

FOR SALE

Belsyde House & Farm

Linlithgow, West Lothian, EH49 6QE

**DAVIDSON
& ROBERTSON**

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Belsyde House & Farm

Linlithgow, West Lothian, EH49 6QE

Belsyde House & Farm is a stunning country property comprising an 8 bedroom B-Listed house, constructed in 1788, with an additional 1 bedroom annexe known as the West Wing, traditional stone outbuildings and modern steading, agricultural land extending to approximately 73.37 acres (29.69 ha) and amenity woodland extending to 19.63 acres (7.94 ha) in all.

Situated on the south west edge of Linlithgow, Belsyde is suited to both equestrian and lifestyle buyers with commuting links to Edinburgh and Glasgow.

Selling Agents

Davidson & Robertson
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West Philipstoun Steading
Linlithgow
EH49 7RY

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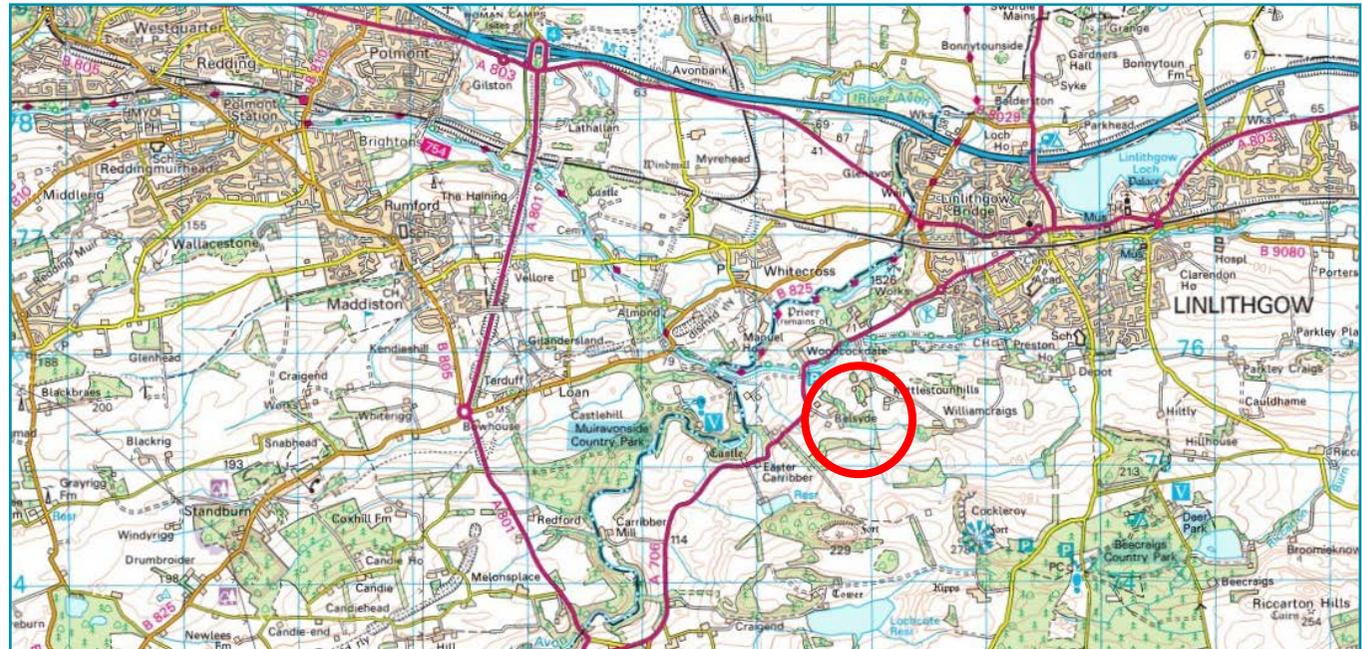
- 8 bedroom B-Listed House with 1 bedroom annexe
- Traditional steading with the potential for further development
- Modern steading buildings
- 73.37 acres (29.69 ha) grazing land
- 19.63 acres (7.94 ha) amenity woodland

For sale as a whole or in three lots:

Lot 1: 8 bedroom B-Listed House with 1 bedroom annexe, traditional stone buildings, modern buildings and permanent pasture extending to approximately 12.67 acres (5.13 ha)

Lot 2: Permanent pasture and rough grazing extending to 66.53 acres (26.92 ha) with commercial forestry potential.

