

Hartwood Home Farm,

Hartwood, Shotts, North Lanarkshire ML7 4JY





**Former research facility with about 5.83 hectares (14.4 acres)
including a three-bedroom farmhouse and a four-bedroom apartment, both requiring comprehensive
modernisation, a modern detached bungalow previously used as office accommodation, and a wide range
of agricultural buildings**

5.83 hectares (14.4 acres)

3-bed farmhouse

4-bed flat

Bungalow office accommodation

Modern and traditional outbuildings

Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

Directions

From Shotts, head northwest along Shottskirk Road. At the T-junction, turn left onto Newmill and Canthill Road, following signs for Hartwood. Continue for approximately 1.5 miles into Hartwood village, then turn right onto Home Farm Road, which leads directly to the farm buildings.

For viewers using the 'what3words' app, the location of entrance to the farm is [//guidebook.handed.hats](#)

Situation

Hartwood Home Farm is in a prime location near the historic town of Shotts, about midway between Glasgow and Edinburgh. Shotts is a community steeped in heritage, once renowned for its ironworks and coal mining industries. Today, it thrives with a strong sense of local pride, a vibrant arts scene, and venues like the Henderson Theatre that continue to support and showcase local talent.

The property is exceptionally well-connected. Hartwood railway station, just a short walk away, lies on the Shotts Line and offers direct rail links to both Glasgow and Edinburgh, which is ideal for commuters. The nearby M8 motorway further enhances accessibility by road.

Hartwood falls within the catchment for Allanton Primary School and St Patrick's Primary School, with secondary education provided by Calderhead High School and St Aidan's High School. For those seeking independent education, respected schools such as Hamilton College, Belmont House School, The Glasgow Academy, and Hutchesons' Grammar School are all within reach.

Description

Hartwood Home Farm holds a rich historical legacy, having once played a crucial role in supporting Hartwood Hospital. The farm not only supplied fresh produce but also provided therapeutic work opportunities for patients. In its later years, the property was repurposed as a research facility.

In 2020, Forestry and Land Scotland acquired the farm with a vision to transform the land for sustainable timber production, carbon sequestration, biodiversity enhancement, and community recreation. The strategic direction for this transformation is outlined in the Forestry and Land Scotland Management Plan for Hartwood Forest, which can be accessed on the Forestry and Land Scotland website.

The land available for sale extends to approximately 5.83 hectares (14.4 acres) and includes two residential properties - a three-bedroom farmhouse and a four-apartment flat located above the former research offices. Both dwellings require significant modernisation.

Also included is a modern detached bungalow, previously used as office space, along with a substantial range of agricultural buildings. These comprise both traditional and contemporary structures including a former dairy, cattle courts, sheep sheds, hay sheds, and open-plan cattle housing offering versatile potential for redevelopment or alternative use.

The farmhouse

An entrance vestibule opens into the reception hall. To the left, a spacious living room has a wood-burning stove set within a stone surround and slate hearth, and a front-facing window that brings in natural light.

To the left, the kitchen offers a generous array of base and wall units with pale blue fronts and contrasting worktops. A second wood-burning stove is set in a rustic brick surround. Off the kitchen, there is a practical pantry cupboard, and a further door leads through to a rear hallway with an external door. From here, access is provided to a compact utility room fitted with units and a sink, and then to a bathroom with a shower over the bath, WC, and wash basin.

Upstairs, the accommodation comprises three double bedrooms and a separate shower room.

Stone-built research offices and apartment

Attached to the farmhouse is a substantial stone-built extension that accommodates a suite of offices, including a conference room, a kitchen, and separate male and female toilet facilities, each equipped with a shower.

The upper floor offers additional residential accommodation comprising a living room, four bedrooms, a kitchen, and a bathroom.

The Bungalow

A modern detached bungalow sits adjacent to the farmhouse and has previously been used as office accommodation. It has a spacious reception room and six individual offices, offering flexible space for a variety of uses..

