

Lot 1

GARDENER'S HALL AND GROVE MOUNT
BY BLACKBURN, BATHGATE, WEST LOTHIAN

Galbraith



Lot 1

GARDENER'S HALL AND GROVE MOUNT, BY BLACKBURN, BATHGATE, WEST LOTHIAN

An attractive stock farm with development potential within rural West Lothian

Blackburn 1 mile ■ Bathgate 3.5 miles
Edinburgh 24 miles ■ Glasgow 28 miles

- Traditional farmhouse (in need of modernisation)
- Ruin cottage and traditional farm buildings with development potential (subject to the necessary consents)
- Useful modern cattle shed and a number of timber store sheds
- Productive block of farmland used for grazing and fodder production
- Land situated in a contiguous block benefitting from good public road access
- Situated in a rural position with views over the surrounding countryside
- Potential to expand environmental and forestry interests through natural capital and afforestation schemes

About 30.49 Ha (75.34 Acres) in total

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





Lot 1

SITUATION

Gardener's Hall and Grove Mount are located approximately 1 mile to the south of the settlement of Blackburn within rural West Lothian, about 4 miles west of Livingston and 2.5 miles from junction 4 of the M8 providing swift access links Edinburgh and Glasgow.

There is a good range of local shops and a primary school in nearby Blackburn with a wider range of shopping and commercial facilities in nearby Bathgate, West Calder, and Livingston. Livingston which is West Lothian's largest town is situated a short drive to the east and has an excellent range of shopping and recreational facilities including multi-screen cinema, two large shopping centres and a swimming pool. Scotland's capital city of Edinburgh is only 24 miles to the east and is home to renowned hotels and restaurants alongside large entertainment venues and events.

Gardener's Hall and Grove Mount are conveniently located for the commuter being only a short distance from all main arterial routes including the M8 and M9 motorways. Rail links are available from nearby West Calder and Bathgate with services to Edinburgh and Glasgow. Edinburgh and Glasgow Airports are 16.5 and 36.5 miles respectively offering a wide range of domestic and international flights.

The area is well provided for by a number of agricultural merchants, suppliers and machinery dealers, along with several locally based equestrian suppliers. Nearby Lanark Market (20 miles) and Stirling Markets (29 miles) provide excellent outlets for high quality livestock which the surrounding area is renowned for producing.

DESCRIPTION

Gardener's Hall and Grove Mount provide a compact farming unit equipped with a traditional farmhouse, ruin cottage, and one useful and adaptable modern shed, along with a range of traditional outbuildings which may present longer term development potential subject to obtaining necessary consents. The property is equipped with an area of farmland which extends to approximately 30.49 Ha (75.34 Acres) in total and surrounds the farmhouse, cottage and buildings.

METHOD OF SALE

Gardener's Hall and Grove Mount are offered for sale either as a whole or in 2 lots.

Lot 1: Gardener's Hall Farmhouse, Buildings and land extending to about 28.16 Ha (69.58 Acres) in total

Lot 2: Grove Mount Cottage and outbuildings and land extending to approximately 2.33 Ha (5.76 Acres) in total

LOT 1: LAND AND BUILDINGS AT GARDENER'S HALL EXTENDING TO 28.16 Ha (69.58 Acres)

The subjects at Gardener's Hall, comprise a compact farming unit and are accessed either via a private road which is shared with Grove Mount, and leads off the minor public road which links Blackburn to the B7015/Westwood, or via field gates which lead directly onto B792 which bounds the subjects to the west.

Gardener's Hall Farmhouse (13.7m x 4.89m NIA)

Located to the east of the holding and accessed via the internal farm road there is a former farmhouse of traditional stone construction under a slate roof. The property provides accommodation over one level, and is currently uninhabitable requiring modernisation throughout and presents a unique opportunity to develop into a substantial family home in a secluded position within the farm.

Outbuildings

Located adjacent to the farmhouse, there is also a range of adjacent traditional outbuildings of stone construction under pantile and corrugated roofs which are also in a dilapidated state. There are several timber stores situated adjacent to the outbuildings used for ancillary storage.

Hay Shed (23.3m x 17.0m)

Located to the west of the farmhouse there is a modern hay shed which is of timber frame construction under a box profile roof with an earth floor.



Lot 1

Farmland

The Land in Lot 1 extends to approximately 28.16 Ha (69.58 Acres) in total including roads, yards and buildings and surrounds the farmhouse and buildings and extends to the B792 public road which bounds the subjects to the west. The majority of the farmland is currently down to pasture and has been classified by the James Hutton Institute as Grade 3.2 and Grade 4.2. The land is gently undulating but rises overall from 150m above sea level at its lowest point to the south east of the steading to 166m at its highest point to the west of the of the holding. The land has predominantly been used for grazing and fodder production and is bound to the south by the Foulshiels Burn and the Bickerton Burn also bounds part of the subjects to the north east of the holding.

LOT 2: LAND AND BUILDINGS AT GROVE MOUNT EXTENDING TO APPROXIMATELY 2.33 HA (5.76 ACRES)

The subjects at Grove Mount are situated to the east of Gardener's Hall and are accessed via a private road which is shared with Gardener's Hall and leads off the minor public road which links Blackburn to the B7015/Westwood Road.