Lot 3: Permanent pasture extending to 13.80 acres (5.58 ha) with commercial forestry potential.



Situation

Situated in central Scotland, Belsyde Farm lies approximately 2 miles south west of Linlithgow and 4 miles north of Bathgate. The property is only 8 miles from the M8 and 4.5 miles from the M9, providing excellent commuting links to Edinburgh, Glasgow and Stirling. Linlithgow also benefits from frequent rail links to both Edinburgh and Glasgow.

The town of Linlithgow offers an excellent range of shops, supermarkets, cafés, bars, restaurants, leisure facilities and professional services. Linlithgow is an attractive town steeped in history, with Linlithgow Palace being the birthplace of James V and Mary Queen of Scots.

Belsyde Farm is currently in the Linlithgow Primary and Linlithgow Academy school catchments, both of which are known for the quality of their facilities and teaching.

The local area offers many opportunities for the outdoor enthusiast including the Forth & Clyde & Union Canal, which is a short walk from Belsyde Farm. Muiravonside Country Park and Beecraigs Country Park, which is located to the east, caters for a wide range of leisure and recreational activities from an adventure play area to walking, cycling and horse riding.

Access

Access to Belsyde Farm is taken off the A706 between Linlithgow and Torphichen.

Directions

From Edinburgh, leave the M9 at Junction 3 and turn left at the junction. Continue through Linlithgow Highstreet for approximately 2 miles taking first left at the second roundabout, signposted Bathgate. At the next roundabout, take the second exit, continuing on the A801, after approximately 1 mile the property will be located on the left hand side.



From Glasgow, leave the M8 at Junction 4, taking the first exit from the roundabout onto the A801 signposted Falkirk. At the next roundabout, take the first exit onto the A801, after 0.5 miles take the third exit continuing on the A801. At the next roundabout take the second exit onto the A801 sign posted Falkirk, after approximately 2.5 miles take the third exit onto

the A706/A801 signed posted Falkirk/Linlithgow. Continue on the A706, taking slight right after 0.5 miles, the property will be approximately 1.5 miles on the right hand side.

For Sat Nav users please use EH49 6QE. There is clear signage at the bottom of the private access road.

Description

Belsyde House & Farm is a beautiful country property forming a diversified farming unit, set in a picturesque location, benefitting from an elevated position with views across the surrounding countryside. In all the property extends to approximately 98.12 acres (36.70 ha).

