



The Steading

Mid Yardhouses | Carnwath | Lanarkshire

**STRUTT
& PARKER**

The Steading

Mid Yardhouses | Carnwath | Lanarkshire
ML11 8LH

Carnwath 3.5 miles, Livingston 12 miles,
Edinburgh 27 miles, Glasgow 33 miles

A rural development opportunity
in a peaceful setting with
panoramic views over the
surrounding farmland

Detailed planning permission for conversion into
a 3 bedroom house and garage | Superb views
Within commuting distance of Edinburgh and
Glasgow | Set in about 0.21 acres



The Steading

The Steading at Mid Yardhouses is situated at the end of a quiet country lane and forms one half of a former farm steading. The property shares a courtyard with the neighbouring farmhouse. Being in an elevated position it has far reaching views. The property is constructed of stone beneath a slate roof and offers potential to be converted into a pretty stone cottage. Although planning permission has been approved according to the plans within these particulars, buyers have the option of applying to change the internal layout of the property to suit their own requirements. Please note that the red tin building as shown on the front cover has been removed.

Additional Land

The Steading is set in about 0.21 acres and additional land may be available for purchase by separate negotiation.

Situation

The Steading has a peaceful rural location in gently rolling farmland, however it is very easily accessible to a range of shops and services. For daily requirements Carnwarth has two general stores, a bakery, chemist, butchers, a bank, post office and a hotel, along with its own Health Centre. There are primary schools at Carnwarth, Biggar and Walston and Secondary schools in Lanark and Biggar.

For a more comprehensive range of retail and leisure facilities, Livingston has a selection of shopping centres and leisure facilities.

The Steading is commutable to Edinburgh, Glasgow and their airports which operate flights to a wide number of U.K. and European destinations. Trains run from Carstairs and Lanark to Edinburgh and Glasgow.

There is no shortage of out door activities in the area, with golf courses at Lanark, Biggar, Carnwarth, Kames and West Linton and hillwalking in the Pentland Hills, the Broughton Heights and Western Tinto.

General Remarks

Planning Permission Planning consent was granted on 28 August 2009 (Application No. CL/09/0109). A copy of the planning permission can be obtained from Strutt & Parker LLP.

Local Authority South Lanarkshire Council, South Vennel, Lanark, ML11 7JT Tel: 01555 673 551

Services Mains water and electricity run close to the property and will need to be connected.

Access The last 500 m of the access road is privately owned and maintained by those who use it. The remainder is maintained by the council.

Health and Safety Given the potential hazards of a derelict building, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Offers Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker LLP, 28 Melville Street, Edinburgh EH3 7HA. A closing date

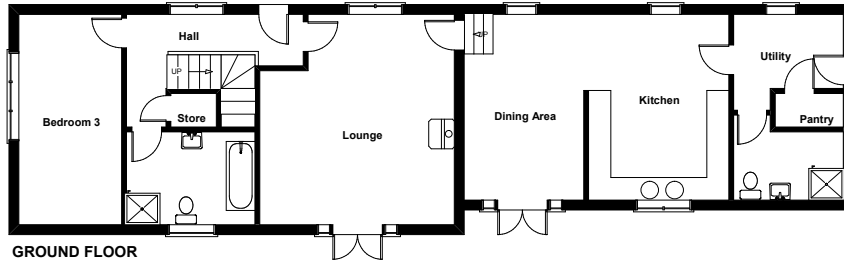
for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

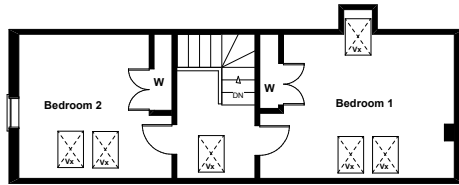


Proposed plans for The Steading at Mid Yardhouses, Carnwath, Lanarkshire, ML11 8LH

Approximate gross internal area
Ground Floor 117 sq m - 1269 sq ft
First Floor 43.6 sq m - 469 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Special Conditions of Sale

1. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
2. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
3. The minerals will be included in the sale of the property only insofar as the seller has rights.

Travel Directions

From Edinburgh take the A70 towards Carnwath. About 1 mile before reaching Carnwath turn right (towards Auchengray and Woolfords). Follow the road for about 1.3 miles before turning right up a lane. Follow the lane right to the end (about 1.2 miles) and The Steading is on the right, indicated by a For Sale sign.

Viewing strictly by appointment through Strutt & Parker LLP

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