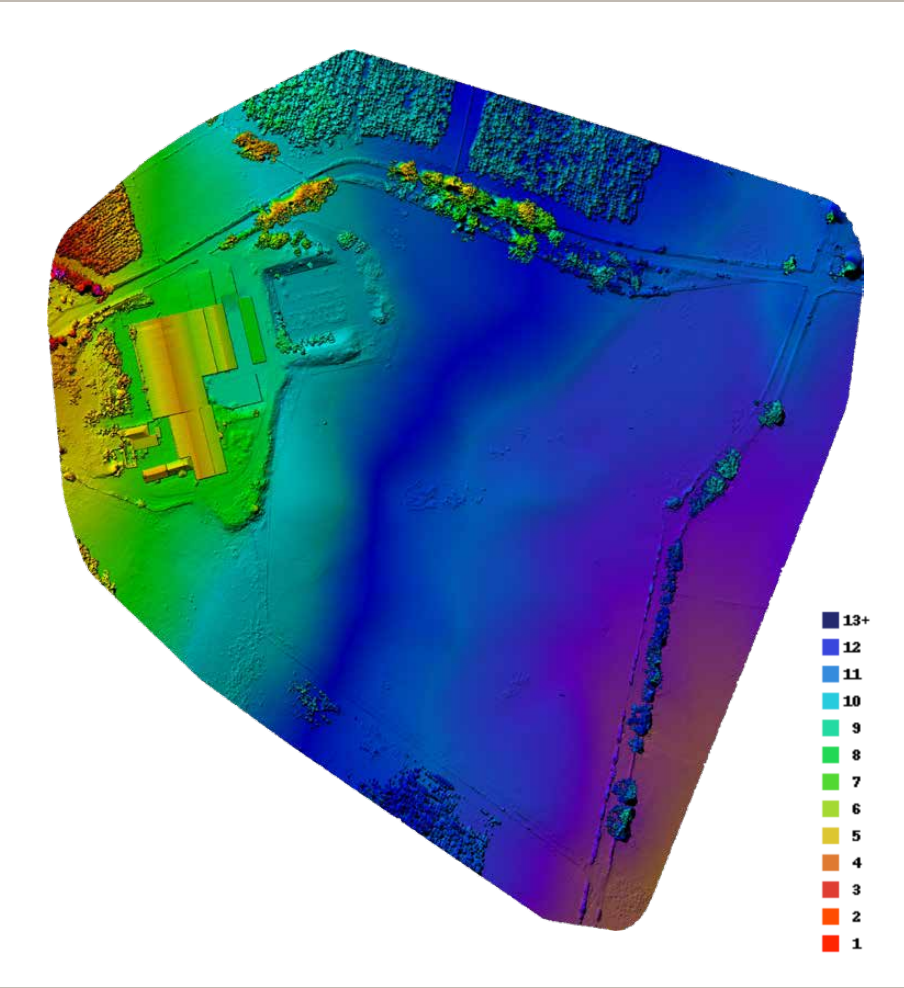
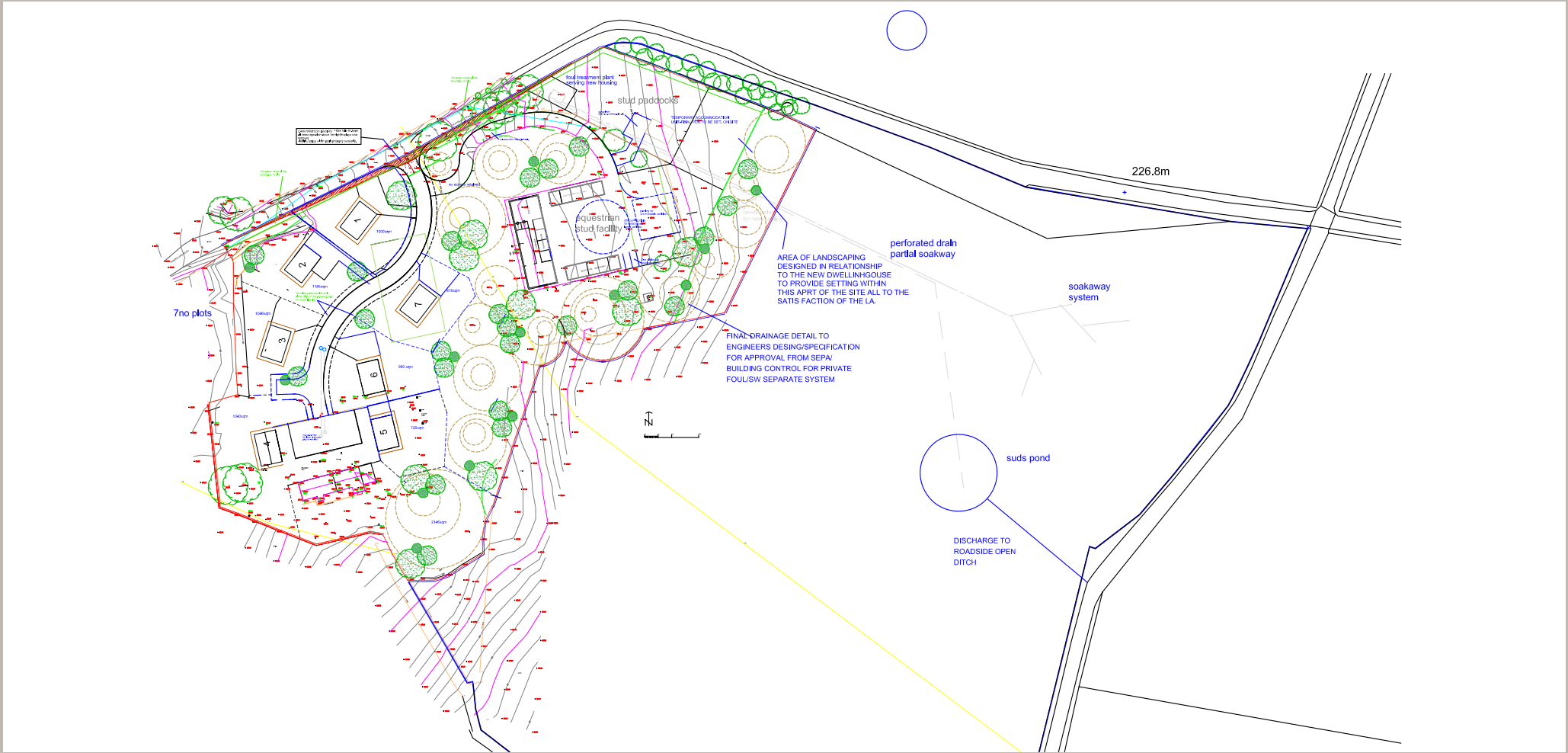
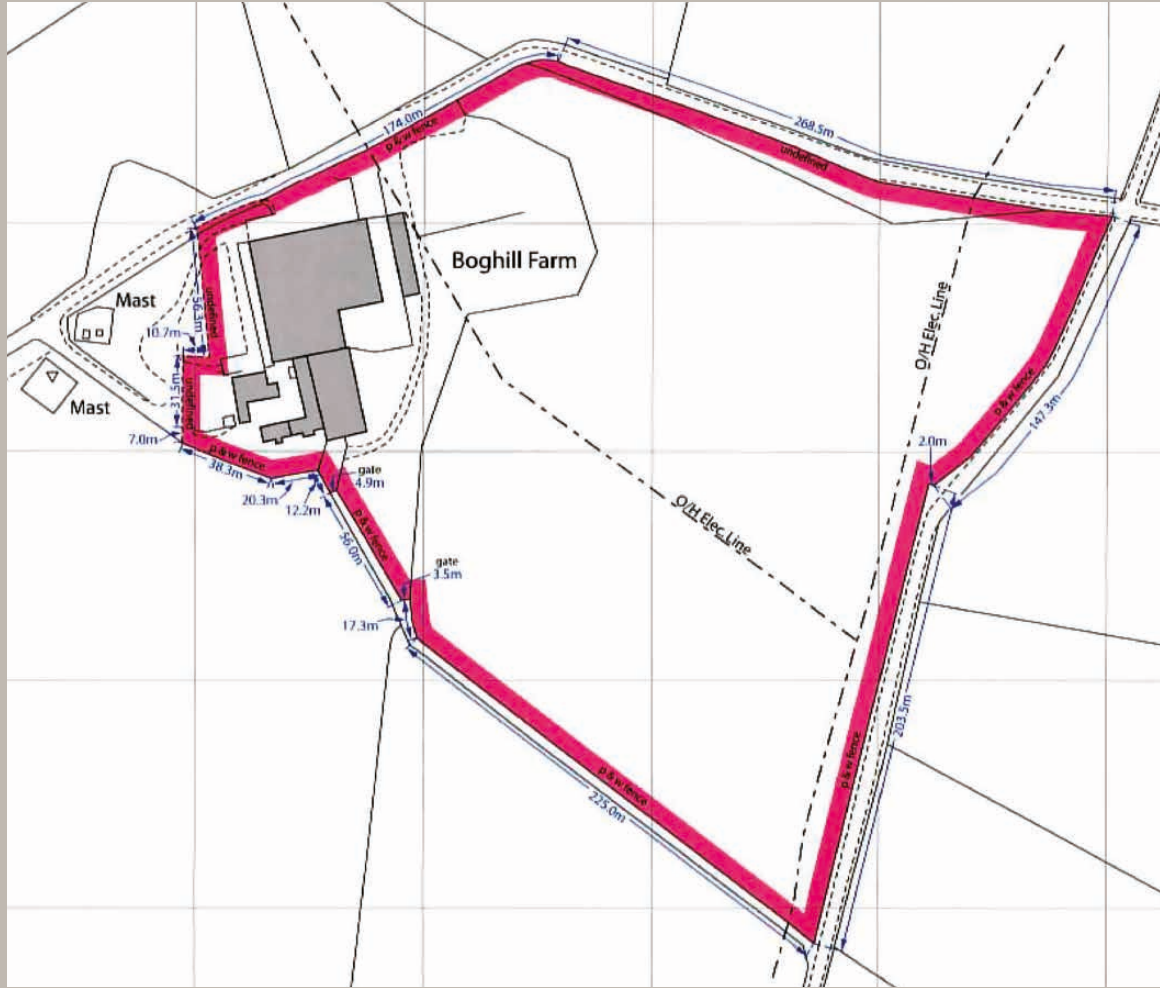
From Glasgow follow the M74 south and exit at Junction 9 onto the B7078 towards Lesmahagow. Continue on this road past Lesmahagow and then turn left onto the B7018 (Eastwood Road) and cross back over the M74. At Brocketsbrae turn right and then turn left onto Hawksland Road. Boghill Farm can be found on the right-hand side.