Outbuildings

The property includes an extensive range of agricultural buildings, comprising the former dairy, various cattle housing units, general-purpose stores, a hay shed, open cattle courts, and a dedicated sheep shed. These structures are clearly marked on the attached site plan..

Right of Access

There is a right of access across the site to the adjacent graveyard, as well as to the former Hartwood Hospital grounds, which are in the ownership of a development company.

General Note

Forestry and Land Scotland has granted approval for the Friends of Hartwood Paupers Cemetery to install a composting toilet adjacent to the cemetery.

Clawback Clause

In the event that the purchaser, or any successor in title, obtains planning permission for residential development on the subjects of sale within 15 years from the date of sale, they shall be liable to pay Forestry and Land Scotland 50% of any uplift in the land's value resulting from such consent. This clawback

provision shall not apply to the residential development of the farmhouse, the upper flat, and the detached office bungalow, identified as Buildings 1, 2, and 5 on the attached plan.

Services

Hartwood Home Farm is connected to mains electricity. The water supply is via a private pipe which is connect to the mains supply at the road edge at the entrance to Home Farm Road. Drainage at the house and courtyard is to the mains, and the various livestock sheds feed into a slurry tank.

Council tax

Hartwood Home Farmhouse is Band E and the apartments are Band C for Council Tax purposes. North Lanarkshire is the Local Authority

EPC rating

The Farmhouse and the apartment are both Band F.

Closing Date:

If you would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. All offers will be assessed on the basis of the best value themes in terms of overall public benefits.

To allow assessment of any wider public benefit, interested parties should submit a statement of intent outlining their proposed use of the site and any associated public benefits. The assessment will take into account whether the proposed use would be likely to improve:

Economic development
Regeneration
Public health
Social wellbeing
Environmental wellbeing
Inequalities from socio-economic disadvantages
Any other benefits that might arise

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Purchase Price

Within 7 days of the conclusion of the missives, a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at a rate of 5% above Bank of Scotland base rate.

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 Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Important Notice

Bell Ingram, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Forestry and
Land Scotland

