

**A FORMER TRADITIONAL LIVESTOCK FARM WITH A FARMHOUSE, A RANGE OF TRADITIONAL
OUTBUILDINGS AND LAND EXTENDING TO APPROXIMATELY 19.37 HA (47.9 ACRES)**
STAND FARM • STIRLING ROAD • RIGGEND • AIRDRIE • NORTH LANARKSHIRE • ML6 7FP



DM HALL

Property Details

A former traditional livestock farm with a farmhouse, a range of traditional outbuildings and land extending to approximately 19.37 Ha (47.9 acres) in the central belt of Scotland.

Stirling 18 Miles

Glasgow 15 Miles

Edinburgh 44 Miles

- Rare opportunity to acquire an accessible farm in a strategic location
- Excellent opportunities for diversification
- 4 Bedroom Farmhouse requiring full renovation
- Significant and productive area of grazing land
- Opportunities for habitat management
- A range of traditional farm buildings
- Land and buildings which may present further development potential (subject to obtaining necessary planning consents) for other residential or commercial uses

Lot 1: Farmhouse, yard area, outbuildings and land extending to approximately 8.46 Ha (20.92 acres). **Offers over £265,000**

Lot 2: Land extending to approximately 10.91 Ha (26.98 acres). **Offers over £100,000**

Please note Lot 2 will not be sold in advance of Lot 1.

Or Available as a Whole

Offers over £365,000



SITUATION

The property is positioned to the west of Stirling Road (A73), just outside the village of Riggend in Airdrie, a historic mining area in North Lanarkshire with excellent commuter links.

Airdrie has a good selection of shops, including Gartlea Retail Park, and schools at both primary and secondary level. Nearby Chapelhall has good local shops, a doctors surgery, Post Office and a supermarket. Faraday retail park and the Glasgow Fort shopping centre are a short driving distance from the property also.

Drumgelloch train station is approximately 3.8 miles away with a large car park and EV charging points. Airdrie Train Station also provides direct access to both Glasgow and Edinburgh City Centres. Glasgow Airport is 23 miles distant and Edinburgh Airport is 27 miles away.

DESCRIPTION

Lot 1: Farmhouse, yard area, outbuildings and land extending to approximately 8.46 Ha (20.92 acres). Offers over £265,000. This area is outlined in black on the lotting plan.

The property is accessed from a shared drive off the Stirling Road leading to a private farm track which accesses Stand Farm, a former livestock farm which has not been inhabited now for several years. The property presents itself as a rural redevelopment opportunity with a range of traditional outbuildings, a redundant static caravan, useful yard area and land, predominantly to the west and south of the buildings, of class 4.2, land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops. The land may also be suitable for equestrian use. The land is classed as F4 for forestry and is approximately 165m above sea level. There is a pond to the north west which attracts an abundance of wildlife. The land is undulating but predominantly falls to the west. Some debris and mining deposits exist over the land, a disused shafts exist to the south east of the pond and to the southern boundary. Interested parties should familiarise themselves with the Coal Mining Report available through the Selling Agents.

The single storey cottage requires redevelopment throughout. However the accommodation is currently configured to provide a kitchen, laundry room, living room, 4 bedrooms family bathroom and a conservatory. An adjoining Byre and stone cottage adjacent may present an opportunity for further accommodation, subject to obtaining the necessary consents.

Internal photos are available through the selling agents.

Water	Mains supply
Drainage	Septic Tank
Heating	Historically it was oil fired but there is no working heating system.
Council Tax	Band B
EPC	N/A

The farm buildings are situated adjoining and within close proximity to Stand Farmhouse. The traditional elements of the property are generally situated within a farmyard setting with the open-sided workshop and cubicle shed being of traditional stone construction under corrugated metal sheeting with the dairy byre building roofed with fibre cement. The barns are of steel portal frame construction with metal sheeting, and an open steel Dutch barn covering the silage pit. The agricultural sheds have predominantly reached the end of their lifespan.







LOT 1

Lot 2: Land extending to approximately 10.91 Ha (26.98 acres). Offers over £100,000. This area is outlined in blue on the lotting plan.

The land is to the north of the subjects, bordered by the Stirling Road (A73) to the east. Agricultural access gates provide access from the north and south. The land is undulating class 4.2, land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops. The land may also be suitable for a number of other uses. The land is classed as F4 for forestry and is approximately 165m above sea level. The land is undulating, and disused shafts exist to the north west boundary and centre field. Interested parties should familiarise themselves with the Coal Mining Report available through the Selling Agents.

Please note that Lot 2 will not be sold in advance of Lot 1.