PLANS



THE FARMHOUSE

The traditional three/four-bedroom farmhouse, with outbuildings, will form the focal point of the development as it sits in the most prominent position of the site, at the leading edge of the plateau.

Once the site is developed, it has been proposed that the farmhouse will sit on a site of 2100m². Displaying a splendid frontage, the farmhouse offers flexible accommodation, formed over a two-storey layout. In essence, the front of the property belies the spacious accommodation internally. The farmhouse requires a level of re-decoration, modernisation and upgrading. A prospective purchaser has a blank canvas to re-configure the farmhouse to their taste and style. Once completed, the property will offer well-proportioned room sizes with an abundance of living space, making this a super development opportunity for a builder/investor. The farmhouse could also be divided into smaller units or extended into the attached bothy to provide further accommodation (STPP).

Farmhouse Accommodation

Ground Floor

Entrance Hall with Cloakroom
Lounge
Dining Room
Kitchen
Rear Hallway with Family Room and Utility Room

First Floor

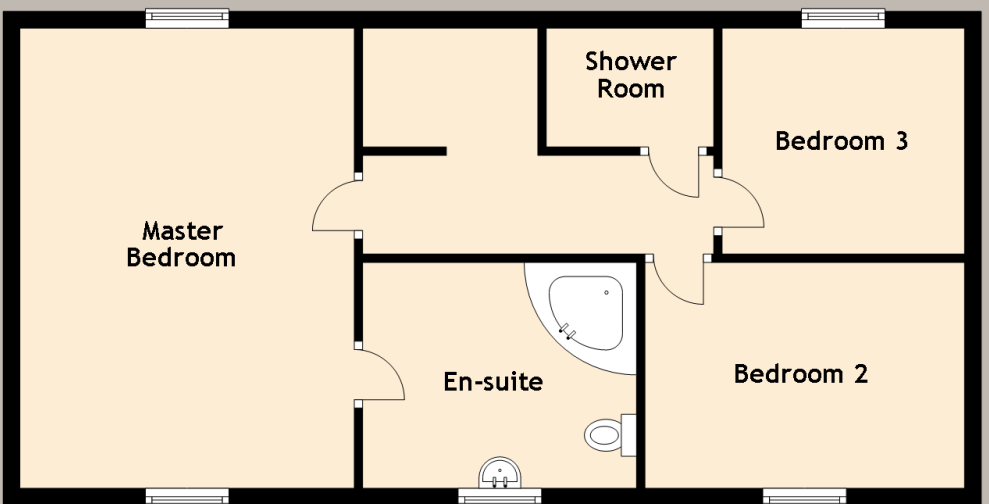
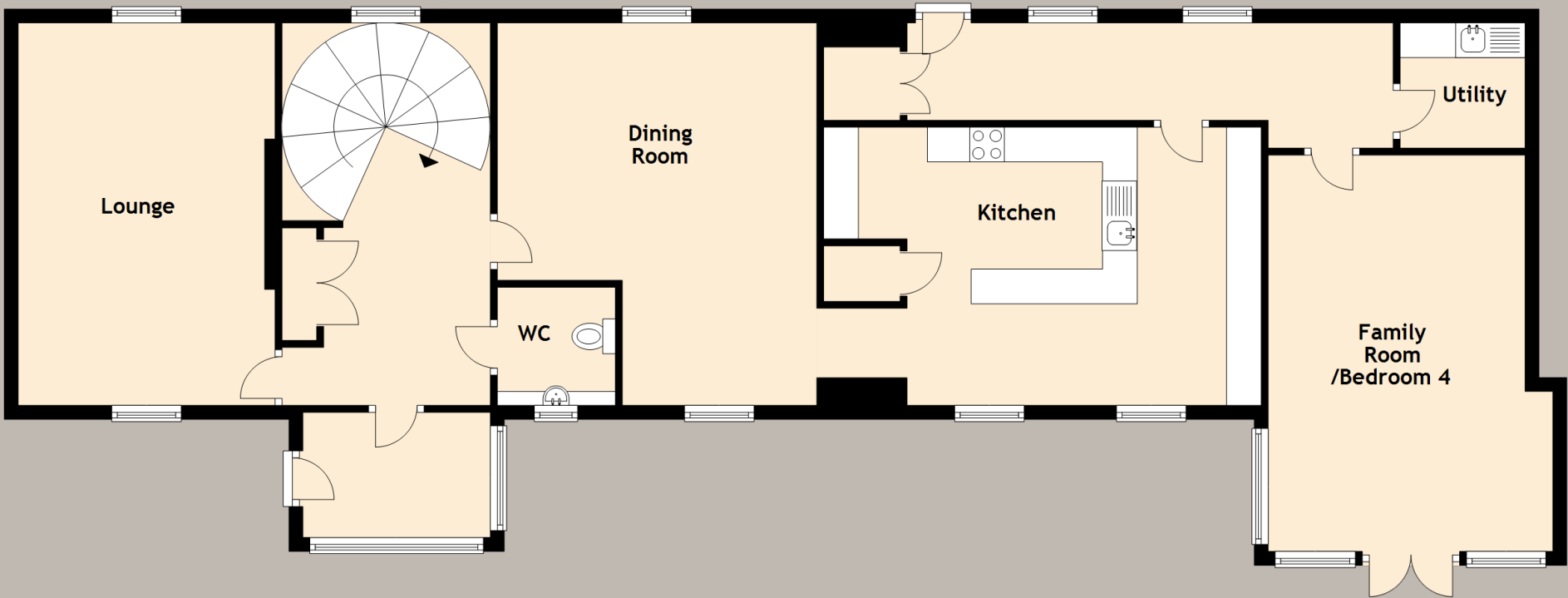
Three Bedrooms. Master with en-suite Bathroom
Shower Room.

