

MID TARTRAVEN FARM

BATHGATE, WEST LoTHIAN



Lot 1

Galbraith

MID TARTRAVEN FARM, BATHGATE, WEST LoTHIAN

An attractive well-equipped farm located in West Lothian

Bathgate 3.7 miles ■ Linlithgow 4.5 miles ■ Edinburgh 19.5 miles

Acreage 171.46 hectares (423.66 acres)

- Spacious 4 bed farmhouse & 3 bed bungalow
- 2 ranges of traditional and modern agricultural buildings
- Well managed blocks of Grade 3 & 4 arable and grazing land with woodland areas
- Located a short distance from M8, providing access to wider road networks
- Telecoms mast generating additional income

FOR SALE AS A WHOLE OR IN 4 LOTS

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Mid Tartraven Farm comprises a productive arable and grassland unit extending to 171.46 ha (423.66 acres) which is currently run as a beef and arable farm. The property is situated in a rural yet accessible location within a short distance of the M8. Mid Tartraven Farm is just 3.7 miles to the centre of Bathgate and 4.5 miles south of Linlithgow. Scotland's capital city Edinburgh is located 19.5 miles east of Mid Tartraven and offers world renowned shopping outlets as well as a full range of amenities and educational facilities. Edinburgh Airport is about 12 miles and offers regular flights throughout the UK, Europe and beyond. Bathgate, Linlithgow and Livingston North railway stations are located within close proximity and provide for easy rail travel with regular connections to Edinburgh and Glasgow.

The town of Linlithgow offers access to both a local primary school (Linlithgow Primary) and secondary school (Linlithgow Academy), in which Mid Tartraven Farm falls within the catchment area for. Private schooling is offered within Edinburgh with a wide range of highly regarded independent private schools.

Agriculturally the surrounding area of West Lothian provides an attractive location with a combination of productive pasture and arable ground with rolling hills in the distance. The farm is within reaching distance of a number of livestock markets and agricultural merchants.

DESCRIPTION

Mid Tartraven Farm extends to 171.46 ha (423.66 acres) of arable and grassland. The farm is located in a singular block which is split by an unnamed public road which runs through the centre of the steading, splitting the farm steading and residential properties naturally into two. The farmhouse and a range of buildings lie to the south of the public road, with Castle Park bungalow and further agricultural buildings predominately used for cattle housing and silage storage on the north.

The farm benefits from a range of traditional and modern agricultural buildings which have been used for the purposes of cattle housing, barley bruising and storage plus general storage.

Mid Tartraven has the addition of a telecoms mast located on the property which is subject to a lease in favour of Airwave mmO2 Limited.

METHOD OF SALE

Mid Tartraven Farm is offered for sale as a whole or in 4 lots.

Lot 1: Mid Tartraven Farmhouse, Steading to the south of the public road and land extending to 92.24 ha (227.93 acres)

Farmhouse

Mid Tartraven Farmhouse is a traditional stone-built farmhouse under a pitched slated roof with UPVC double glazed windows and oil-fired central heating. The farmhouse offers a spacious and flexible accommodation over two storeys.

The accommodation over two floors comprises:

Ground Floor: Kitchen, bath/shower room, living room, w/c, lounge and a double bedroom.

First Floor: 2 double bedrooms and 1 single bedroom which all feature coombed ceilings and can be accessed via two separate staircases.

The farmhouse benefits from a compact area of garden which is landscaped and lies to the south of the farmhouse. Within the garden there is the addition of a wooden summer cabin which is equipped with electricity.