Coilltearachd agus
Fearann Alba

Hartwood Home Farm Built Assets

Author: Jim Seaton

Scale @ A3: 1:1,250

Date: 03/11/2025

Legend

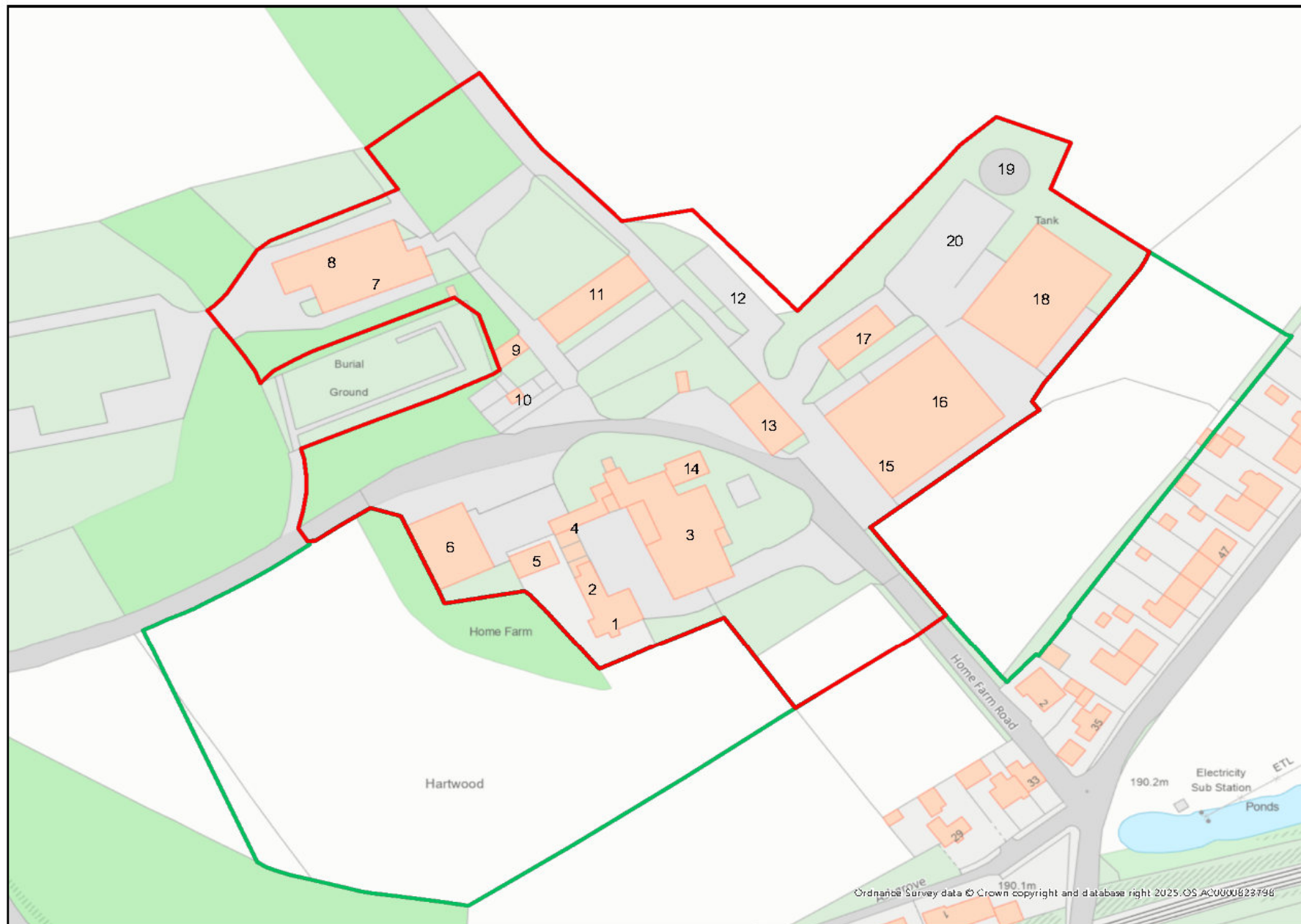
-  Hartwood Buildings
-  Hartwood Fields