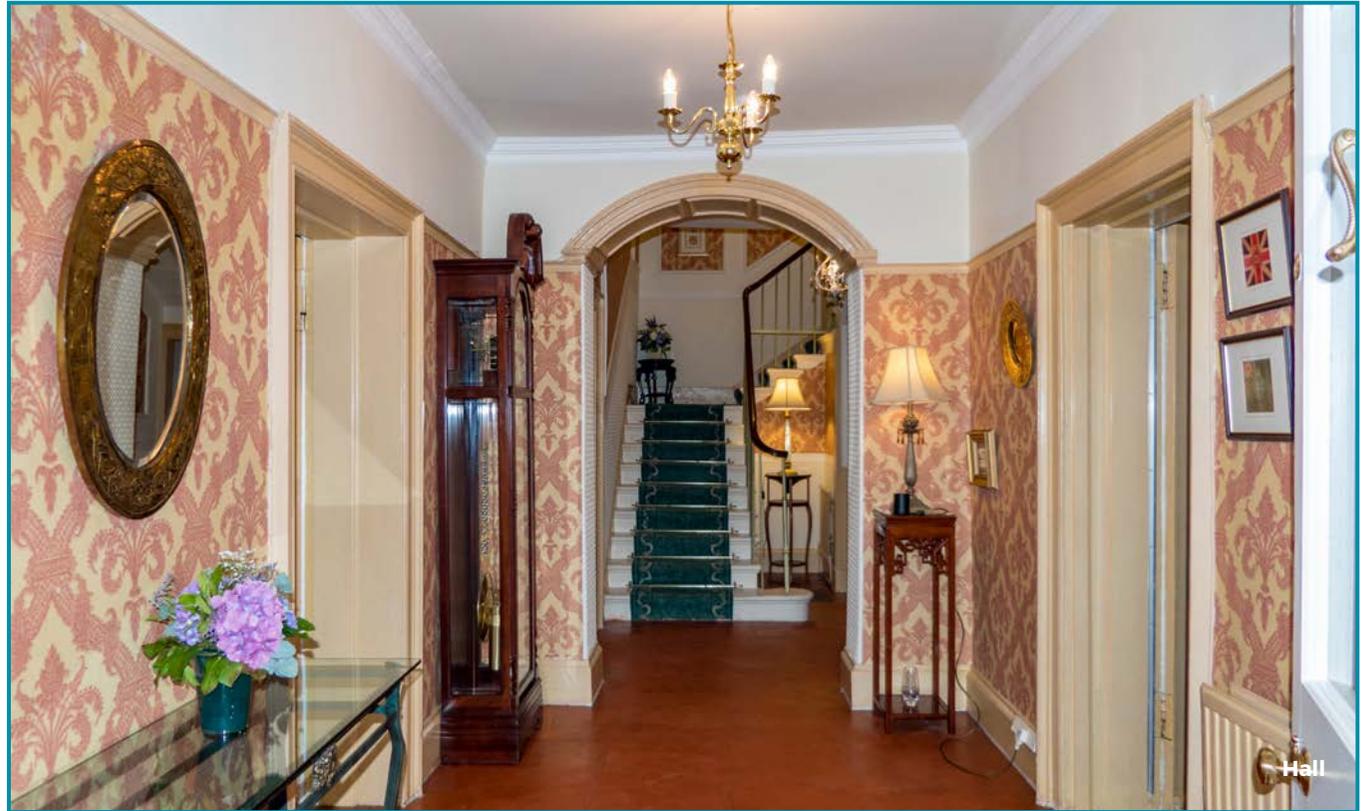
Belsyde House is steeped in history, being the residence for Colonel Islay Ferrier. The property displays the Hamilton Coat of Arms on the west gable end, which date back to Colonel Ferrier's wife's family.

The property comprises a spacious and well-presented B-Listed 3-storey house with 1 bed annexe known as the West Wing, steading including traditional stone and modern agricultural buildings, 73.37 acres (29.69 ha) permanent pasture and rough grazing and 19.63 acres (7.94 ha) of amenity woodland. There are two static caravans and a chalet style cabin together with a parking area for caravans and mobile homes. There is the opportunity to apply for the necessary consents to create a small caravan or camping site.

Belsyde House is of traditional stone construction with a rendered finish under a slate roof, benefitting from outstanding scenic views of the surrounding countryside. Estimated to originally date from 1788, Belsyde offers the opportunity to provide extensive family accommodation whilst retaining the charming country character throughout and is in move-in condition.

Having formerly been used as a B&B, there is also an opportunity to recreate this with the number of bedrooms, three of which are en-suite, an ideal location, along with the 1 bedroom self-contained West Wing.

The range of traditional outbuildings lying to the east of the house comprise a U-shaped steading of stone construction under a corrugated fibre cement pitched roof with concrete floor throughout. This building provides potential conversion opportunities such as stabling, Air BnB or holiday let, subject to the necessary consents.



The smaller outbuildings retain many character features including an old stable and historic stove. Some of the outbuildings are in need of upgrading but present the opportunity for renovation into something bespoke.

In addition, there are two steel portal frame buildings to the north of the traditional steading, previously used as a workshop and for general storage.

