

An aerial photograph of a large, dense coniferous woodland. The trees are a deep green color. To the left of the main woodland, there is a smaller area of bare, deciduous trees. In the background, there are rolling green hills, some fields, and a few small buildings. A path or road runs along the right side of the woodland.

**FOR SALE**

**Drumbeg Woodland**

Blackridge, West Lothian, EH48 3AG

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

# Drumbeg Woodland

Blackridge, West Lothian,  
EH48 3AG

An exciting opportunity to acquire a well-located contiguous block of mixed woodland comprising of approximately 229.65 acres (92.94ha).

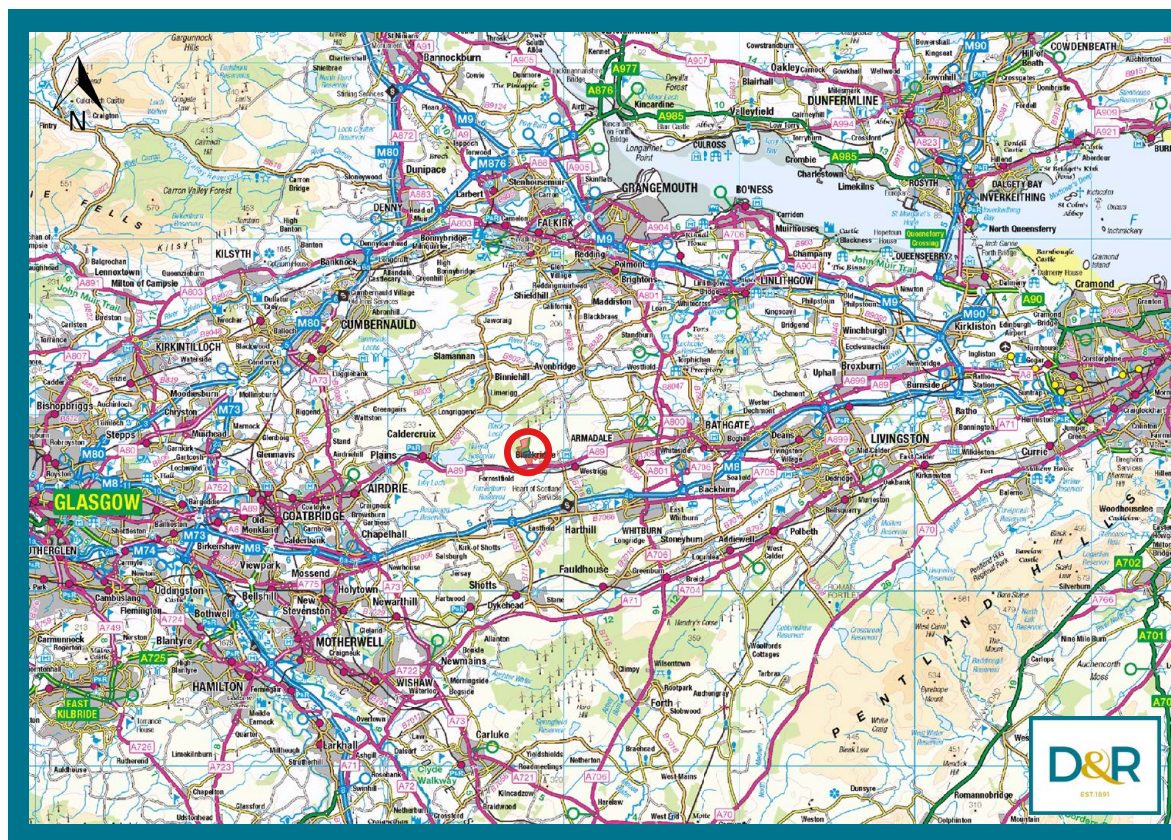
- Well managed woodland consisting of Sitka Spruce, Norway Spruce, Larch, Scots Pine and Mixed Broadleaves.
- Mensuration report carried out in 2024
- Excellent transport links

## Selling agents

### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



### Situation

The woodland is situated just 5 miles from junction 5 on the M8 motorway, providing excellent transport links to Edinburgh, Glasgow, Stirling and beyond.

### Access

The property can be accessed from public and private roads. The car park, Blawhorn Moss Car Park, is accessed via public road from the A89 and the northern end of the woodland is accessed via private road for which the property benefits from a right of access over.

### What3words:

Public Car Park – display.legroom.escalated  
Middle of Woodland – calculating.social.widely

### Directions

To access the property, leave the M8 motorway at junction 4A heading for Harthill. Take a right onto the B718 to reach Blackridge. Head West on Blackridge Main Street, turning right after 0.4 miles, taking another right after 0.2 miles and the car park is on the left.

### Description

The woodland can be divided into three sections, West Blackmuir wood at the northern end which comprises of mainly commercial Sitka Spruce with some Larch in the crop, a large area of open ground which is subject to a management agreement with a public body and lastly the woodland area to the south which comprises of blocks of native broadleaves and areas of Norway Spruce and Scots Pine.

In addition to the management agreement in place, the aforementioned public body rent a small area for use as a car park and a network of paths over the land and through the woodland. An annual rent is received for both the management agreement and the lease.