SEPA

The property is affected by high to low risk of surface water flooding on minor areas of all lots. Purchasers should familiarise themselves with the SEPA flood maps: <https://map.sepa.org.uk/floodmaps/FloodRisk/Risk>

ENVIRONMENTAL DESIGNATIONS & COAL MINING REPORT

The area is affected by historic mining. A Coal Mining Report is available through the Selling Agents. We have not been made aware of any grant schemes over the land or further designations.

BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have historically been established by the seller but are not included in the sale of the land. The purchaser will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale, if applicable. All payments relating to the 2025 year will be retained by the seller, if applicable. The purchaser will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2025 for the rest of the scheme year.

IACS

All the farmland is registered for IACS purposes.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area.

SGRPID

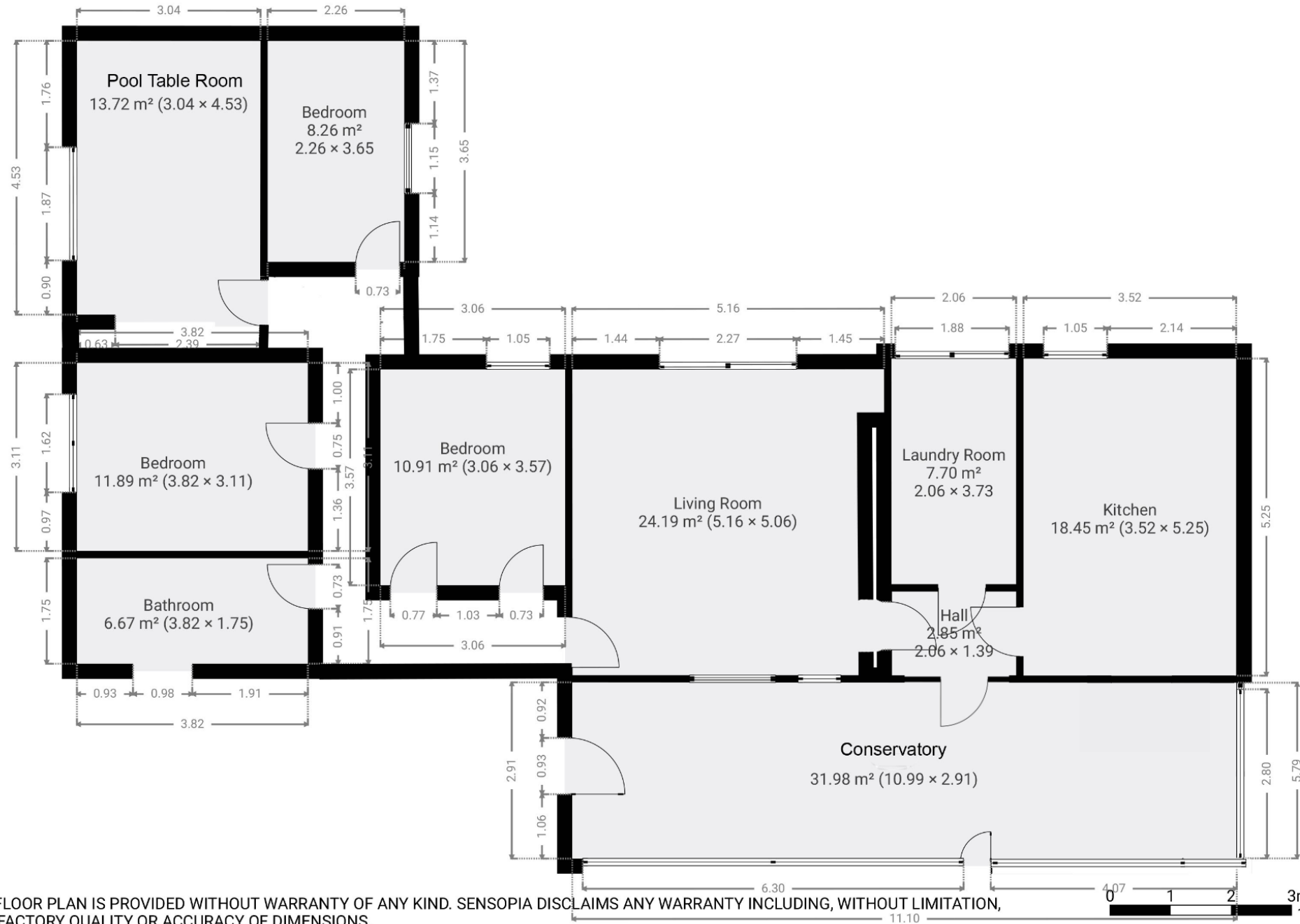
Scottish Government, Agriculture and Rural Economy, Cadzow Court, 3 Wellhall Road, Hamilton, ML3 9BG

