



FOR SALE

2 Raw Holdings

East Calder, Livingston EH53 0HY

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

2 Raw Holdings

East Calder, Livingston EH53 0HY

A unique opportunity to acquire a traditional smallholding including a detached three-bedroom bungalow complete with approximately 4 acres of land and traditional outbuildings.

Details of location
 Livingston – 5 miles
 Edinburgh – 12 miles

- Accessible location within the Central Belt
- Smallholding
- Rural live/work potential



Situation

East Calder is an established small town forming a group of residential communities to the south-east of Livingston. It is ideally placed for the commuter with access to the A71 which links Edinburgh and the west. There are further links to the motorway network throughout the central belt. The property is well placed for Kirknewton Railway Station servicing areas between Edinburgh and Glasgow. East Calder offers a good range of local amenities, including respected schools, doctor's surgery, sports centre and country walks.

Access

Access to the property is taken directly from the public road (B7031) by a Monoblock entrance. It is located approximately 0.5 miles north of the A71.

What3words:

Entrance to Holding – snuggle.doctor.clockwork
 Middle of land – harsh.cosmic.stilted

Directions

From East Calder, follow Main Street Road to the east and then turn right on to Raw Holdings Road for 0.1 miles and the Property is on the Left.

Description

2 Raw Holdings is an excellent rural property located on the outskirts of East Calder, featuring a charming 3-bedroom detached bungalow, land, and traditional buildings. The property extends to 4 acres and is fenced to provide grazing for livestock and horses.

The land is of a scale which would offer any purchaser the opportunity to engage in a small-scale agricultural operation or indeed an equestrian venture. The land is in excellent condition with all fencing in a good state of repair.

Selling agents

Davidson & Robertson

Rural Centre
 West Mains
 Ingliston
 Edinburgh
 EH28 8LT

Tel: 0131 449 6212
 Email: sales@drural.co.uk
 Web: www.drrural.co.uk

The house is of traditional construction laid out over one floor and comprises an inviting entrance vestibule, a living room, a well-appointed kitchen and 2 generously sized double bedrooms and 1 large single and bathroom fitted with a shower over the bath. Surrounding the property is a meticulously maintained garden that provides a beautiful and tranquil setting, wrapping around the entire house.

The property features a spacious gravel area outside the house, providing abundant parking space for cars, in addition to a double car porch. Adjacent to the house, there are several outbuildings, including a versatile agricultural shed with internal stable and large metal sliding doors to both gables ends. As well as a brick built general-purpose shed used for a garage and storage, along with an adjoining workshop under a pitched roof.

The accommodation briefly consists of:

Ground floor – vestibule, 3-bedrooms, living room, kitchen and bathroom.

Land – The land extends to approx. 4 acres (1.62 ha) and consists of permanent grazing.

Services

The property benefits from mains electricity and water, with drainage to a septic tank.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries. It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation.

Council Tax

This property is in the Council Tax Band D.

Fixtures & Fittings

Some fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted kitchen appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band E. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Planning & Development

There are no current planning applications submitted for any part of the property. Please Note: An overage payment in favour of the

Seller will be reserved in respect of any future development of the land. The terms of this overage are to be agreed and will be secured by way of a standard security on the title.

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.