Ruin Cottage & Outbuildings

Grove Mount comprises part of the original stone cottage which is now in ruinous state and one stand-alone brick building under a corrugated roof. There are also the remains of a Walled Garden to the east of the cottage ruins.

Farmland

The Land in Lot 2 extends to approximately 2.33 Ha (5.76 Acres) in total and has been classified by the James Hutton Institute as primarily Grade 4.2 and is currently down to grass. The land rises overall from 149m above sea level at its lowest point to south of the holding adjacent to the Foulshiels Burn to 152m at its highest point to the north east of the buildings. The land sits in a contiguous block and would be well suited to amenity and equestrian use.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Lot 1 Gardener's Hall	Mains	N/A	Mains	N/A	B	N/A
Lot 2 Grove Mount	Mains	N/A	N/A	N/A	N/A	N/A

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Gardener's Hall and Grove Mount is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2024

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

West Lothian Council
Howden South Road
Livingston
West Lothian
EH54 6FF
T: 01506 280000
W: www.westlothian.gov.uk





SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cadzow Court
3 Wellhall Road
Hamilton
ML3 9BG
T: 0300 244 3665
F: 0300 244 8697
E: SGRPID.hamilton@gov.scot

MINERALS

The mineral rights are not included in the sale insofar as they are not owned by the Seller.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

SPORTING RIGHTS

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

FIXTURES AND FITTINGS

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

INGOING VALUATION

The Purchaser(s) of Gardener's Hall and Grove Mount shall, in addition to the purchase price, be obliged to take over and pay for a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

POST CODE

EH47 7AD

Directions via WHAT3WORDS

To find this property location to within 3 metres, download and use "What3Words" and enter the following 3 words:

Lot 1: <https://what3words.com/compiler.removal.soldiers>

Lot 2: <https://what3words.com/ballparks.driveways.tango>

SOLICITORS

Davidson & Shirley Solicitors
11 Hope Street
Lanark
ML11 7ND
T: 01555 662576
F: 01555 661904
E: william.tennant@davidsonandshirley.co.uk

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the Selling Agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

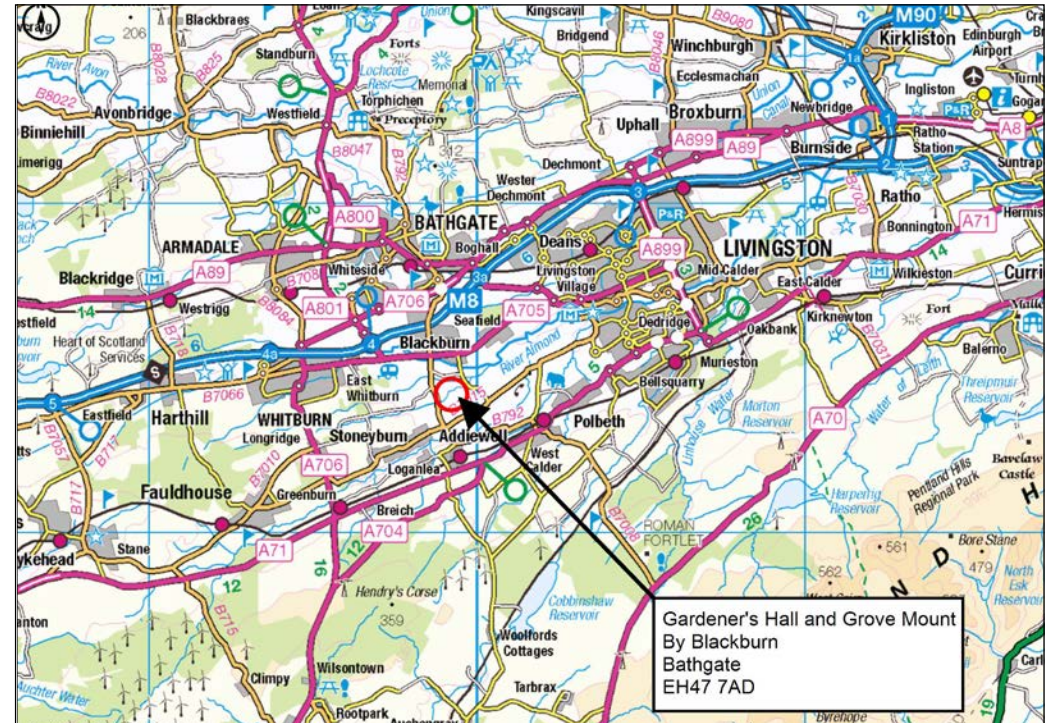
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: alistair.christie@galbraithgroup.com