Lot 1



Lot 1



Lot 1



Lot 1

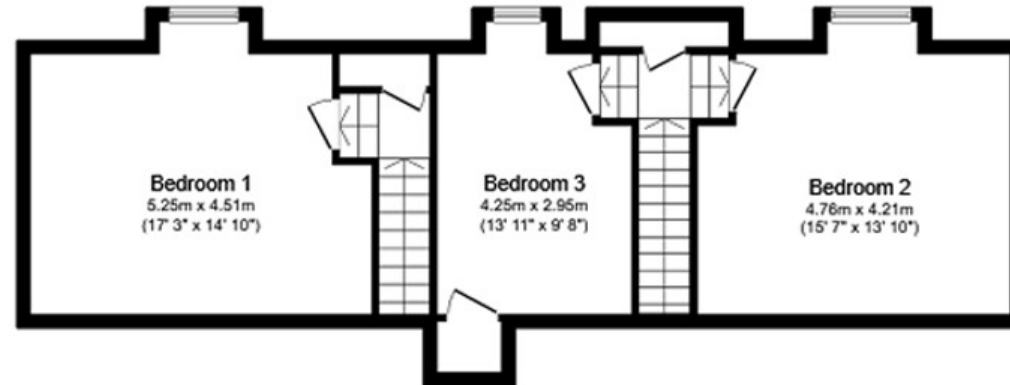
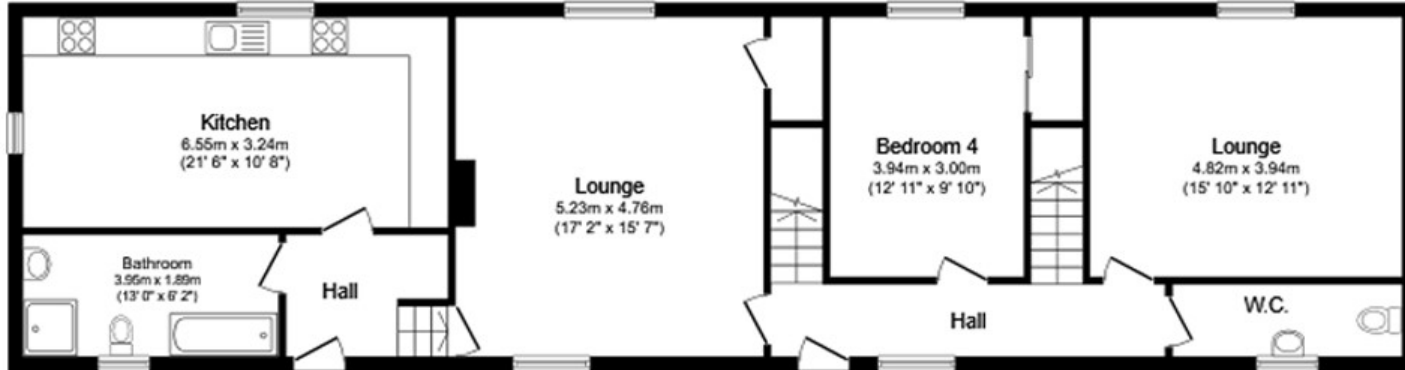


Lot 1



Lot 1

Mid Tartraven Farmhouse



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Farm Buildings

The farm buildings at Mid Tartraven are situated within close proximity to the farmhouse. The buildings comprise of a mixture of traditional and modern farm buildings.

The farm buildings comprise:

Cattle Court 1 (19m x 20m)

Steel portal frame construction under corrugated fibre roof with traditional stone wall, earth floor and fibre cement cladding.

Straw Shed (42.7m x 12.2m)

Of steel portal frame construction under a corrugated tin roof with corrugated tin cladding and an earth floor.

Cattle Court 2 (10.7m x 24.4m)

Of steel portal frame construction under a corrugated tin roof with corrugated tin cladding and a part concrete, part earth floor.

Cattle Court 3 (10.7m x 24.4m)

Of steel portal frame construction under a corrugated tin roof with corrugated tin cladding and a part concrete, part earth floor.

Cattle Court 4 (10.7m x 24.4m)

Of steel portal frame construction under a corrugated tin roof with corrugated tin cladding and a part concrete, part earth floor.

Bull Pen 1 (14.0m x 6.0m)

Of steel portal frame construction under a box profile roof with concrete panel walls, box profile cladding and a concrete floor.

Bull Pen 2 (9.5m x 6.3m)

Of steel portal frame construction under a box profile roof, crash barriers walls, clad with box profile sheeting and a concrete floor.

Grain Store/Bins (6 x 20t grain bins within 6.32m x 25.61m)

Of steel construction under a fibre cement roof, a combination of stone and brick walls with a concrete floor.

Storage Shed (21.7 m x 14.5m)

Of steel portal frame construction under a corrugated tin roof, concrete panel walls with box profile cladding and a concrete floor.

Workshop (13.8m x 10.8m)

Of steel portal frame construction under a fibre cement roof, concrete block walls with box profile cladding and a concrete floor.

Traditional Buildings 1 (21.1m x 5.38m)

Of stone construction under a slate roof.

Traditional Buildings 2 (14.2m x 3.1m)

Of stone construction under a slate roof.

Traditional Building 3 (8.86m x 6.34m)

Of stone construction under a slate roof.

Car Port (4.6m x 4.9m)

Of steel portal frame, under a box profile roof and box profile cladding with a tarred floor.