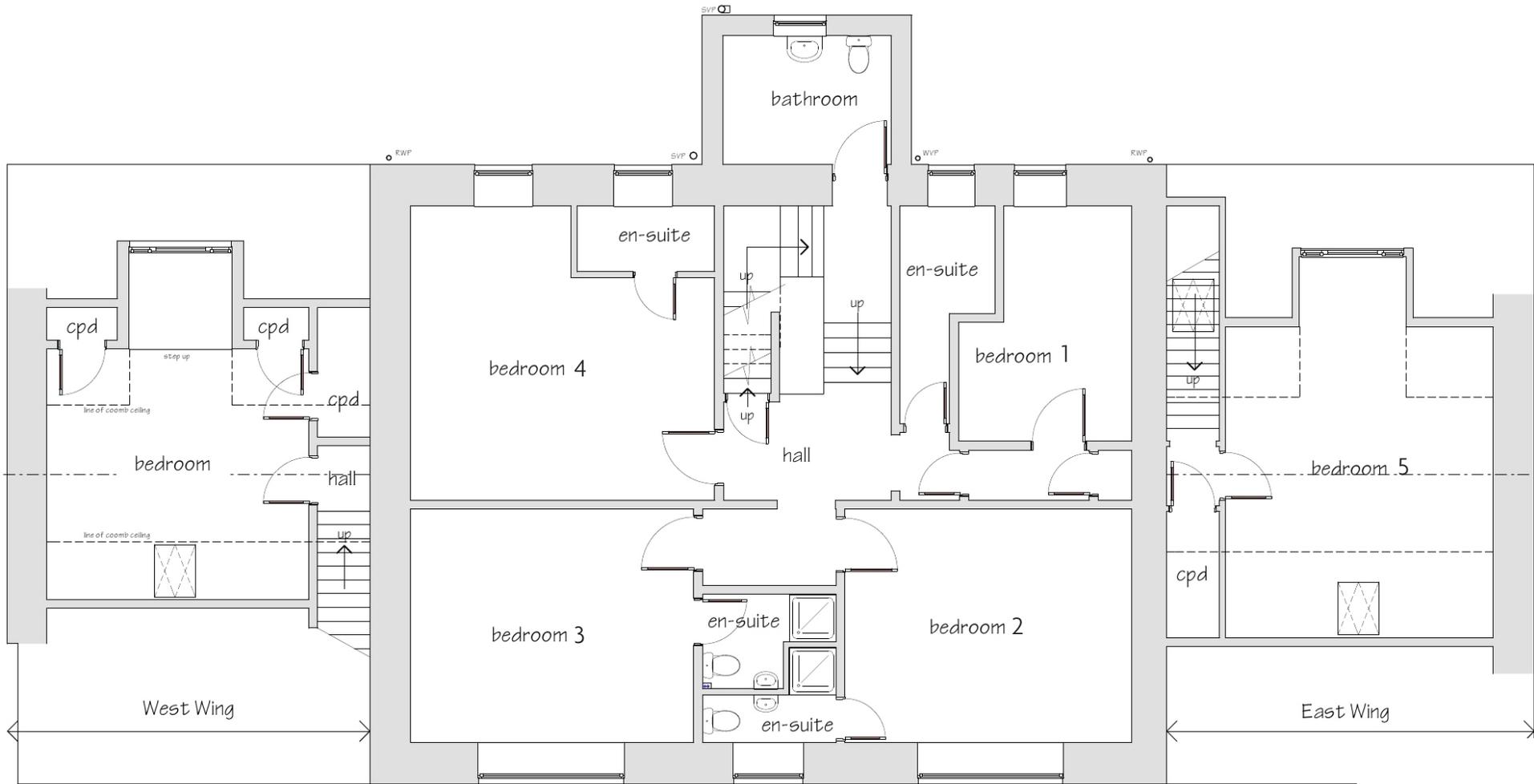
Lot 1: Belsyde House, Steading and 17.79 acres (7.20 ha) land

Situated in the heart of the property, Belsyde House is a large B-listed 3 storey property dating back to 1788. The property is of stone construction with a rendered finish under a slate roof with a self-contained 1 bedroom annexe, known as the West Wing.