Tel: 0300 244 3665

SGRPID.hamilton@gov.scot

▼ Ground Floor

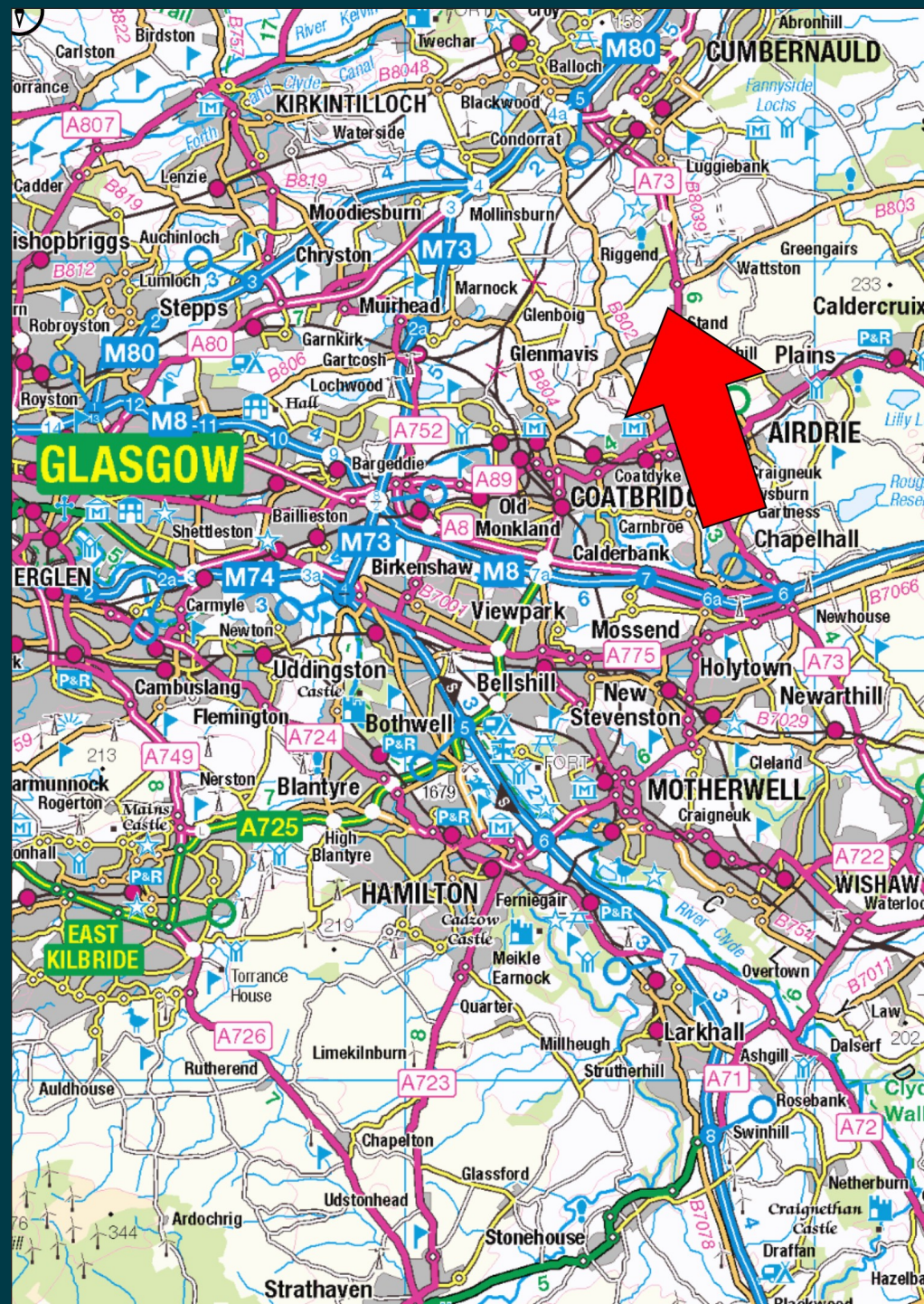
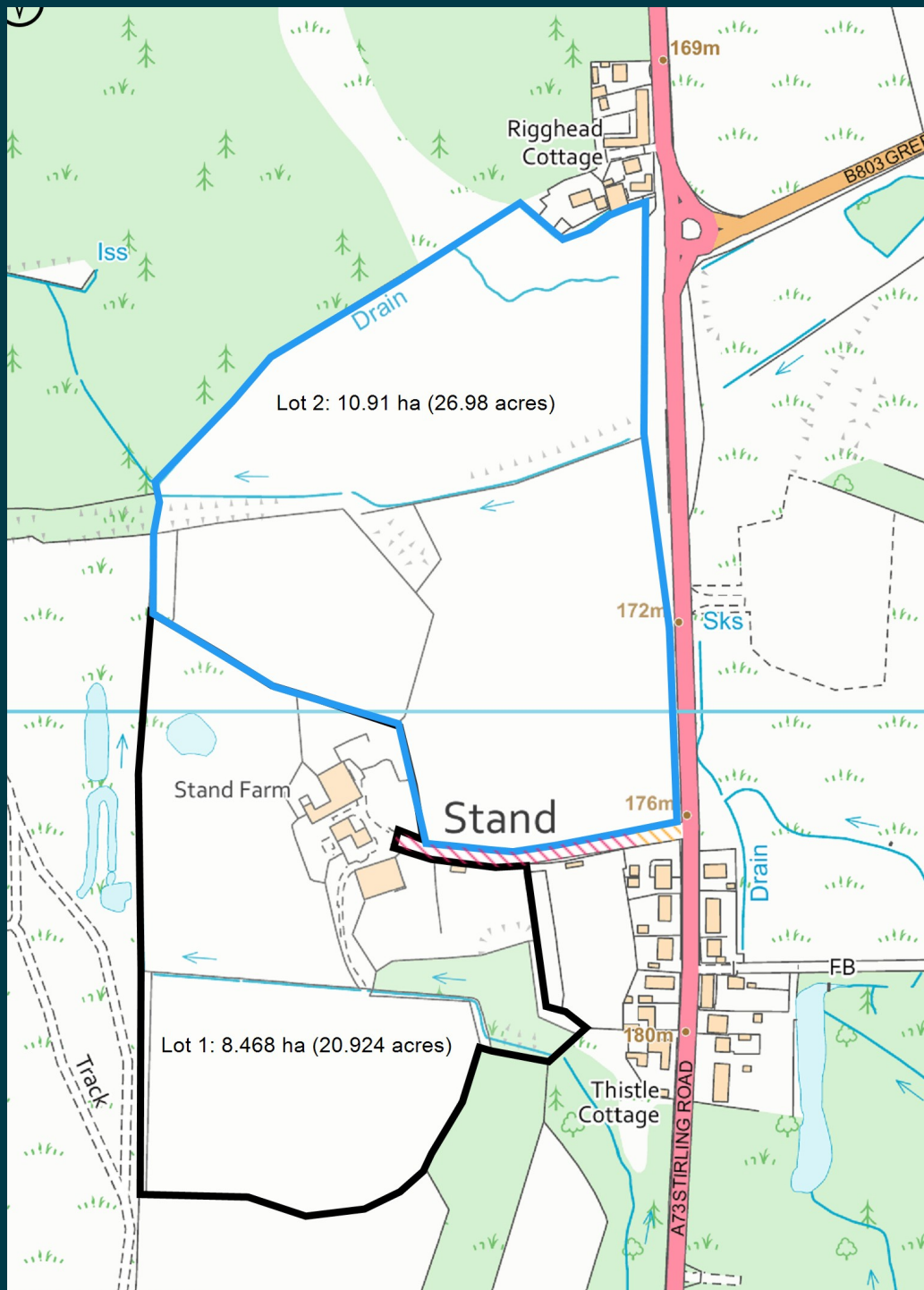
TOTAL AREA: 136.56 m² • LIVING AREA: 136.56 m² • ROOMS: 10