The Land

The agricultural land within Lot 1 Mid Tartraven extends to approximately 92.24 hectares (227.93 acres). The land is classified as a mix of Grade 3(1), 3(2) and 4(2) by the James Hutton Institute and has been utilised for the purposes of arable cropping and grazing.

The land throughout is predominantly arable land and grassland, with some pockets of woodland buffer strips throughout. The soil throughout Lot 1 is predominantly made up of Mineral Gleys with the northwestern land comprising of Brown Earth Soils of the Darleith series. Across the land in Lot 1 this rises between 200m and 243m above sea level.

All of the land within Lot 1 is classified as Region 1 in terms of BPS with the exception of the woodland areas.



Lot 2- Castle Park Bungalow, Steading to the north of the public road and land extending to 34.37 ha (84.93 acres)

Castle Park Bungalow

Castle Park Bungalow is a rendered brick bungalow under a pitched tiled roof with UPVC double glazed windows with oil fired central heating. The bungalow offers accommodation over a singular level comprising:

Kitchen, sitting/dining room, 3 double bedrooms, box room, bathroom and porch.

Castle Park Bungalow benefits from a compact garden surrounding the property with the addition of a single garage.

Farm Buildings

Silage Shed (22.9m x 11.3m)

Of concrete frame construction, under a fibre cement roof, with concrete panel walls, box profile cladding and a concrete floor.

Calf Shed (8.15m x 30.0m)

Of steel construction under a fibre cement roof with block walls and a part concrete part earth floor.

Cattle Shed 1 (22.5m x 28m)

Of concrete construction, under a fibre cement roof with brick walls, fibre cement cladding and part concrete part earth floor. The shed has the addition of a centre feed passage.

Cattle Shed 2 (24.2m x 13.0m)

Of steel portal frame construction under a box profile roof, brick walls and part concrete/part hardcore flooring. The cattle shed benefits from feed barriers along one side of the building.

Cattle Shed 3 (23.0m x 11.8m)

Of concrete construction under a fibre cement roof with brick walls and a concrete floor.

Lean to (32.4m x 9.3m)

Of concrete construction under a fibre cement roof with block walls, box profile cladding and a part concrete part hardcore floor.

Cattle Wintering Shed (14m x 6.1m)

Of steel portal frame, box profile roof and cladding with an earth floor. This building is located within field 12 and is utilised for Cattle Wintering.

The Land

The agricultural land within Lot 2 Mid Tartraven extends to approximately 33.72 ha (83.32 acres) of predominantly Grade 4(1)/4(2) by the James Hutton Institute with a small area of Grade 5(2).

All of the land lies to the north of the northern steading and has been utilised for grazing purposes with some areas of arable/silage ground close to the farm steading.

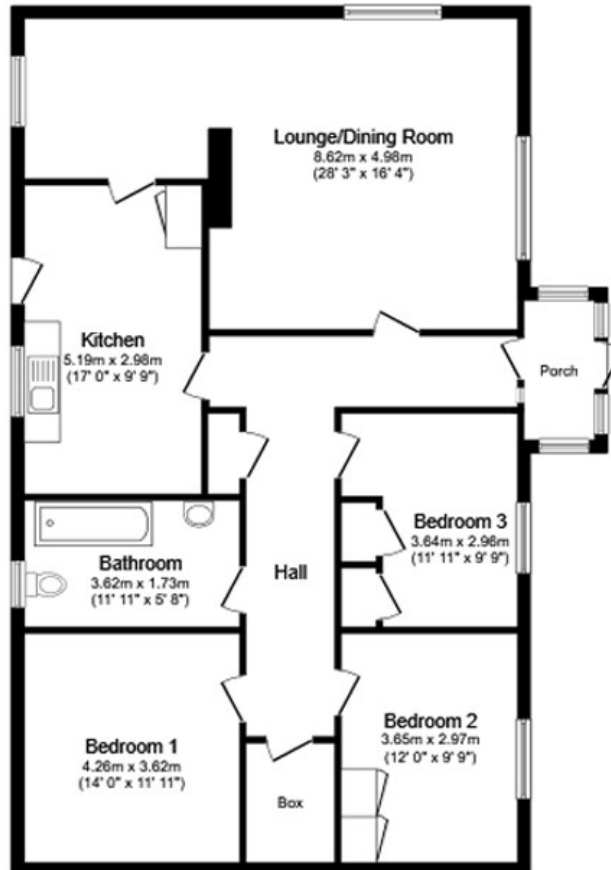
The majority of the soils within Lot 2 comprise of Mineral Gleys and some smaller areas comprising of Brown Earth Soils of the Darleith series. The land within Lot 2 ranges between 200m and 245m above sea level.

