



**BAIRD  
LUMSDEN**

**MAINS FARM, STRATHLEVEN, DUMBARTON, G82 3PH**

Offers over £160,000



# Particulars of Sale

A former farm cottage, outbuildings and land extending to 7.73 Acres (3.13Ha) with outstanding panoramic views.

Glasgow 17 miles   Stirling 32 miles   Edinburgh 67 miles

- Farm cottage (demolition and rebuild expected subject to obtaining the necessary consents)
- Former piggery providing two brick outbuildings and yard area
- Area of amenity woodland
- Productive block of Grade 3.2 grazing and fodder ground
- Sufficient area of land suitable for equestrian or smallholding purposes
- Outstanding panoramic views.

Available as a whole

## SITUATION

Strathleven sits in the heart of the natural gateway between Glasgow city region and Loch Lomond in an area of regeneration with good amenities, and local industry. An area long associated with the whisky industry, in recent years Strathleven has been transformed to provide industrial, housing, leisure and further economic opportunities.

The major trunk roads A82 and A814 are close at hand easing commuting to the motorway network, Glasgow International Airport and to most major towns and cities throughout the western and central belts of Scotland. Dumbarton Central Railway Station provides 6 trains per hour into the centre of Glasgow and direct services to Edinburgh. Primary and secondary schools for this catchment area can be viewed here: <https://www.west-dunbarton.gov.uk/schools-and-learning/schools/school-search/?postcode=g82+3ph>. Private schooling is also available nearby in Glasgow. Major retail outlets are also close by with St James Retail Park boasting Marks and Spencer, Morrison's Superstore, Lidl and Asda. The local area provides an abundance of facilities such as first class golf courses, bowling greens, gymnasiums, swimming pools, spas and public parks. Lovely countryside walks can be enjoyed from the doorstep and the breathtaking Loch Lomond is a short drive away from the property offering a plethora of wildlife and adventure.





## DESCRIPTION

Strathleven Mains Farm, Bonhill. This was the home farm for Strathleven House Estate. It was, at least from WW2, very much regarded as a Bonhill farm. The Ewings of Strathleven farmed it themselves for most of the time, without a tenant but almost certainly with a manager. Although strictly speaking the extensive parks and grasslands around the House were not part of the Mains Farm, as became apparent after WW2, the Crum Ewings also farmed them themselves. After WW2 Robert Brewster was the tenant for a time, but after the death in late 1946 of last of the Crum-Ewings to stay at Strathleven House, the farms on the Estate were sold to a Leeds-based property company, Margrave Estates. By about 1950 they had started to sell the farms off, usually to their tenants. Strathleven Mains was, however, put up for auction and was then bought and farmed for many years. The farm proved to be a popular destination with Bonhill folk and he was never short of helpers at harvest time or with his milk delivery business. When the brothers died, John junior continued to farm for a while, but the steady encroachment of housing onto the farm's land meant that he gave farming up many years ago. (Information provided by the Vale of Leven History Project <http://www.valeofleven.org.uk/contacts.html>).

Mains Farm had been a much loved family home for many years but has in recent years been left unattended and thus has fallen into disrepair. No internal access will be granted for viewings of the main house as no assurances can be made on the safety of the structure or internal condition. The surrounding gardens would have provided a kitchen garden and secluded seating areas with wonderful open outlooks. There is great potential to create a new home (subject to obtaining the necessary conditions) and enjoy the surrounding lands for equestrian or small holding purposes.

We understand that the former brick outbuildings served as the piggery. There is a yard area to the front, immediately behind a privately owned property (Mains Cottage). Two of the outbuildings remain though considerable repair is required and no assurances can be provided for their structural or internal condition. They are of brick formation with corrugated roofs.

The land extends in all to some 7.73 Acres (3.13Ha), the ploughable land equates to some 5 acres (2.02Ha) and forms a mix of rolling pasture and fodder land. The land is largely of a westerly aspect rising from the Stirling Road to its highest point to the rear of the former outbuildings and woodlands beyond. The general soil type is classed as 3.2 by the James Hutton Institute. The land is capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common. The lands and property have been vacant for some years. There are no services in the field. Vehicular access is via the privately owned farm track from Stirling road, which has a formal right of access granted over. The amenity woodland and former piggery can also be accessed from Broomhill Crescent (North). The field provides shelter and privacy to the boundaries of the farm cottage and has fenced boundaries with a field gate at the top of the field accessed from the track. The land is offered with vacant possession.