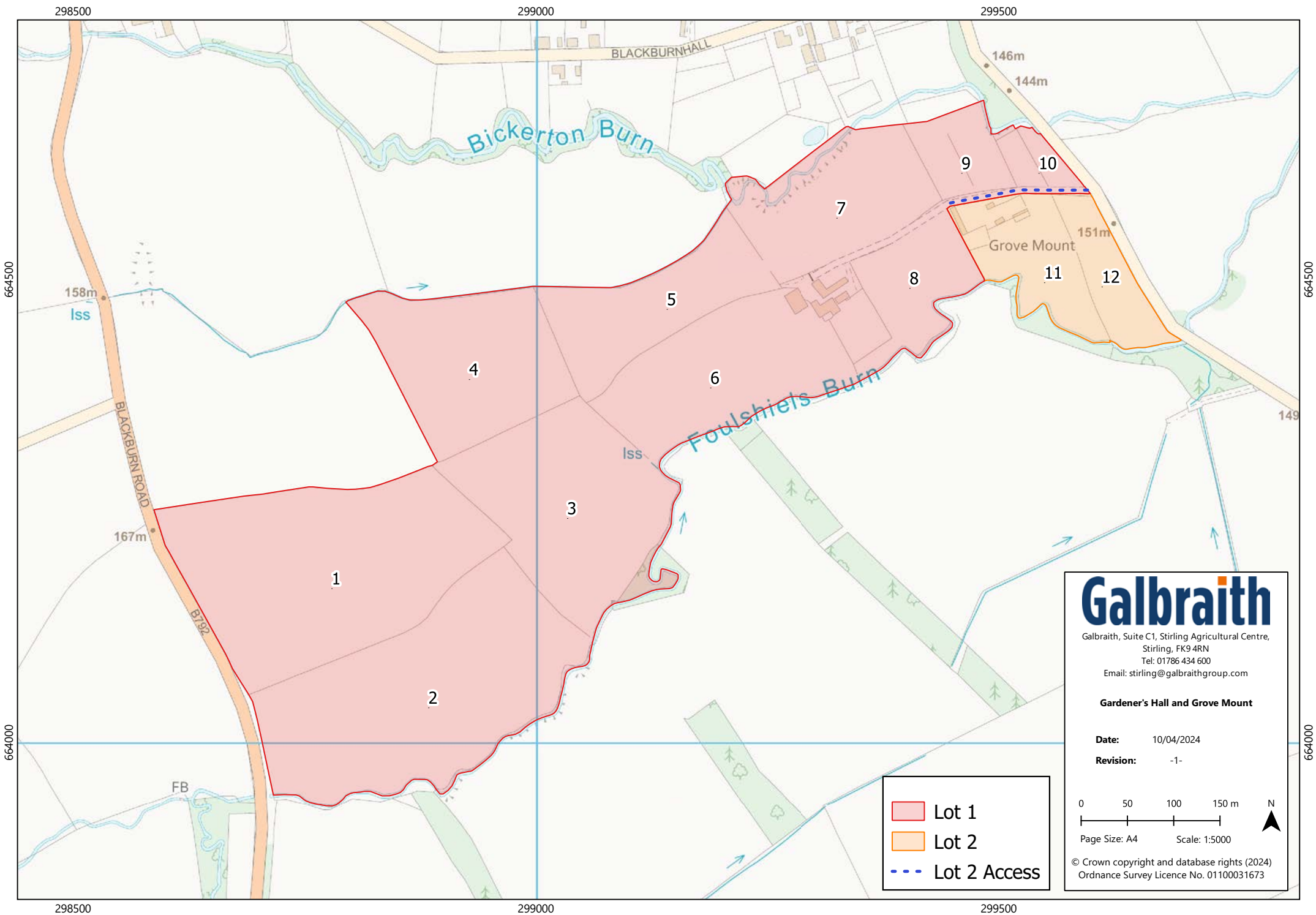
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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 to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2023. 8. Particulars prepared March 2024.



Gardener's Hall and Grove Mount, Blackburn, Bathgate, EH47 7AD

Field No	Area		BPS Region	Pasture Ground		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)
Lot 1							
1	5.49	13.57	1	5.49	13.57		
2	5.55	13.71	1	5.55	13.71		
3	3.59	8.87	1	3.59	8.87		
4	2.84	7.02	1	2.84	7.02		
5	2.04	5.04	1	2.04	5.04		
6	3.00	7.41	1	3.00	7.41		
7	2.34	5.78	1	2.34	5.78		
8	1.65	4.08	1	1.64	4.05		
9	0.96	2.37	1	0.96	2.37		
10	0.19	0.47	1	0.19	0.47		
Misc	0.51	1.26				0.51	1.26
TOTAL	28.16	69.58		27.64	68.30	0.51	1.26
Lot 2							
11	1.17	2.89	1	1.17	2.89		
12	0.89	2.20	1	0.89	2.20		
Misc	0.27	0.67				0.27	0.67
TOTAL	2.33	5.76		2.06	5.09	0.27	0.67
TOTAL							
TOTAL	30.49	75.34		29.70	73.39	0.78	1.93



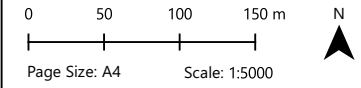
Galbraith

Galbraith, Suite C1, Stirling Agricultural Centre,
 Stirling, FK9 4RN
 Tel: 01786 434 600
 Email: stirling@galbraithgroup.com

Gardener's Hall and Grove Mount

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Revision: -1-

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Lot 2