All of the land within Lot 2 is classified as Region 1 in terms of BPS.





Castle Park



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Lot 3



Lot 3



Lot 3



Lot 3

Lot 3- Land to the west of Mid Tartraven extending to 44.84 ha (110.80 acres)

The agricultural land within Lot 3 Mid Tartraven extends to approximately 44.84 ha (110.80 acres) of predominantly Grade 4(2) land with some smaller areas of Grade 4(1) and 5(1). The land within Lot 3 rises between 235m and 270m above sea level. The majority of the soils with Lot 3 comprise of Mineral Gleys and some smaller areas comprising of Brown Earth Soils of the Darleith series.

Lot 4- Telecoms Mast

The mast is located to the western side of Mid Tartraven, set amongst a large block of agricultural land. The mast is sat on 0.005 ha (0.012 acres) of land. The mast is currently leased to Airwave mmO2 Limited and is now operating on tactic relocation generating a rent of £5,835 per annum. There is a specific right of access track from the main road leading up to the mast which can be outlined in the lease and in the sale plan from point A to B. A copy of the lease is available from the Selling Agents.

The land can be classified as follows:

Land Type	Acres	Hectares
Arable	275.74	111.59
Permanent Pasture/Ploughable	107.18	43.37
Grazings	13.79	11.07
Woodland	23.05	9.33
Other	3.92	1.59
Total	423.66	171.46

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Mid Tartraven Farmhouse	Private	Septic Tank	Mains	Oil Fired	Band F	Freehold	F29
Castle Park Bungalow	Private	Septic Tank	Mains	Oil Fired	Band E	Freehold	E45

IACS

All the farmland is registered for IACS purposes and the farm code is 97/842/0027.

NITRATE VULNERABLE ZONE (NVZ)

The land at Mid Tartraven Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS)

The BPS entitlements are available for sale. There are 152.59 units of Region 1 and 4.19 units of Region 2 available for purchase and transfer.

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) 2019 for the remainder of the scheme year.

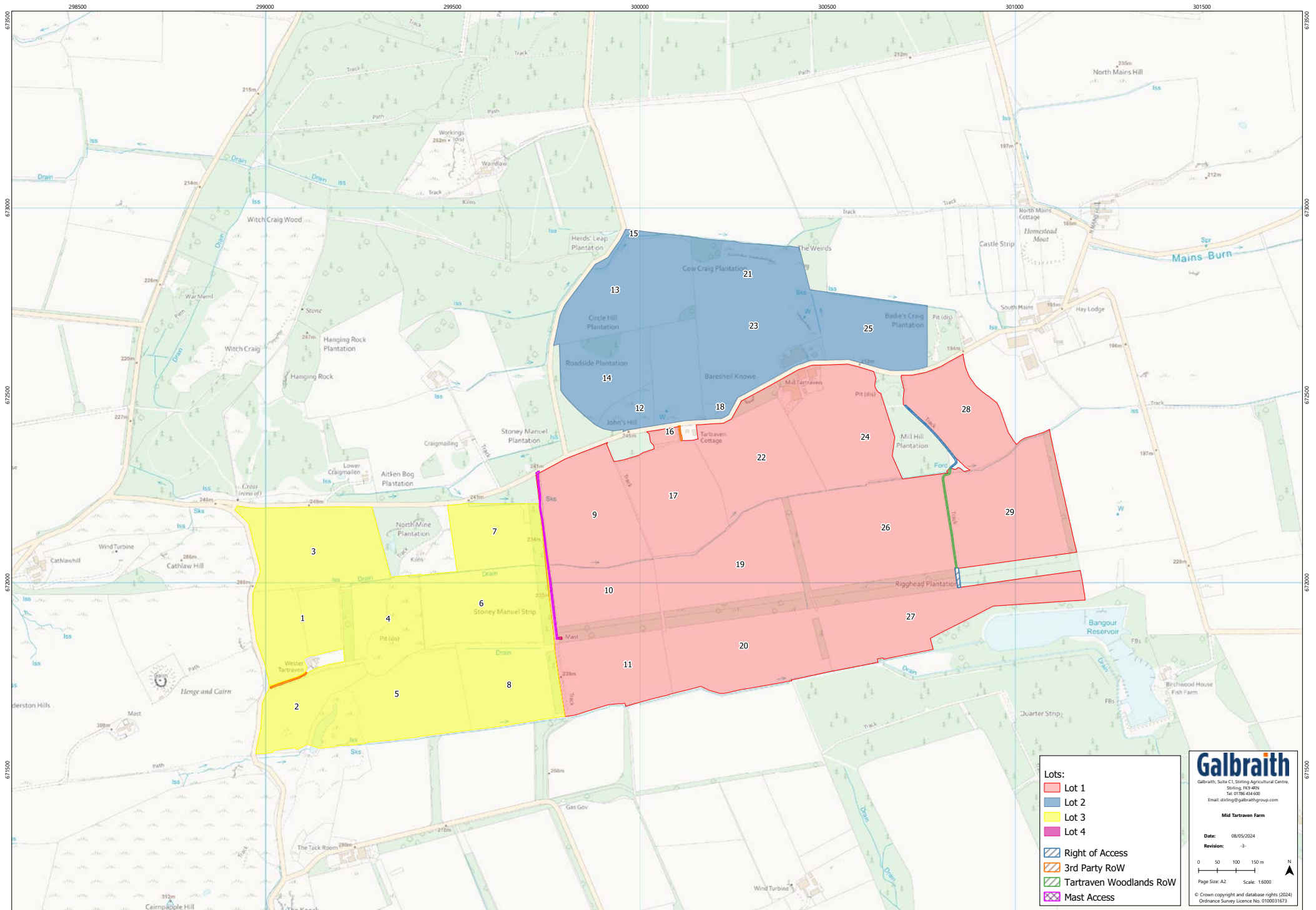
LESS-FAVOURSED AREA SUPPORT SCHEME (LFASS)