The upper and lower sites are split by Mains Cottages (two dwelling houses) which are privately owned and also have a right of access over the farm track.



## DEVELOPMENT POTENTIAL

The site is within the Green Belt, which severely limits the prospects of securing planning consent on the site. However, anyone wishing to look at the redevelopment potential of the buildings is welcome to speak to our Planning and Development Service, which can be contacted on 01786 833 800 or email paul.houghton@dmhall.co.uk. Alternatively, you should contact West Dunbartonshire Council planning department. We understand the woodland on the eastern edge of the site is covered by a Tree Preservation Order.

## BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements available with this property. A purchaser would have to apply to the Scottish Government Rural Payments and Services Division to establish their own entitlements on the land.

## LAND MANAGEMENT OPTIONS

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

## FIXTURES AND FITTINGS

No other items are included unless specifically mentioned in these particulars.

## SERVICES, COUNCIL TAX AND ENERGY

Water	Mains Supply
Drainage	Septic Tank
Heating	Oil Fired Central Heating
Council Tax	Band E
EPC	N/A (Buildings with a low energy demand, i.e. non-residential agricultural buildings and buildings sold for the purpose of demolition)

## SGRPID

Strathearn House  
Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RX  
T: 01738 602000  
F: 01738 602001

## SERVICES

We understand that there is a vehicular and pedestrian right of access only over the tracks and paths of Strathleven Estate and servitude rights are in place also for water, drainage and power supply. A registration is in place for the drainage to the septic tank.





## SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

## MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

## CLAWBACK AGREEMENT

In the event of the purchaser obtaining planning permission for further development of any part of the property a clawback provision will be inserted in the missives of sale allowing the vendor to recoup 30% of the uplift in value over a 15 year period.

## VIEWING

Strictly by appointment with the Selling Agents. Please note that the access track is in poor repair and 4 x 4 is recommended. In addition appropriate caution should be exercised at all times during inspection, particularly in reference to the buildings and neighbouring livestock. The house is in poor repair therefore internal access is not advised on the grounds of Health and Safety.

## DIRECTIONS

For SatNav purposes the property postcode is G82 3PH, the property is on Stirling Road on your left hand side heading south towards Lomondgate Industrial Park. The property will be identified by a Baird Lumsden For Sale Board.

## SOLICITORS

Mailers Solicitors  
88 Henderson Street  
Bridge of Allan  
FK9 4HA  
Tel: 01786 832314  
Fax: 01786 834114  
[www.mailers.co.uk](http://www.mailers.co.uk)

## LOCAL AUTHORITY

West Dunbartonshire Council  
16 Church Street,  
Dumbarton,  
G82 1QL  
Tel: 0141 951 7930  
<https://www.west-dunbarton.gov.uk/>

Dunbartonshire and Argyll and Bute Valuation Joint Board  
235 Dumbarton Road  
Clydebank  
G81 4X  
Tel: 0141 562 1200  
Fax: 0141 562 1255

## PLANNING

Our Planning and Development Service can be contacted on 01786 833 800 or email [paul.houghton@dmhbl.co.uk](mailto:paul.houghton@dmhbl.co.uk)

## HOME REPORT

Legislation exempts properties that are in a derelict / poor condition from requiring a home report before marketing therefore no survey has been conducted. In addition the property is being sold with land and outbuildings which is also exempt from requiring a Home Report.

## DATE OF ENTRY

Date of entry shall be by mutual agreement.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to submit with their offer original ID including photographic ID and proof of address. We can accept a certified and dated copy of such ID from the purchasers' solicitors along with written confirmation from that solicitors confirming that they accept that we will be relying on this copy of ID for AML purposes.