Oil Central Heating

The property is accessed via a track, which leads to a spacious courtyard giving access to the farmhouse and the outbuildings. The grounds benefit from tremendous views into the distance, which can be enjoyed from several vantage points. There is ample parking available within the courtyard.

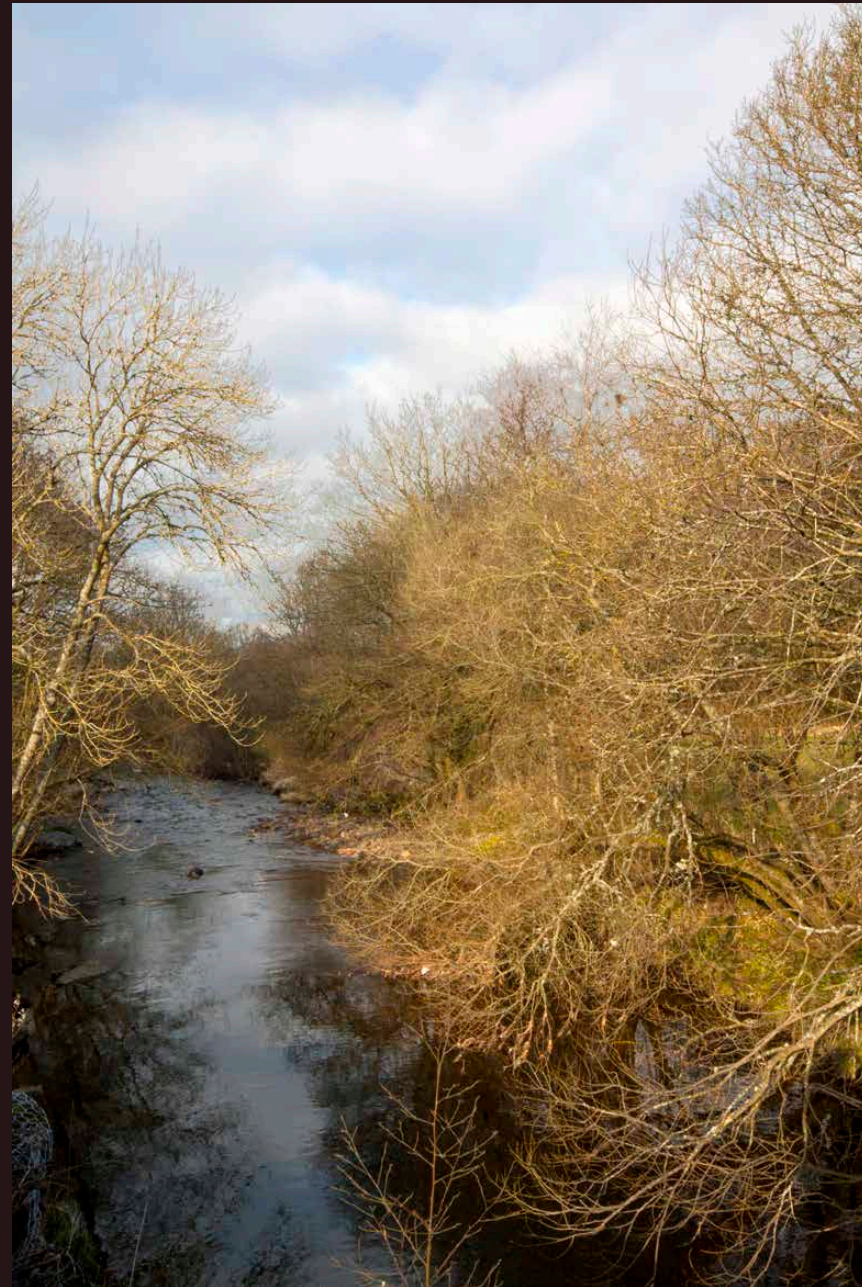


SPECIFICATIONS & DETAILS



**Approximate Dimensions
(Taken from the widest point)**

Ground Floor	
Lounge	5.50m (18'1") x 3.70m (12'2")
Dining Room	5.50m (18'1") x 4.60m (15'1")
Kitchen	5.10m (16'9") x 4.00m (13'1")
Utility	1.80m (5'11") x 1.80m (5'11")
Family Room/Bedroom 4	5.70m (18'8") x 3.60m (11'10")
WC	1.70m (5'7") x 1.70m (5'7")
First Floor	
Master Bedroom	5.40m (17'9") x 4.00m (13'1")
Shower Room	2.00m (6'7") x 1.42m (4'8")
En-suite	3.40m (11'2") x 2.70m (8'10")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")



LESMAHAGOW

The sloping site is located within the rural area at Boghill Farm, approximately 400 metres to the east of the village of Brocketsbrae. The site is occupied by a number of redundant buildings of the former agricultural farmsteading and is accessed from Hawksland Road, a minor public road that fronts the site to the north. Boghill Farm is situated amid spectacular rolling south Lanarkshire farmland and countryside and is conveniently placed for the M74 motorway. Whilst rurally located and enjoying the peace and tranquillity associated with rural living, Boghill Farm is very well placed for access to the Clyde Valley, Glasgow and beyond.

Schooling is available locally at both primary and secondary levels in the state and independent sectors. Hamilton Grammar School is a short drive away and Lesmahagow High School is located close-by.