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



MID TARTRAVEN FARM, BATHGATE, EH48 4NP

Field No	Area		BPS Region	ARABLE/ SILAGE GROUND		PASTURE GROUND		GRAZING		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
Lot 1											
9	6.95	17.17	1	6.95	17.17						
10	4.14	10.23	1	4.14	10.23						
11	5.50	13.59	1	5.50	13.59						
16	0.26	0.64	1			0.26	0.64				
17	6.41	15.84	1	6.41	15.84						
19	7.65	18.90	1	7.65	18.90						
20	7.60	18.78	1	7.60	18.78						
22	6.50	16.06	1	6.50	16.06						
24	6.89	17.03	1	6.89	17.03						
26	10.29	25.43	1	10.29	25.43						
27	8.03	19.84	1	8.03	19.84						
28	5.31	13.12	1	5.31	13.12						
29	8.43	20.83	1	8.43	20.83						
Woodland	0.68	1.68	-							0.68	1.68
Woodland	1.23	3.04	-							1.23	3.04
Woodland	1.75	4.32	-							1.75	4.32
Woodland	0.20	0.49	-							0.20	0.49
Woodland	0.55	1.36	-							0.55	1.36
Woodland	1.89	4.67	-							1.89	4.67
Woodland	0.64	1.58	-							0.64	1.58
Woodland	0.41	1.01	-							0.41	1.01
Misc	0.93	2.30	-							0.93	2.30
TOTAL	92.24	227.93		83.70	206.82	0.26	0.64	0.00	0.00	8.28	20.46
Lot 2											
12	1.26	3.11	1					1.26	3.11		
13	7.28	17.99	1			7.28	17.99				
14	7.90	19.52	1			7.90	19.52				
15	0.45	1.11	1			0.45	1.11				
18	0.31	0.77	1			0.31	0.77				
21	5.04	12.45	1			5.04	12.45				
23	6.26	15.47	1	6.26	15.47						
25	5.22	12.90	1	5.22	12.90						
Misc	0.65	1.61	-							0.65	1.61
TOTAL	34.37	84.93		11.48	28.37	20.98	51.84	1.26	3.11	0.65	1.61
Lot 3											
1	4.74	11.71	1			4.74	11.71				
2	3.52	8.70	2			3.52	8.70				
3	7.30	18.04	1	7.30	18.04						
4	4.32	10.67	2					4.32	10.67		
5	7.68	18.98	1			7.68	18.98				
6	6.19	15.30	1			6.19	15.30				
7	3.51	8.67	1	3.51	8.67						
8	5.60	13.84	1	5.60	13.84						
Woodland	0.57	1.41	-							0.57	1.41
Woodland	0.65	1.61	-							0.65	1.61
Woodland	0.51	1.26	-							0.51	1.26
Woodland	0.25	0.62	-							0.25	0.62
TOTAL	44.84	110.80		16.41	40.55	22.13	54.68	4.32	10.67	1.98	4.89
Lot 4- Mast											
	0.01	0.01								0.01	0.01
TOTAL	0.01	0.01		0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
TOTAL	171.46	423.66		111.59	275.74	43.37	107.17	5.58	13.79	10.92	26.97