## CONTACT

Jennifer Campbell  
Baird Lumsden DM Hall  
[Jennifer.campbell@dmhall.co.uk](mailto:Jennifer.campbell@dmhall.co.uk)  
07909 917540



THIS IS THE PLAN REFERRED TO IN THE FOREGOING DISPOSITION

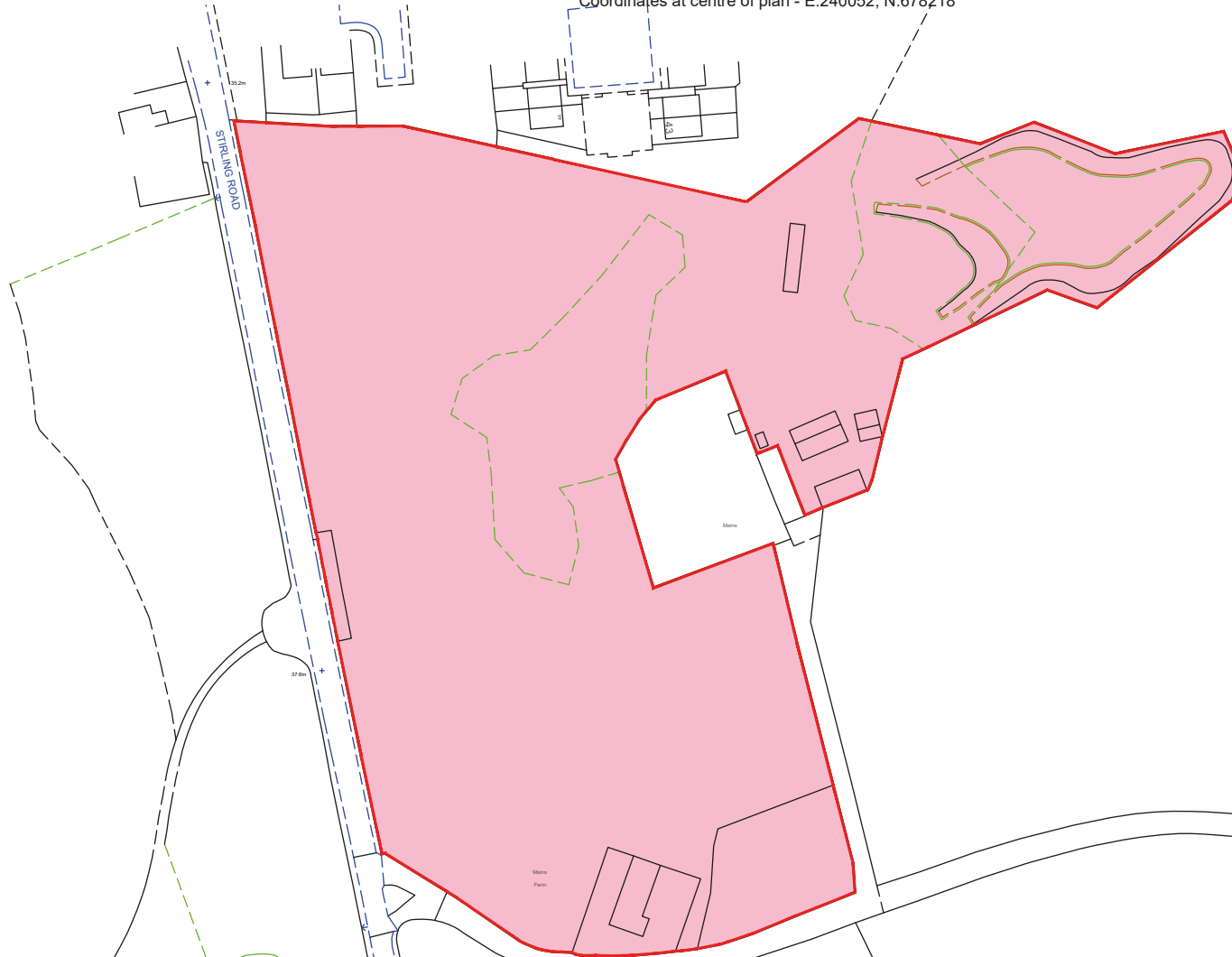
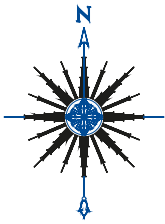


