

# FOR SALE

## Southhill Farm

Blackburn, Bathgate, EH47 7AE

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



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# Southhill Farm

Blackburn, Bathgate, EH47 7AE

Southhill Farm is an attractive lifestyle property comprising a spacious four/five bedroom dwelling, large modern buildings, amenity woodland and land extending to approximately 14.21 acres in all.

Situated on the edge of Blackburn, Southhill Farm is suited to both equestrian and lifestyle buyers with commuting links to Edinburgh and Glasgow.

- Four/five bedroom dwelling
- Large steading area and two modern agricultural sheds
- 10.56 acre paddock
- 0.58 acres amenity woodland

## Selling Agents

Davidson & Robertson Tel: 0131 449 6212  
 Riccarton Mains Email: [sales@drurual.co.uk](mailto:sales@drurual.co.uk)  
 Currie Web: [www.drurual.co.uk](http://www.drurual.co.uk)  
 Midlothian  
 EH14 4AR

## Situation

Southhill Farm is an excellent lifestyle property situated in an elevated position and located centrally between Glasgow and Edinburgh. This attractive unit offers large family accommodation, substantial buildings with excellent potential and land extending to 10.56 acres.

The property is located in West Lothian, approximately 1 mile south-east of Blackburn and approximately 1.8 miles north-west of West Calder.

Blackburn offers local facilities including a post office, restaurants and schools. The nearby towns of Bathgate and Livingston also offer a range of shops, supermarkets, cafes, restaurants, leisure facilities and professional services.

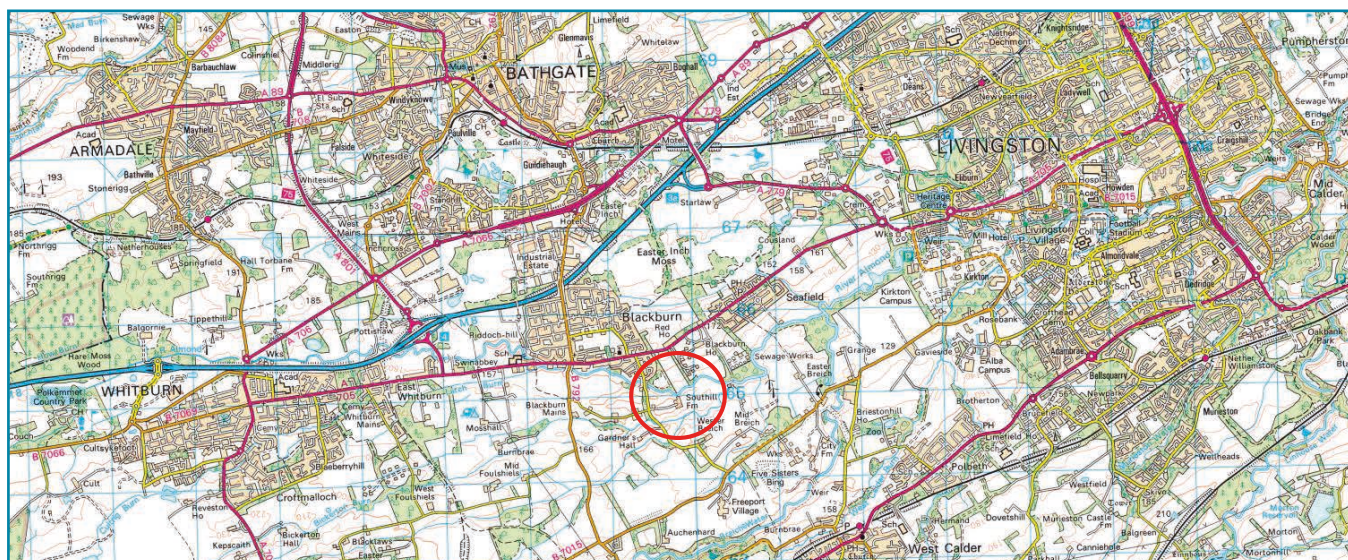
Primary schooling is available at Seafeld and Murrayfield Primary Schools. Secondary schooling is

available at Bathgate Academy or The James Young High School in Livingston.

The local area offers an abundance of activities for the outdoor enthusiast, catering for a range of leisure and recreational activities including walking, climbing, cycling, fishing, shooting and horse riding.

## Directions

From Edinburgh, leave the M8 at junction 4 and take the first exit signposted for A801, if approaching from Glasgow again exit the M8 at junction 4, signposted for A801, at the roundabout take the third exit. From both approaches, at the junction turn left onto Main Street and drive along the Main street and take the fifth road on your right just before leaving Blackburn signposted for Wester Breich. Continue on this road for approximately half a mile and take the first road on your left which leads up to Southhill Farm.





### Description

Southhill Farm is an attractive lifestyle property comprising a 4/5-bedroom detached bungalow, steading area and large modern buildings and 2 large paddocks. The property extends in total to approximately 14.21 acres (5.75 hectares).

The house is situated on the eastern side of the holding and commands excellent views of the surrounding countryside. The property is a single-story dwelling of modern construction, beneath a slate roof and provides spacious family accommodation.

Southhill Farm offers a large steading area with two agricultural buildings situated adjacent to the farmhouse. These facilities include generous concrete hard standing, two adjoining large steel portal framed sheds. These buildings offer excellent potential for any purchaser and could be utilised as a work shop or converted housing for livestock or horses.

The land, extending to 10.56 acres (4.27 ha) in total, comprises predominantly permanent pasture, whilst the remaining 3.65 acres (1.48 ha) consists of amenity woodland, burns, tracks and buildings. The pastureland is ring-fenced with multiple accesses linking the land directly to the main road, driveway and steading area. The pasture benefits from both a natural and mains water supply.