0 0.005 0.01 0.02 0.03 0.04 km



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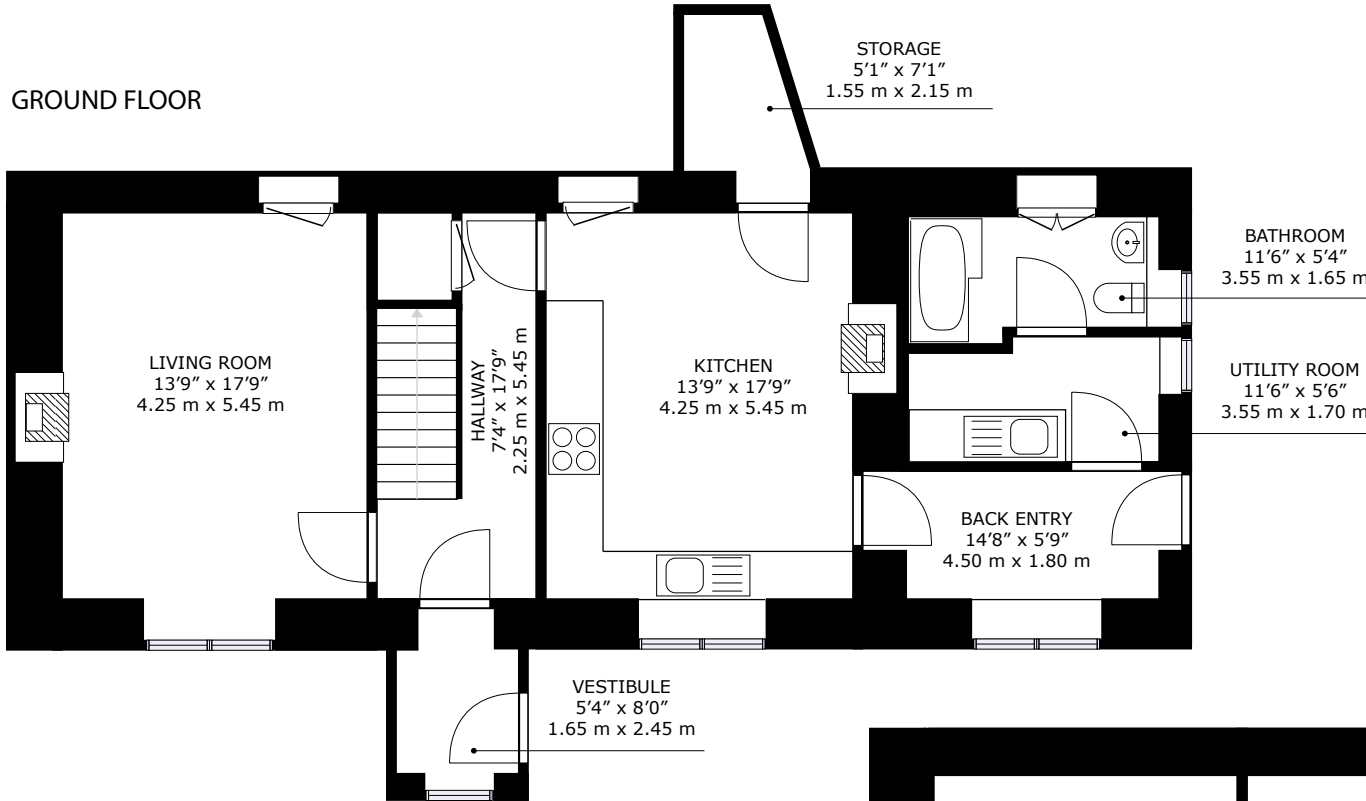
Scotland's national
forests and land
are responsibly
managed to the
UK Woodland
Assurance Standard.



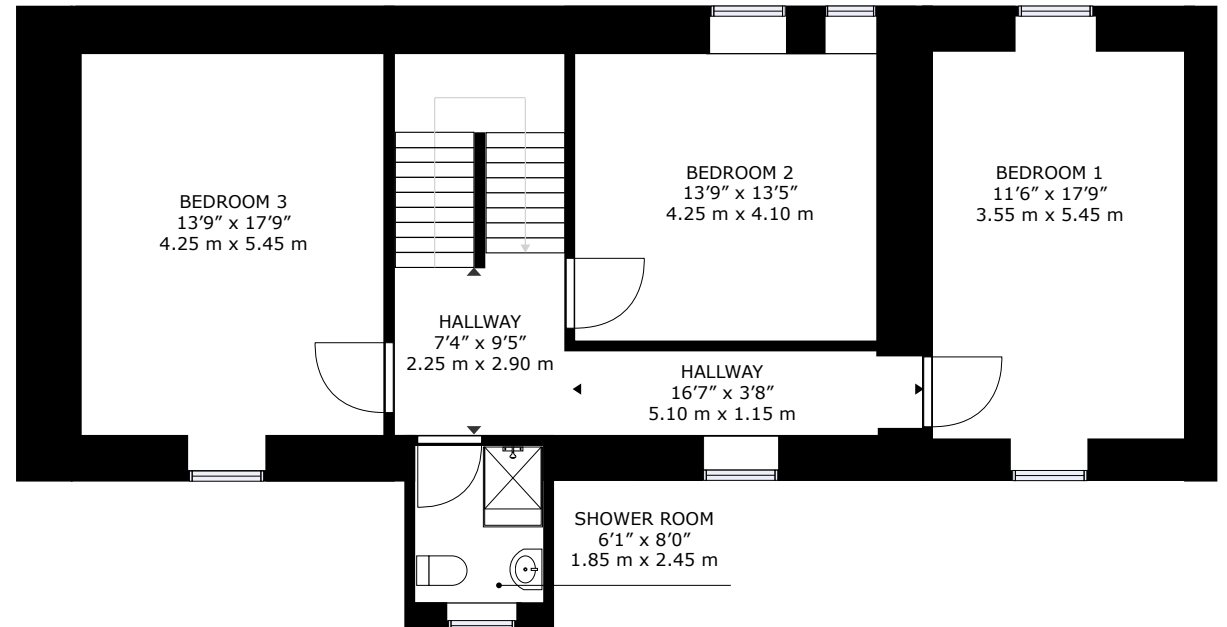
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GROUND FLOOR