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.







LAND MANAGEMENT OPTIONS

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

CLAWBACK PROPOSAL

A negotiable clawback clause will be included in the missives of sale. This will entitle the seller to 50% of any uplift in value arising from the grant of planning permission for any form of development (residential, commercial, infrastructure or other), valid for a period of 25 years. For full details, please contact the selling agents.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

LOCAL AUTHORITY

North Lanarkshire Council

<https://www.northlanarkshire.gov.uk/>

DIRECTIONS

For satnav purposes the property postcode is ML6 7FP however the most accurate directions are via what3words:

Lot 1: Location: <https://w3w.co/cuff.crusaders.crackles>

Lot 2: Location: <https://w3w.co/suppers.trail.factually>

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to the redundant farm buildings, uneven surfaces over the land and the farmhouse. Interested parties should familiarise themselves with the Coal Mining Report. No asbestos surveys have been carried out on the buildings. Fencing is missing in parts and in poor order, please reference the sales plan for approximate boundaries.

VIEWINGS

Strictly by appointment with the Selling Agents, viewings will be accompanied at all times.

DATE OF ENTRY

Date of entry shall be by mutual agreement.

OFFERS

Purchasers enquiring on development on any area of the land are required to present density layout plans together with Heads of Terms which include a guaranteed minimum price. Offers in Scottish Legal Form are to be submitted to the selling agents DM Hall. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

SOLICITORS

Mellicks Solicitors

160 Hope Street

Glasgow

G2 2TL



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

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RURAL DEPARTMENT | 01786 833 800

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