



HAWKSLAND HALL, GREENRIGG ROAD,
LANARK, ML11 9QB

DM HALL
CHARTERED SURVEYORS

Particulars of Sale

A fantastic rural package of house, land and outbuildings with panoramic views.

Lanark 2.9 miles Livingston 24.3 miles Glasgow 30 miles

5.4 Ha (13.4 Acres) or thereby

Offers over £765,000

LOCATION

Hawksland Hall sits in an a most private elevated position in the heart of rural Lanarkshire, yet only a few miles from Lesmahagow and Lanark.

The historic Royal Burgh of Lanark has all the essential facilities and amenities, including a modern grammar school, historic 18-hole golf course and Lanark Loch. The location provides excellent access to the Scottish Borders and the Clyde valley, providing wonderful walks for the outdoor enthusiast. The Falls of Clyde are situated next to the historic village of New Lanark, this species-rich wooded gorge has spectacular waterfalls and a good network of paths. The beautiful Cleghorn National Nature Reserve and Tinto Hill are also nearby.

Shopping facilities are abundant in Lanark with a delightful main street and several high street retailers at the Braidfute Retail Park. There are multiple agricultural merchants in the area.

Lanark has excellent transport links and easy access to Glasgow and Edinburgh via train. Junction 10 of the M74 is only 4 miles distant, so this is a great location for those commuting.

DESCRIPTION

This is a fantastic rural property, an outstanding modern 7 bedroom house, presented as 5, over three levels, land extending to 5.4 Ha (13.4 Acres) or thereby and outstanding modern outbuildings which have predominantly been used for storage and equestrian use.

The property is accessed via a private road, owned by a third party, to secure electric gates. The long driveway leads to a generous driveway and courtyard area which has a turning circle for HGV's.

The house itself has been designed for entertaining. It has generous and flexible accommodation over three floors. Of particular note is the open plan kitchen/living/dining room, a wonderful living space with direct access onto the secluded decked garden to the rear. The kitchen has really been designed with entertaining in mind, with a 3 oven electric AGA and further 2 fan oven electric module AGA and gas hob. The bespoke cabinetry throughout the property is exceptional, with tremendous attention to detail and state of the art in-built sound systems. The property is of exceptional build quality and is presented in move-in order throughout.

The accommodation comprises of:

Ground Floor: Entrance vestibule. Reception hall. Open plan dining kitchen/living room with direct access to rear gardens. Dining room with french doors to the garden. Living room with bar. Music room with French doors to the garden. Shower room with WC, bidet and WHB





First Floor: Hall landing with storage cupboards. Study with fitted wardrobes (bedroom 7). 3 Further bedrooms with fitted wardrobes. Family bathroom with showering cubicle, WC, bidet and WHB. WC with WHB. Principal bedroom with dressing area and en-suite bathroom (bath, showering cubicle, double sinks, bidet and WHB).

Second Floor: WC with WHB. Kitchenette with sink and units. Living area/reception hall with combed ceilings. Bedroom 5 and games room (bedroom 6).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

EPC	D
Council Tax	Band G
Water	Mains supply
Drainage	Septic Tank
Heating	LPG and Solar Panels
Broadband Provider	TBC

OUTBUILDINGS

The secure modern outbuildings are fantastic and provide generous stabling currently but could be re-purposed for general storage, commercial use (subject to the necessary consents), workshops or for storing plant/machinery/car collections. Water and power is present

General Purpose Store (40.8m x 6.9m approx.)

Steel portal frame construction under a box profile roof with side cladding and a concrete floor. The shed is currently split into a feed store, bedding store, stables, tack room, insulated WC and store room. The layout could easily be altered for other uses.

Stables (30.6m x 12.2m approx.)

Steel portal frame construction under a box profile roof with side cladding and a concrete floor. Currently it is presented as 8 generous stables with a wash bay and space for stocks however the layout could easily be altered for other uses.

Store & Stables (18.6m x 6.0m approx.)