### Accommodation comprises:

Entrance Hall, bedroom 1 with en-suite, reception/living room, kitchen, reception room, bedroom 2/additional living room, bedroom 3, bedroom 4, bathroom & bedroom 5/dining room.

### Outside

#### Garden

There is a generously sized, low maintenance garden which is currently laid to lawn with some mature hedges.



### Services

The property benefits from mains electricity and water, oil-fired central heating and double glazing throughout. Further sources of heat are provided by moveable electric fires which are included within the sale. Drainage is to a septic tank.

### Council Tax

Southhill Farmhouse has been assessed as Council Tax Band F.

### Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as Band D (62).





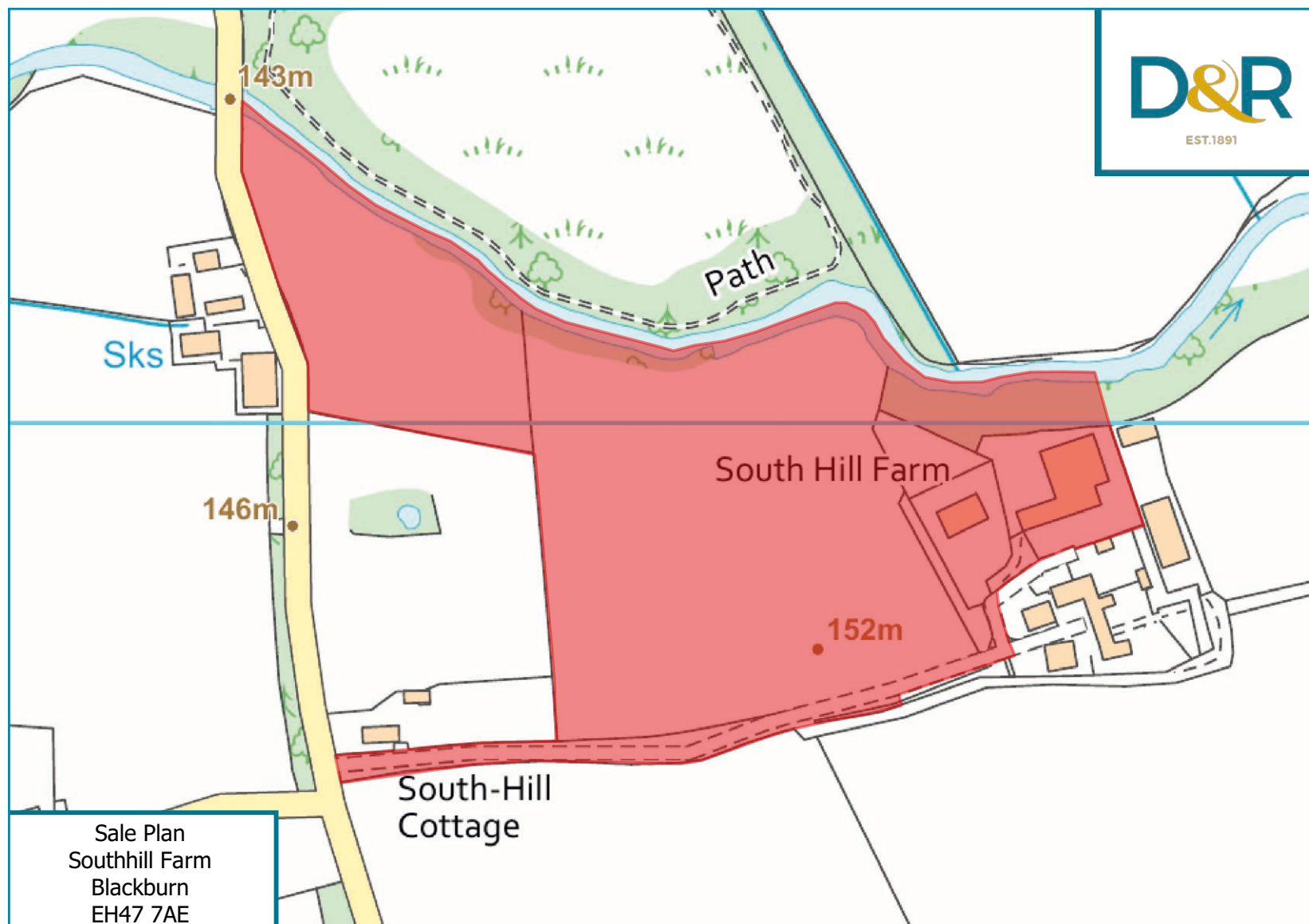
### Buildings

To the east of the farmhouse lie two sheds. These have previously been used for housing livestock. If upgraded/converted these buildings would be ideal for the housing of horses or use as a workshop/storage.



### Land

Southhill Farm extends to approximately 14.21 acres (5.75 hectares) which all is classified as grade 3.2 according to the James Hutton Institute. This includes 10.56 acres (4.27 ha) pasture, 1.36 acres (0.55 ha) of amenity woodland and burns and 2.29 acres (0.93 ha) of buildings, tracks and garden area. The pasture land has water supplied and access down to the burn running along the northern boundary.



### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

To the extent they are included within the vendor's title.

### Development

This sale will be subject to a clawback for any non-agricultural development within 25 years of the date of sale which will be regulated under a Minute of Agreement between the vendor and any purchaser and backed up with a standard security.

### 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 and electric heaters.

### 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.

### 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.

### Solicitor

Dales Solicitors LLP  
18 Wallace Street  
Galston  
KA4 8HP

### 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.





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**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.