FIRST FLOOR



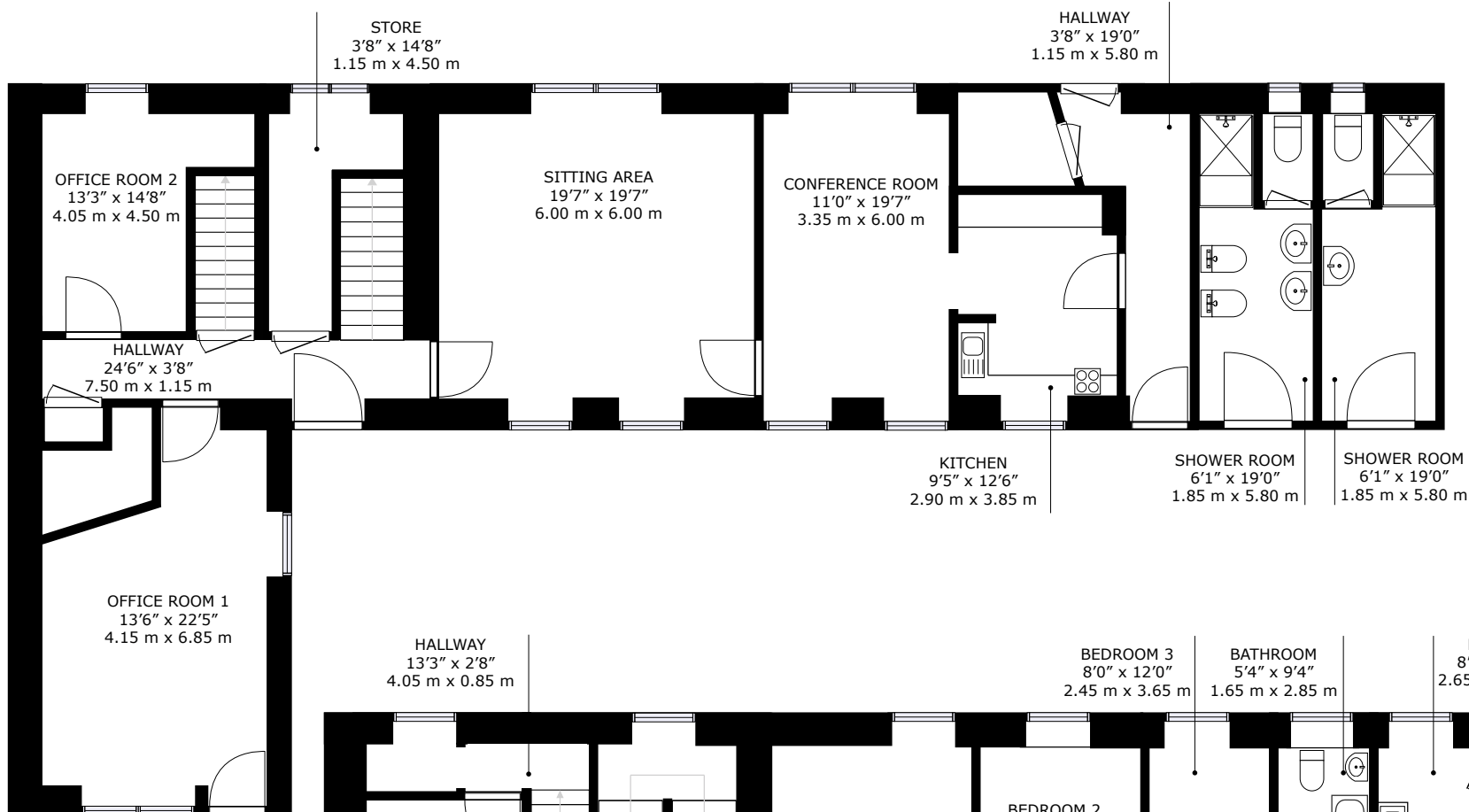
Hartwood Home Farm, Hartwood, Shotts, North Lanarkshire ML7 4JY