Steel portal frame construction under a box profile roof with side cladding and a concrete floor. Currently this is divided into three stables and a storage area however the layout could easily be altered for other uses.

Machinery Store (18.0m x 9.4m approx.)

Steel portal frame construction under a box profile roof with side cladding and a concrete floor. Currently this is divided into two secure internal areas and stores machinery. There are roller doors in addition to a pedestrian door.

Horse Walker

5 Horse, equestrian Monarch horse walker is accessed to the front of the general purpose store.

THE LAND

The pasture land extends in all to approximately 5.4 Ha (13.34 Acres) and is Class 4.1 by the James Hutton Institute. Currently there are four paddocks within which have access to water and field shelters. Electric fencing surrounds the fields.

MINERALS

Mineral rights are included, except as provided for by statute.



PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
ML3 0AA

SGRPID

Hamilton Office
Cadzow Court
3 Wellhall Road
Hamilton
ML3 9BG
T: 0300 244 3665
E: SGRPID.hamilton@gov.scot

IACS & BASIC PAYMENT SCHEME

There are no BPS entitlements included with the sale. There are no existing grant schemes in place.

SOLICITOR

Sneddon Morrison
36 - 46 North Bridge Street
Bathgate
EH48

THIRD PARTY SERVITUDES & BURDENS

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.

VIEWINGS

By appointment with the Selling Agents following. To schedule a viewing please call 01786 833800 or email Kirstie.mclachlan@dmhall.co.uk. Details of your current address, buying position and finances will be required before a viewing can be scheduled. Your viewing may not be accompanied by an employee of DM Hall.

FIXTURES & FITTINGS

Curtains, Blinds and carpets are included within the sale. No further items are included unless specifically referred to in the particulars. The vendor will consider offers for moveable items, white goods etc by separate negotiation. For further details please contact the selling agent.

DIRECTIONS

Please use the following link: <https://w3w.co/video.acquaint.amid>

The postcode is ML11 9QB but this may not take you to the property, it may take you to Greenrigg Road whereby you need to look for the For Sale board or use the What3Word logo above.





HEALTH & SAFETY

The land may have livestock on site and appropriate caution should be exercised at all times during inspection. Viewings are strictly by appointment and will be accompanied at all times.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

DATE OF ENTRY

Date of entry shall be by mutual agreement.

LAND MANAGEMENT OPTIONS

There are no Land Management Options currently in place on the land.

ENTRY

By mutual agreement.

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. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

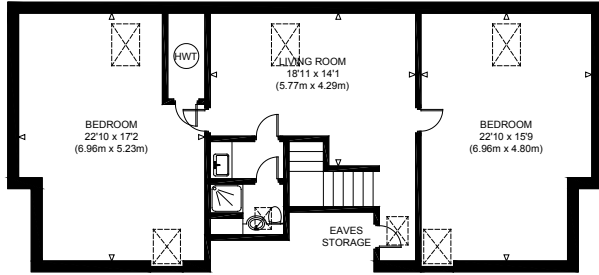
ANTI MONEY LAUNDERING (AML) REGULATIONS

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering (Information on the buyer) Regulations 2017. In terms of these Regulations we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only where supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents, and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

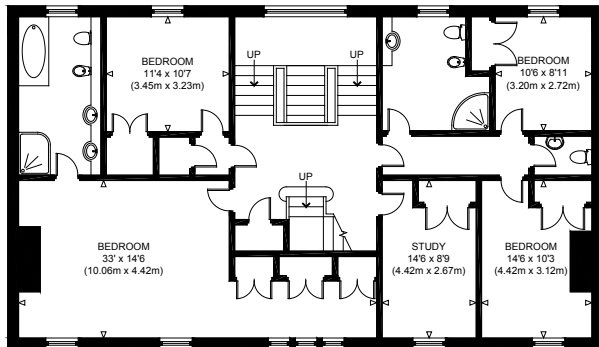
PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall Baird Lumsden, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken March 2023. Particulars prepared August 2023.