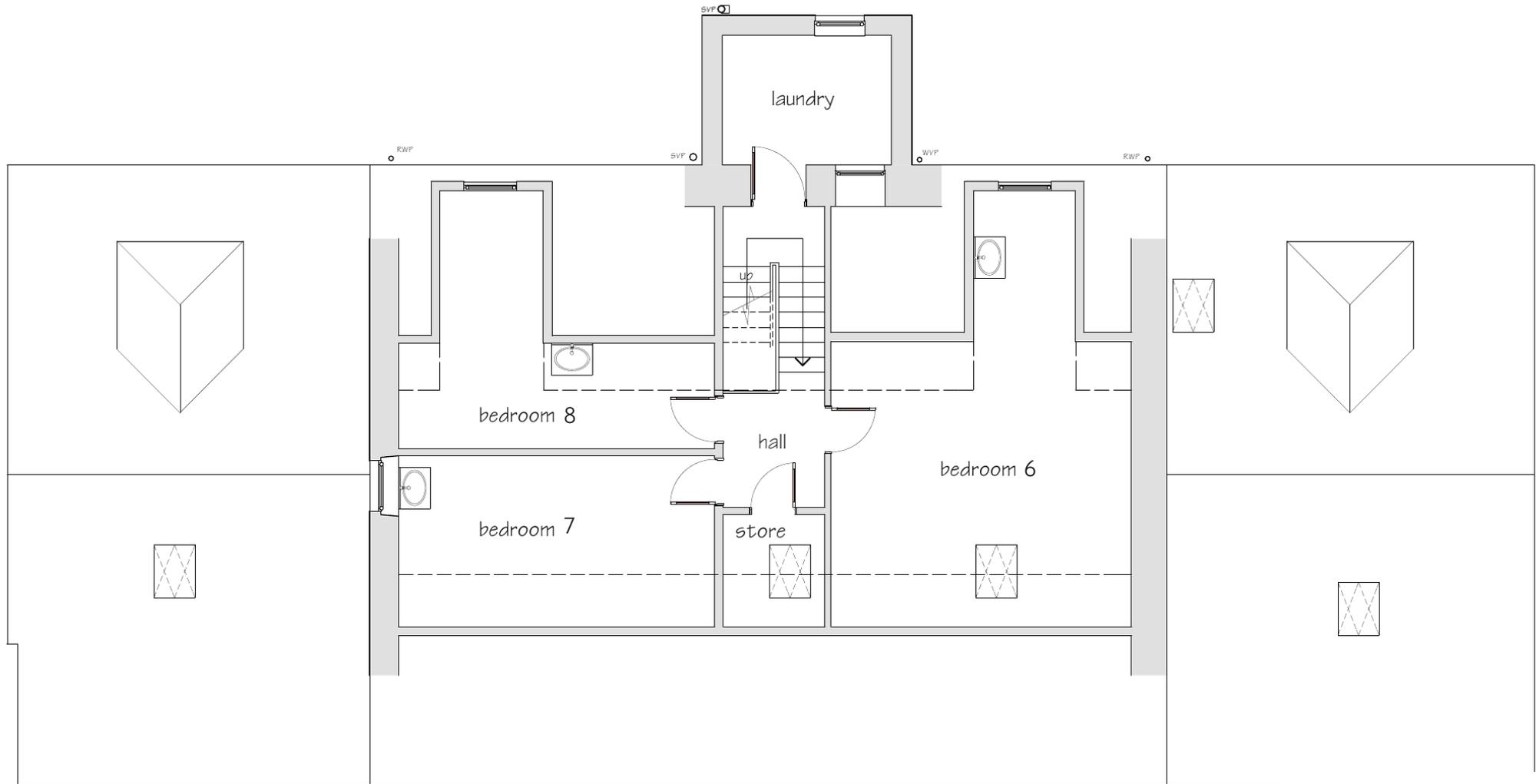
The house benefits from views overlooking the Ochil Hills, Stirling and the Wallace Monument. All rooms have a fireplace, although some have been blocked off, they could be reinstated if required. Belsyde House & steading sit in an area extending to 5.12 acres (2.07 ha).



Existing Ground Floor Plan
1:50



Existing 1st Floor Plan
1:50



Existing 2nd Floor Plan
1:50



West Wing Living Room

Accommodation comprises:

West Wing

Ground Floor

It should be noted that the West Wing is a self-contained annexe with its own external access door, however further access can be taken through an internal door into the main house. The heating in the West Wing comprises newly installed Eco-friendly storage heaters.

Kitchen/Dining/Living Room (8.94m x 3.84m)

Bright, dual facing Adams windows overlooking the front and back garden with brand new fully fitted kitchen units to one wall, laminate flooring and a feature fireplace. The living room has a feature Adams fireplace which is also available to be reinstated. This room was the former drawing room.

Shower Room

Brand new white bathroom suite with shower cubicle, fully tiled travertine. There is ample space outside the shower room to create a utility room, if required, for further storage.

West Wing First Floor

Bedroom (4.47m x 4.24m)

Large double bedroom with north facing window and views towards the Ochil Hills. Walk in wardrobe and built-in cupboards with feature raised seating area adjacent to the window.