The Sitka Spruce is growing well and has a particularly good stocking density. The trees have a uniform height and there is little sign of windblow despite the high winds we have recently experienced. The Sitka Spruce is all 20 years old and has a yield class of 22-24. The Norway Spruce is also growing well and has a good stocking density and uniform height. The Scots Pine and Larch is growing relatively poorly, stocking densities are considered reasonable. The Broadleaves are growing well but have variable stocking densities but on the whole it is generally good.

#### Compartment Schedule

Feature	Area (ha)
<b>Total Area</b>	<b>92.94</b>
Open Ground	35.50
<b>Woodland</b>	<b>57.43</b>
Sitka spruce	28.57
Norway spruce	6.35
Larch	1.88
Scots pine	1.66
Mixed broadleaves	8.19
Mature Mixed woodland	1.82
Native broadleaves	8.96

#### Environmental

There is a management agreement in place with NatureScot covering approximately 19.25ha of the open ground in the middle of the property. The aim of the agreement is to allow positive management of the area of wetland and peatlands immediately adjacent to Blawhorn Moss SSSI and NNR.

#### Planning & Development

To our understanding, there are no known recent planning applications on this property. There are two brick-built farm buildings at Drumbeg which provide useful storage space. There may be potential to convert these to alternative uses subject to obtaining the necessary planning consents.

#### 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 Council.

#### 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 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.

#### Solicitor

Sneddon Morrison,  
16 East Main Street  
Whitburn  
West Lothian  
EH47 0RB  
Tel: 01501 740 345  
Ref – Eric Lumsden

#### Viewing

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

#### Date of Entry

By mutual agreement.

#### 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.

#### Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

### 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.

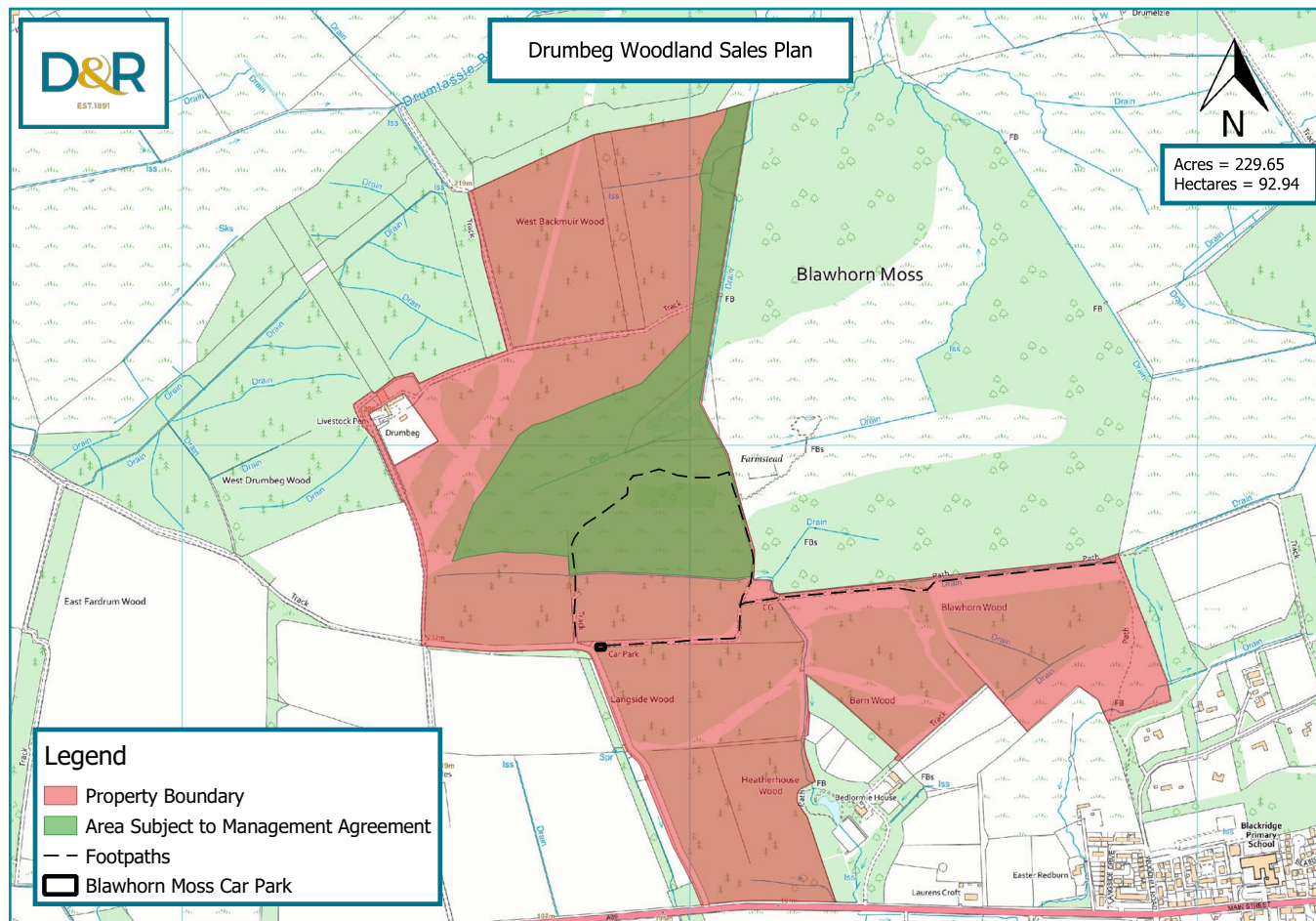
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective 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.