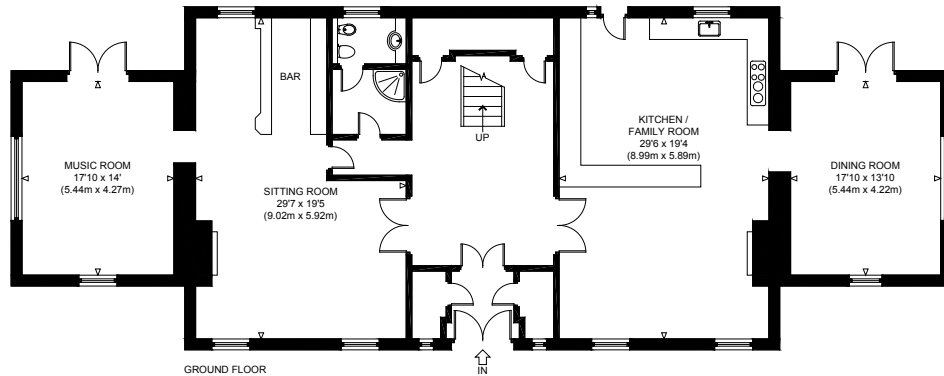




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1114 SQ FT / 103.5 SQ M

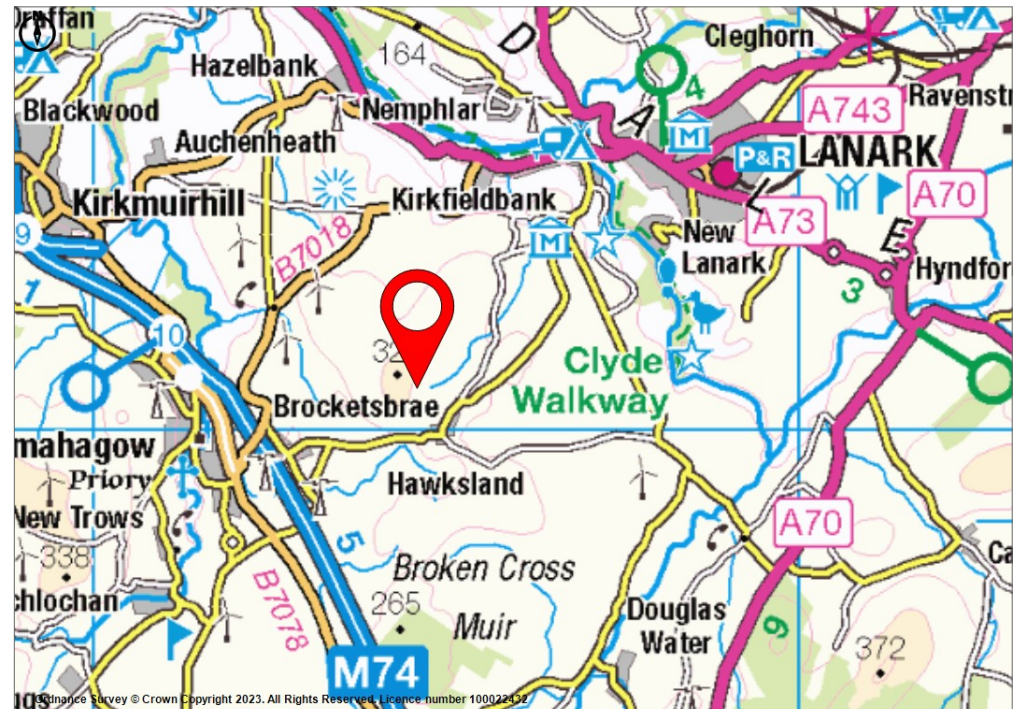


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1563 SQ FT / 145.2 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2131 SQ FT / 198.0 SQ M

HAWKSLAND HALL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4808 SQ FT / 446.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk







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CHARTERED SURVEYORS