Main House

Basement

Cellar 1

Access is located near to the kitchen, houses the boiler.

Cellar 2

Accessed externally from the back of the house, suitable for garden storage.

Ground Floor

Main Entrance

Bright, spacious porch with traditional tiled floor.



West Wing Bedroom

Hallway (2.27m x 3.93m)

Spacious hallway with a number of Adams features throughout and tiled floor, leading to the stone staircase.

Study/Reception Room (4.66m x 3.93m)

Bright room with open fire and internal door leading to the West Wing.

Lounge (5.08m x 4.79m)

Large lounge with fireplace, Adams feature alcove and wooden floor.

Laundry Room

Fitted with Belfast sinks and plumbing for washing machines, wall cabinets and access to the back garden.

Kitchen (4.50m x 3.41m)

Fully fitted kitchen.

Store/Pantry

Old pantry ideal for keeping foods cool with traditional meat hooks in the ceiling.



Sitting Room



Dining Room

Bathroom

Accessed from the East Wing hallway, white 3 piece bathroom, with half-height tiled walls and tiled floor.

Prep Room

Galley fitted units with sink on one wall.

Dining Room (5.47m x 5.10m)

Accessed via sitting room, originally the kitchen with stone flag floor, a large feature south facing Adams window, detailed cornicing with ceiling rose and small window to the utility room. The original fireplace has been sealed over, however there is the potential for this to be reinstated.

Sitting Room (4.58m x 3.93m)

South facing room overlooking the front of the house with open fireplace and access to the dining room.

Bathroom (2.86m x 2.18m)

Located between the ground and first floor, a spacious 4 piece bathroom with shower over bath.



Bedroom 4

First Floor

Bedroom 1 (3.99m x 2.95m)

Single bedroom with sink unit and adjacent shower room.

Bedroom 2 (5.95m x 4.89m)

Large double bedroom with south facing feature Adams window and en-suite shower room.

Bedroom 3 (5.19m x 4.98m)

Large double bedroom with feature Adams fireplace and en-suite shower room.

Bedroom 4 (4.83m x 3.96m)

Large south facing double bedroom with en-suite shower room.

Bedroom 5 (5.27m x 4.57m)

Accessed via the East Wing staircase, spacious double bedroom.

Second Floor

Linen Cupboard (2.86m x 2.81m)

Currently utilised to store linen but would be suitable as an office or bathroom, this room is located midway between floors just off the staircase.

Bedroom 6 (5.12m x 4.83m)

Large double bedroom with Velux window and traditional Victorian fireplace.

Dressing Room

Large dressing room with potential for use as a additional bathroom.

Bedroom 7 (5.39m x 2.89m)

Twin bedroom with combe ceilings.

Bedroom 8 (5.34m x 2.58m)

Single bedroom with combe ceilings.



Bedroom 6



Externally

Belsyde benefits from an extensive private and sheltered garden, which surrounds the property on all sides. This is currently laid to lawn with a stone slabbed area. The garden has well established borders with mature shrubs and trees. A further garden and seating area is located to the south of the house over the Ha-Ha. There is a large tarmacked driveway at the front of the property providing ample parking for multiple vehicles.

Services

The property benefits from mains electricity and is serviced by a mains water supply and oil-fired central heating. Further sources of heat are provided by open fires in a number of the rooms throughout Belsyde House. A broadband connection is available. Belsyde House has recently had the roof renewed along with a new power supply and wiring throughout.

Council Tax

Belsyde House has been assessed as Council Tax Band F with the West Wing assessed as Band D.

Energy Performance Certificate (EPC) Rating

The EPC rating for Belsyde House has been assessed as Band F 31 and the West Wing as Band F 34.

Steading

The steading at Belsyde comprises both a traditional U shaped steading and two modern agricultural buildings.

The traditional steading offers potential for development, subject to the necessary consents.

Building 1 - Traditional U-Shaped Steading (Length: 27m x 6m, Sides: 8m x 6m)

U-shaped traditional steading building of stone construction under a pitched asbestos cement sheeted roof with a concrete floor throughout. The steading height appears to have been increased with concrete blockwork above the first original stone storey. There are wooden doors and single glazed timber framed windows. The steading is lofted of wooden construction with a clear span throughout. The ground floor is divided with blockwork into further separate sheds as follows:

Stables/Garage (7m x 5m)

Former garage with wooden stabling, situated to the south west side of the steading.