GROSS INTERNAL AREA
GROUND FLOOR : 1085 sq. ft, 100.8 m², FIRST FLOOR : 1054 sq. ft, 97.9 m²
TOTAL: 2139 sq. ft, 198.7 m²

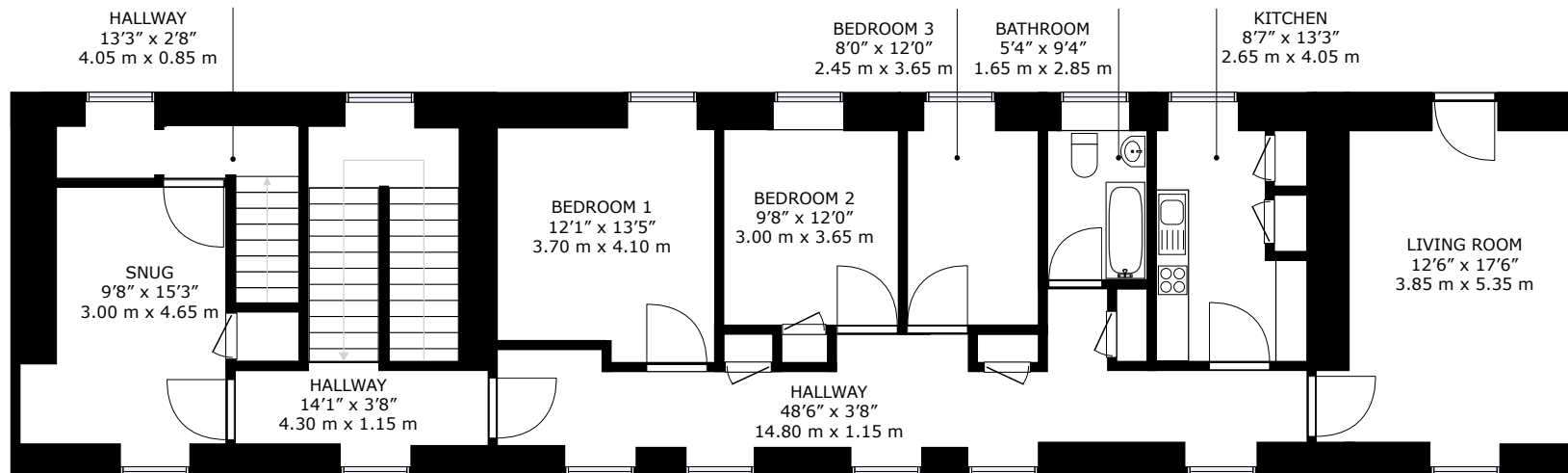
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