Lesmahagow caters for most everyday needs and requirements with a selection of restaurants and cafes, a post office, police station, pharmacy, and convenience store. There is a local Tesco store and the nearby towns of Lanark and Hamilton offer a further range of amenities including excellent shopping, restaurants and sports facilities.

Junctions 9 and 10 of the M74 provide good road access to the north and south, as well as central Scotland.

The nearest railway station is Lanark, which is located around 5 miles (approx.) to the east with connections to the main lines and stations. Glasgow International Airport is about 32 miles north, Edinburgh International Airport is 47 miles to the east and Glasgow Prestwick Airport is 37 miles to the west.

Glasgow city is around 26 miles to the north. As with most international cities, there are further extensive retail districts and professional services available.

The picturesque countryside of the Clyde Valley is a stone throw away. Attractions include the World Heritage site of New Lanark and the very scenic Falls of Clyde.

The area is generally well served by leisure facilities and outdoor pursuits. The surrounding countryside is some of Scotland's most scenically attractive and there is no shortage of splendid walks, which feature regular wildlife sightings. Some of the local landowners run commercial shoots and the rivers and lochs of the district offer excellent fishing opportunities.

As with many parts of Scotland, one is never too far from a golf course and Boghill Farm is no exception, with a variety of challenging 18 hole parks and heathland courses in the district.