General Storage (7m x 5m)

Situated in the western corner of the building

General Storage (21m x 5.7m)

Main length of the U-shaped steading, concrete floor painted white, single glazed windows.

Workshop (14m x 6m)

General storage and workshop with dividing walls and separate storage room.

Green House (7m x 2.5m)

Timber framed greenhouse in need of upgrading.

Building 2 - Lambing Shed (5.5m x 3.5m)

Traditional stone building with concrete floor, under an asbestos cement sheeted roof. Previously used for lambing pens.



Building 3 – Workshop (23m x 12.5m)

Steel Portal Framed building with box profile cladding across all exposed walls, under an asbestos cement sheeted roof, with concrete floor and sliding doors. Internally the shed is subdivided into further workshops with wood panelled glass.

Building 4 – Workshop (23m x 10.5m)

Steel Portal Framed building with box profile cladding across all exposed walls and under an asbestos cement sheeted roof with concrete floor and sliding door. This building has split levels with a vehicle inspection pit. It is also part lofted, which is currently being utilised as an office with some storage.

Caravans & Chalet

There are two static caravans and a chalet style cabin located to the south of the steading. It is understood that the chalet was constructed approximately 30 years ago.

A small area adjacent to the steading has been utilised for caravan storage with 6 hook ups.

Land: 12.67 acres (5.13 ha) or thereby.

To the north of the dwelling lies a grass paddock extending to approximately 3.17 acres (1.28 ha) with a woodland area extending to 3.31 acres (1.34 ha). The remainder of the land is located to the south of the dwelling and extends to 6.19 acres (2.51 ha) of grass land. Historically this has been utilised as sheep grazing with a crop of hay/silage taken but it would be suitable for equestrian or livestock purposes.

This land is classified as Grade 3.1 and 4.2 under the James Hutton Institute Land Capability for Agricultural Classification.

Lot 2: 66.53 acres (26.92 ha) or thereby

Agricultural Land

Lot 2 consists of 15.01 acres (6.07 ha) permanent pasture and 35.73 acres (14.46 ha) rough grazing. The land is currently utilised for sheep grazing on a seasonal basis. The land is classified as Grade 4.2 and 5.1 under the James Hutton Institute Land Capability for Agricultural Classification.

Lot 2 lies within the Central Scotland Green Network Contribution Area and is therefore currently eligible for additional grant funding for forestry creation.

Woodland

The woodland is split into a number of shelterbelt and wooded areas throughout consisting of a range of mixed native broadleaf species. The planted area extends to approximately 15.79 acres (6.39 ha) in all.

Access to Lot 2 is via the old Drove Road which runs along the western boundary of the property. This road is not owned but there is a right of access over the track.