Mains Farm, Stirling Road, Dumbarton, G82 3PH

Ref. PP-20-00586 PH  
Date: 13/08/2020

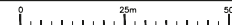
Area outlined red = 3.13 Ha

Coordinates at centre of plan - E:240052, N:678218



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Scale 1/1250



@ A3 Size

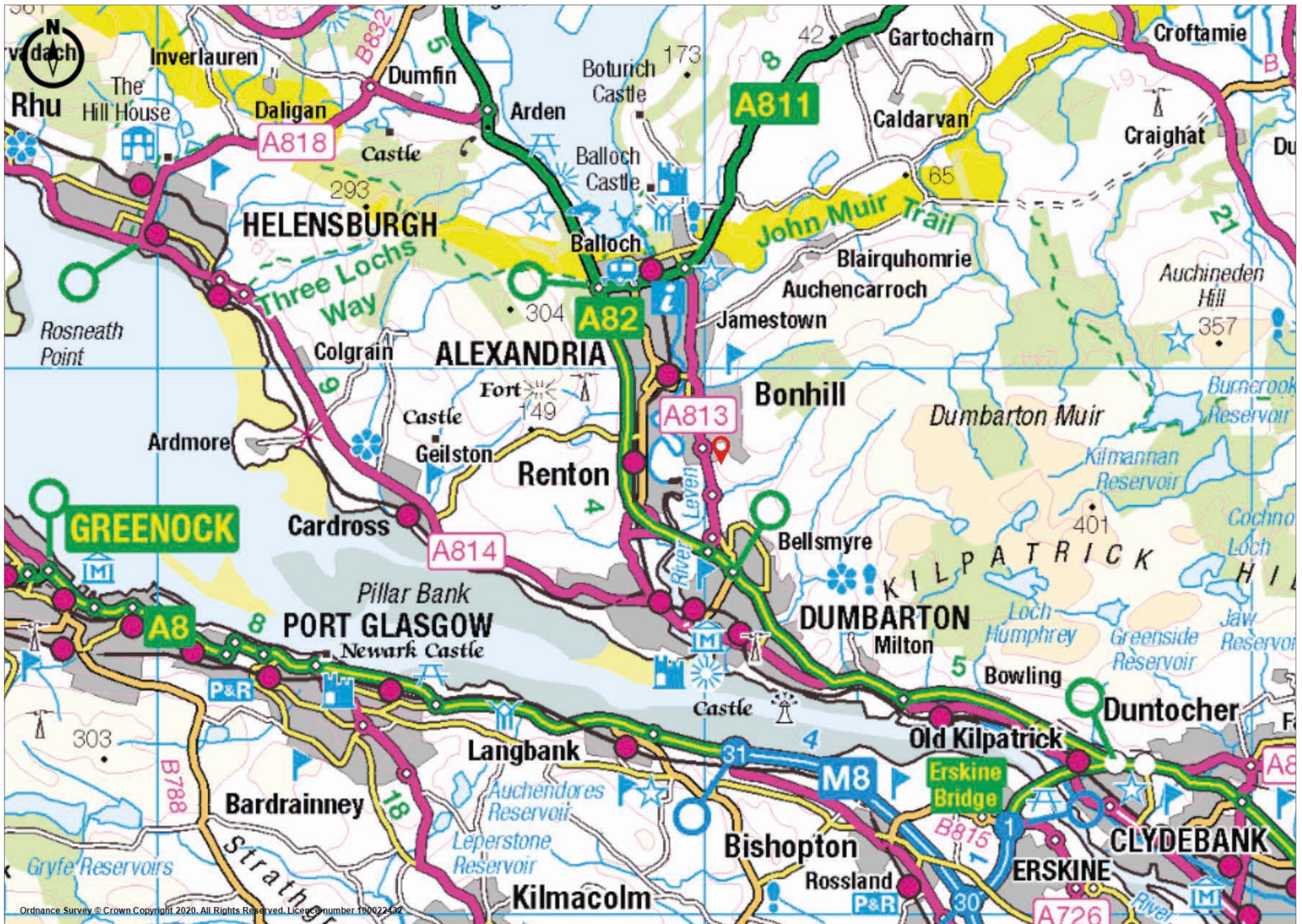
m - meters  
c - centre line

o.t. - or thereby  
u/d - undefined



27 Canmore Street, Dunfermline  
Tel: 01383 621262  
Email: [architecture@dmhall.co.uk](mailto:architecture@dmhall.co.uk)







#### 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.

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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.

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