Local Authority

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

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

Solicitor

Lindsays
Caledonian Exchange
19A Canning Street
Edinburgh
EH3 8HE

Viewing

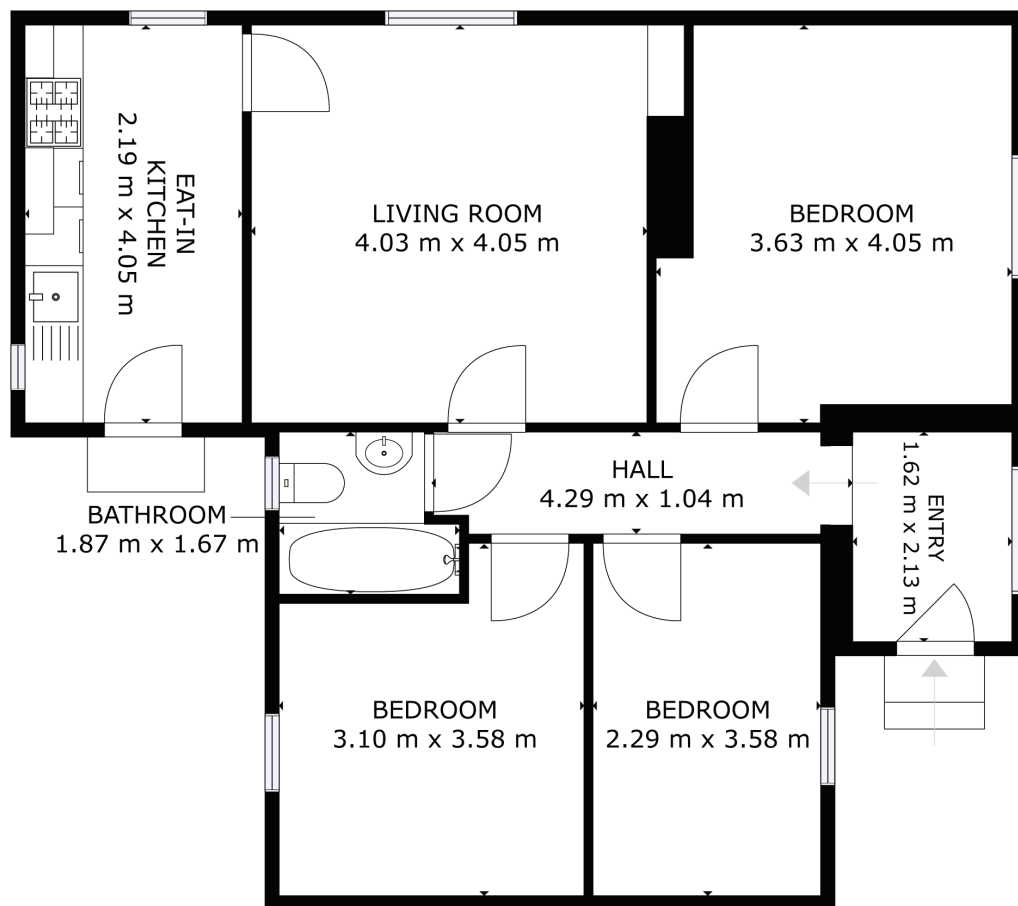
By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

Date of Entry

By mutual agreement.





GROSS INTERNAL AREA
TOTAL: 72 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

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.





Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

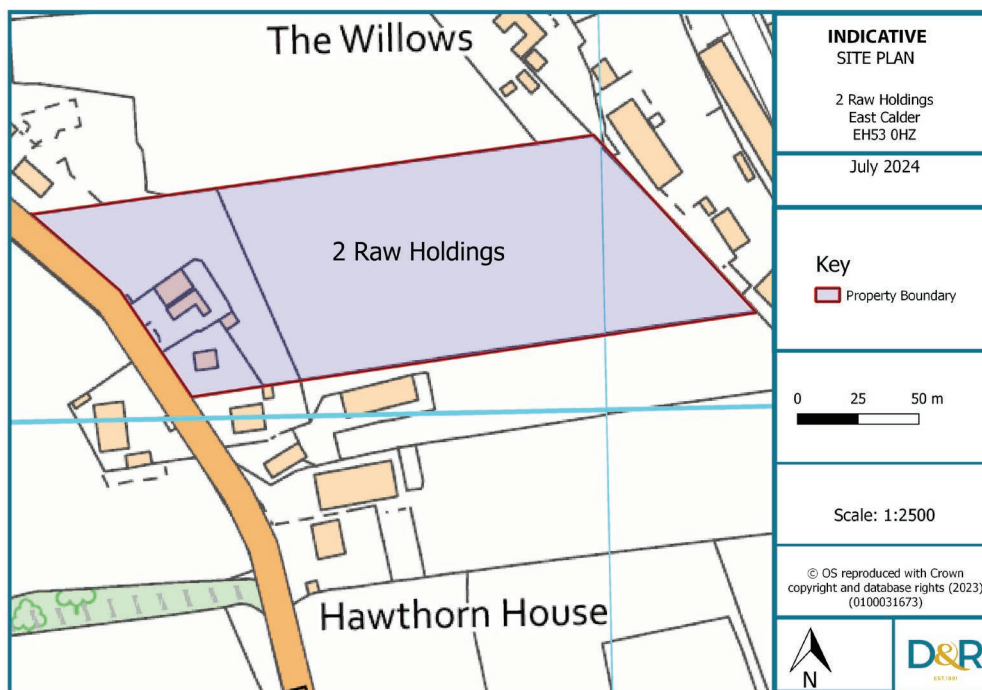
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on



any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared August 2024
Photographs Taken June 2024