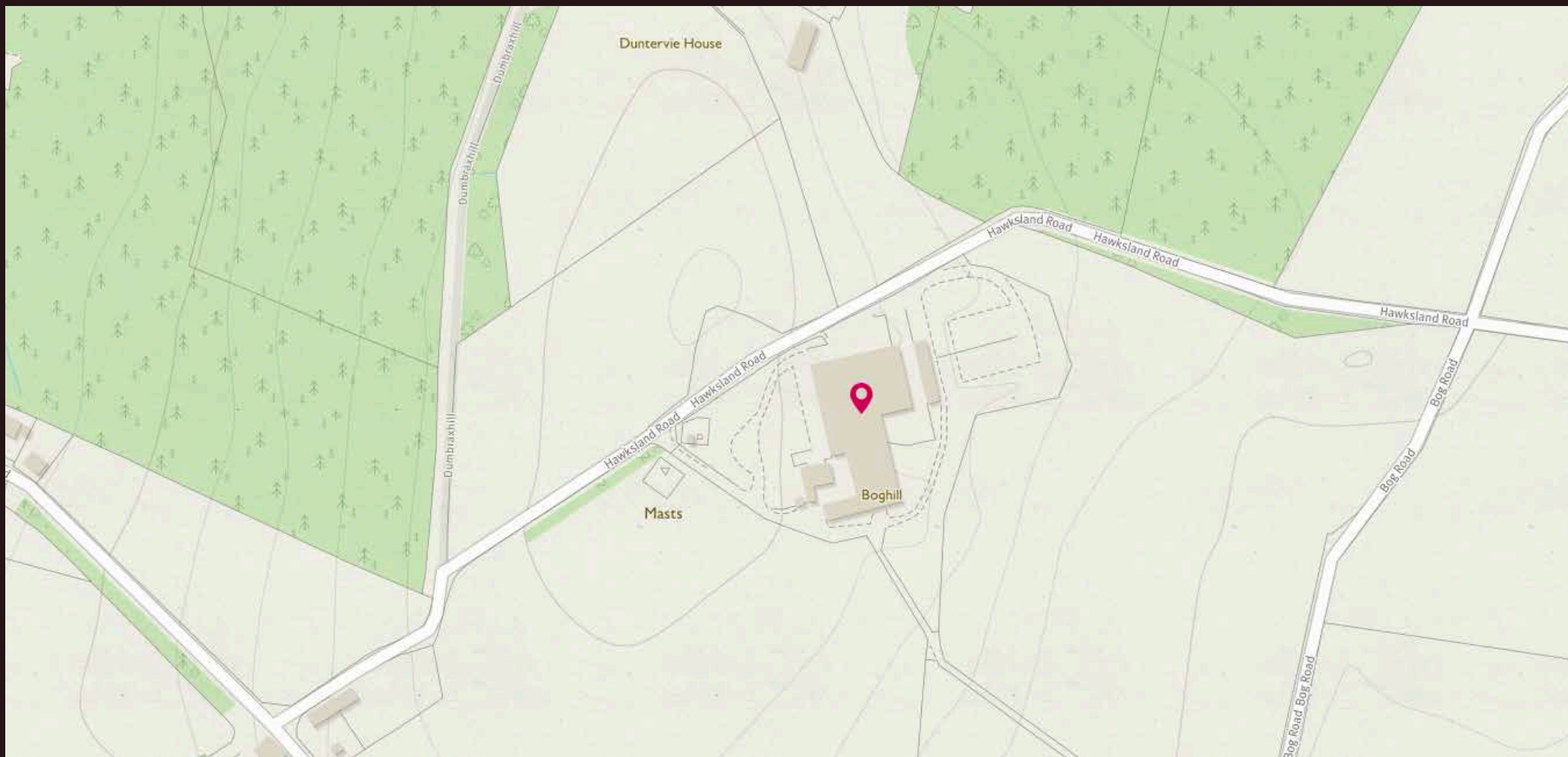


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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