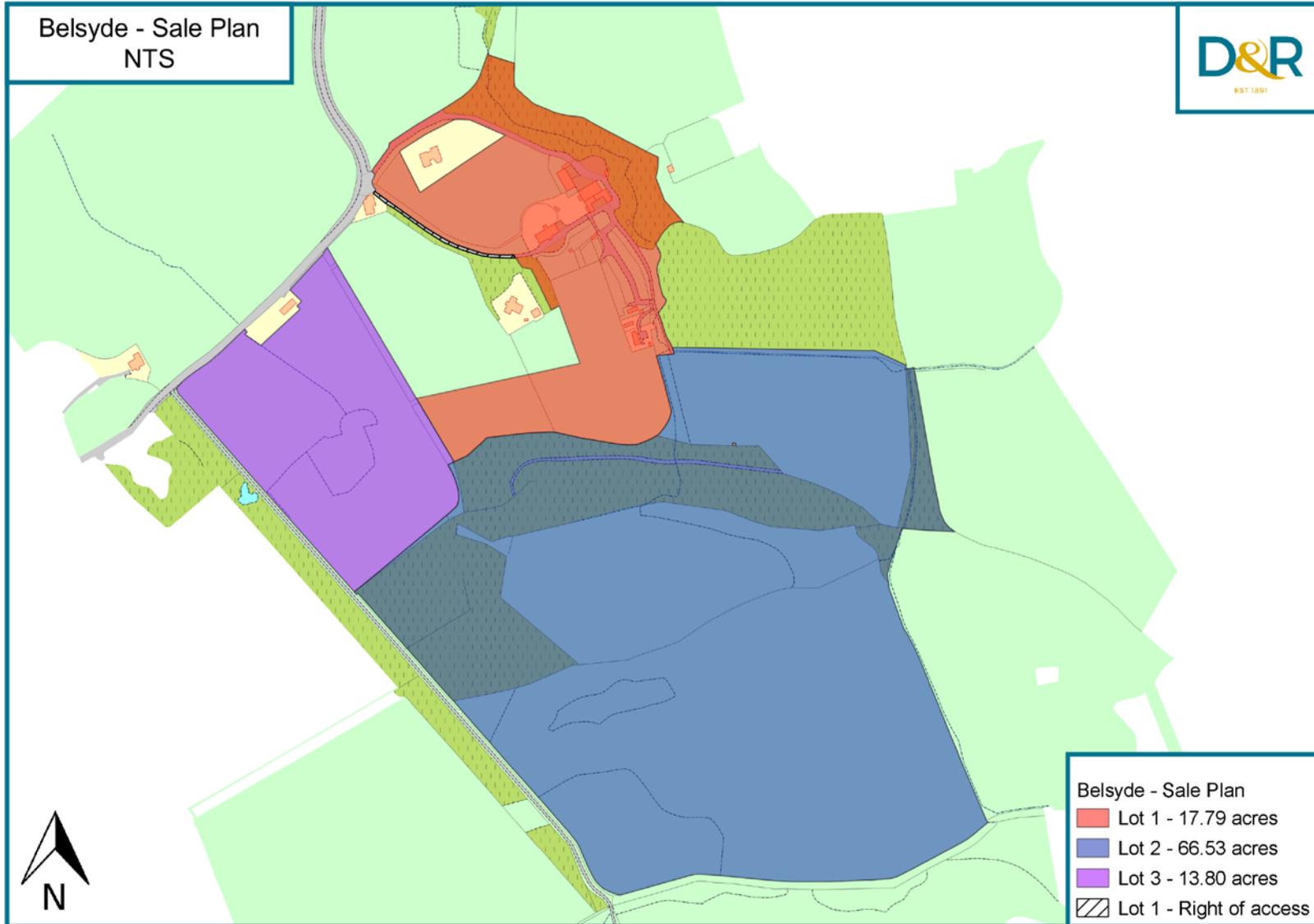


Lot 3: 13.80 acres (5.58 ha) or thereby of grazing land

Land

Lot 3 is a block of permanent pasture including shelter belt extending in all to 13.80 acres (5.58 ha) or thereby. The land is currently utilised for sheep grazing on a seasonal basis. The land is classified as Grade 3.1 and 4.2 under the James Hutton Institute Land Capability for Agricultural Classification. Access is currently gained via the fields in Lot 1 and therefore, if purchased as a separate lot, the sellers will install an access gate onto the drove road.







Basic Payment Scheme (BPS) & IACS

Basic Payment Entitlements are included with the sale. The Seller has submitted a 2019 Single Application Form and payments relating to the 2019 scheme year will be retained by the Seller. There are 36.87 Region 1 and 0.14 Region 2 entitlements. If the farm is sold in lots, these will be split on a pro-rata basis.

Sporting & Mineral Rights

Any sporting and mineral rights are included in the sale in so far as they are owned and included within the vendor's title.

B-Listed Status

The subject's B-Listed status includes the House, Gatepiers and Walls along with the Lodge (which is owned by a third party). Further information in connection with the Listing is available from Historic Environment Scotland.

Access Road

The access road is being retained by the owner of Arden House with a right of access being granted to the purchaser. If ownership of the road is required, please contact the selling agent.

Solicitors

Peterkin & Kidd, 8 High Street, Linlithgow, EH49 7AF

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any

closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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. There is a wayleave in place for some poled electricity lines crossing the subjects. There is also a water main crossing the subjects.

There is currently a seasonal grazing licence over the land which is due to terminate on 15th November 2019.

Lot 3 - Should this be purchased as a separate lot, the sellers will install an access gate onto the drove road.

There is a right of access over the access track at Cauldburn House.



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