Lots:

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Right of Access
- 3rd Party RoW
- Tartraven Woodlands RoW
- Mast Access

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

Mid Tartraven Farm

Date: 08/05/2024
 Revision: -3-

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Page Size: A2 Scale: 1:6000

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HISTORIC SCOTLAND

No parts of the property are subject to any historical or scheduled monuments.

LOCAL AUTHORITY

West Lothian Council
7 Whitestone Place
Whitehill Industrial Estate
Bathgate
EH48 2HA

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

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

MINERALS

The mineral rights are retained by Hopetoun Estate.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings within the property are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Mid Tartraven Farm shall, in addition to the purchase price, be obliged to take over and pay for at 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.



DIRECTIONS

From Torphichen follow the B792, turn left onto Cathlaw Lane until you reach the junction, take left towards Cairnpapple and continue for 0.1 miles, take the road on the right for Cairnpapple, continue straight for 1.2 miles until you reach Mid Tartraven farm where the steading will be on either side of the public road.

From Linlithgow follow Preston Road south for 1.7miles, turn left for Balvormie towards Bee Craigs Country Park. Continue for 1.4 miles. At the T junction turn left, continue for 0.4 miles until you reach Mid Tartraven farm where the steading will be on either side of the public road.

POST CODE

EH48 4NP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/permit.method.bless>

SOLICITORS

Burness Paul
50 Lothian Road
Edinburgh
Midlothian
EH3 9WJ

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

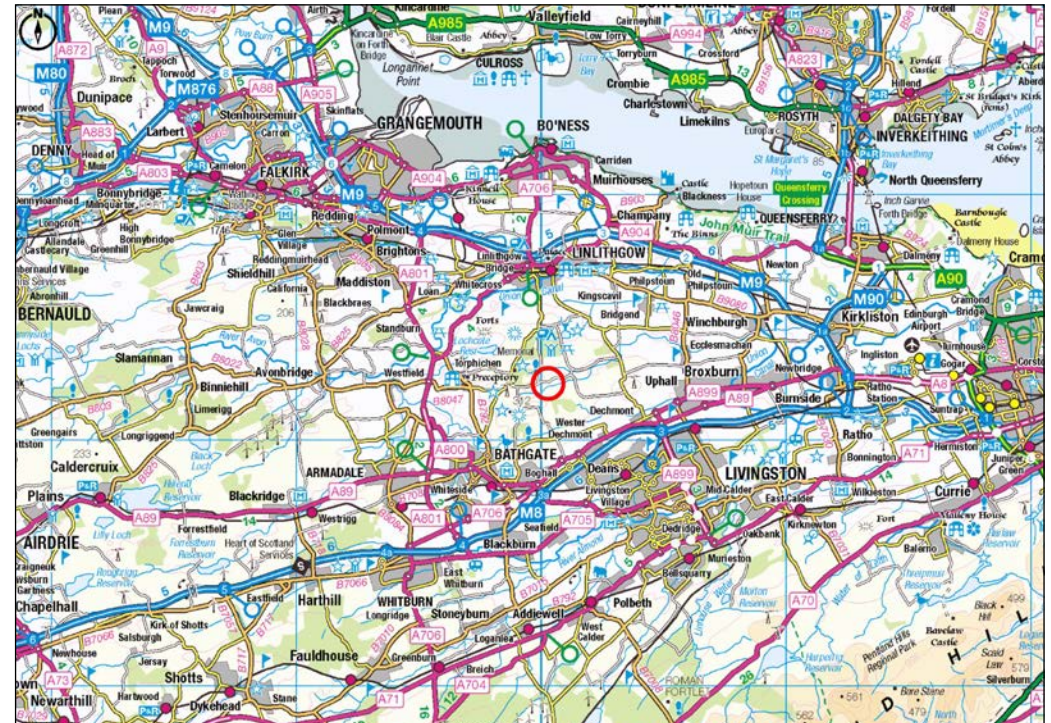
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 Ian Hope in our Galbraith Perth office on 01738 451111 Email: Ian.Hope@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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024





Galbraith