GROUND FLOOR

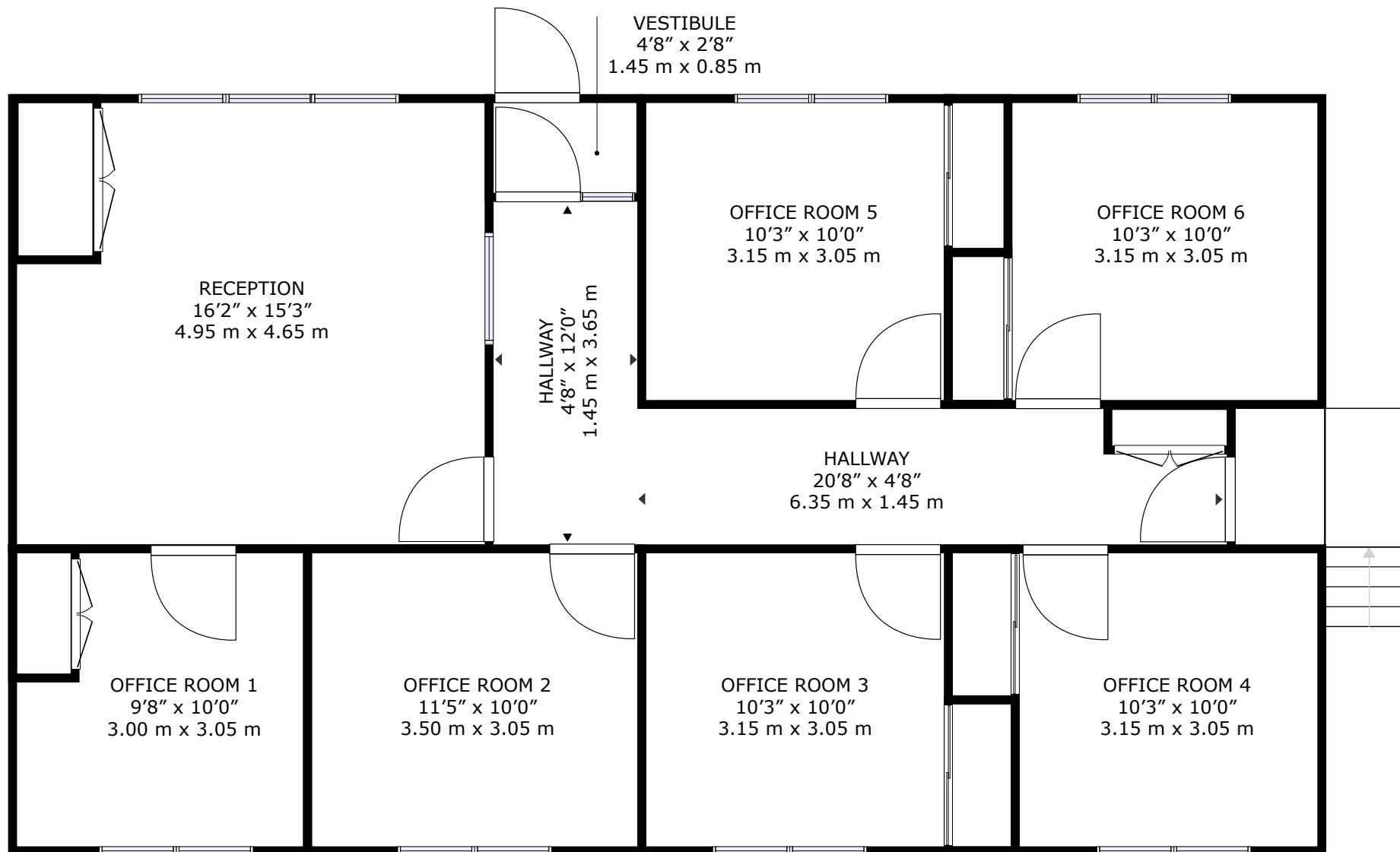


FIRST FLOOR

Office and Flats, Hartwood, Shotts, North Lanarkshire ML7 4JY

GROSS INTERNAL AREA
GROUND FLOOR : 1921 sq. ft, 178.5 m², FIRST FLOOR : 1606 sq. ft, 149.2 m²
TOTAL: 3527 sq. ft, 327.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Offices , Hartwood, Shotts, North Lanarkshire ML7 4JY

GROSS INTERNAL AREA
TOTAL: 1194 sq.ft, 110.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











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