



FOR SALE
West Shirva Farm

Twechar, Kilsyth, G65 9LJ

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

West Shirva Farm

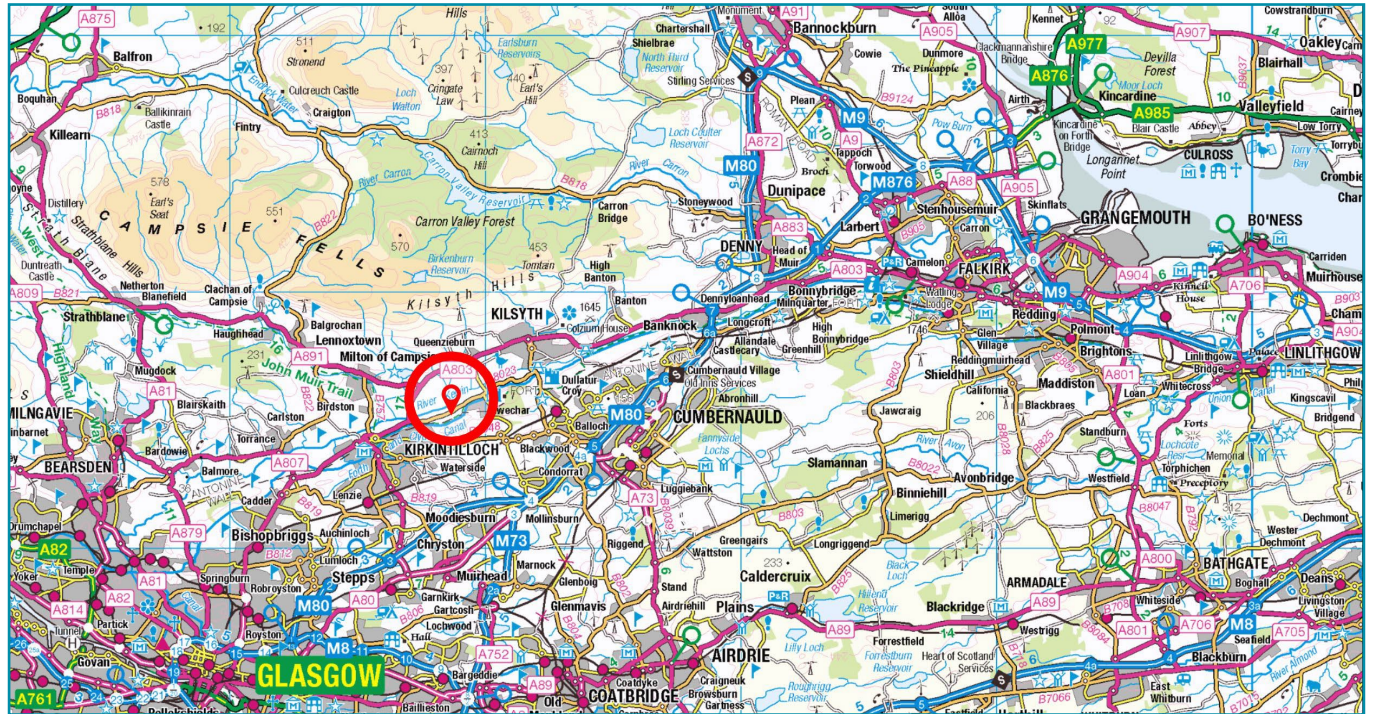
Twechar, Kilsyth, G65 9LJ

A fantastic opportunity to acquire a mixed livestock farm extending to approximately 251.26 acres, equipped with a centrally located steading with a good range of buildings and a four-bedroom farmhouse.

The property benefits from;

- A strategic location
- Possibilities for woodland creation and for biodiversity net gain projects.
- Wetland areas that offer a chance for habitat management

Available as a Whole



Situation

West Shirva Farm is situated 3 miles Northeast of the town of Kirkintilloch and 3.5 miles Southwest of Kilsyth and is within commuting distance from cities such as Glasgow and Stirling.

Access

Access can be taken directly from the B8023.

Directions

From the M80 motorway take junction 5 and follow the B8048 through 5 roundabouts before turning right towards Twechar. Follow Mainstreet until you reach the B8023. Take a left turn at the end of main street and travel along the B8023 for 0.6 miles and West Shirva Farm is on the left.

What3words address - defenders.bead.guilty

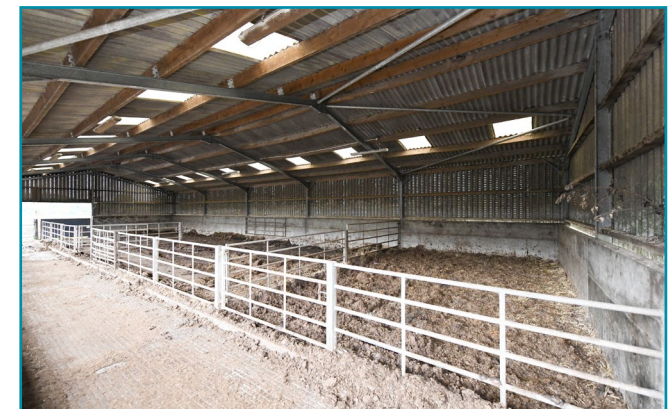
Historical Note

The land at West Shirva is bisected east to west by the B8023 which lies along the line of the Roman Antonine Wall which is designated as a World Heritage Site. The Antonine Wall, built by the Romans in the mid-2nd century AD, was the northernmost frontier of the Roman Empire in Britain. Constructed under the orders of Emperor Antoninus Pius around 142 AD, it stretched approximately 39 miles (63 kilometers) across what is now central Scotland, from the Firth of Forth to the Firth of Clyde. Unlike the stone-built Hadrian's Wall to the south, the Antonine Wall was primarily made of turf atop a stone foundation, accompanied by a large ditch and fortifications. The wall marked the empire's attempt to extend its control further into Caledonia (modern Scotland), but it was only occupied for about 20 years before the Romans retreated back to Hadrian's Wall. Today, the remnants of the wall are a UNESCO World Heritage Site, highlighting its significance as a symbol of Roman ambition and engineering.

Selling agents

Davidson & Robertson
Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

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



Description

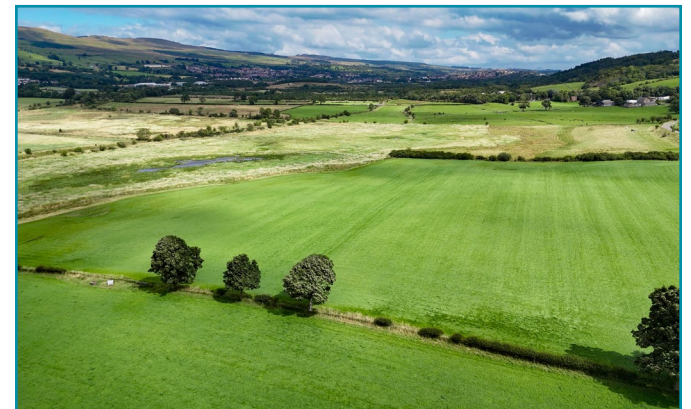
West Shirva is a mixed livestock farm which extends to approximately 251.26 acres. The land predominately comprises of permanent pasture with some areas of ground capable of forage production and rough grazing. The farm has a centrally located steading with a good range of buildings and there is a 4-bedroom farmhouse adjoining the steading.

The property is in a strategic location, being located 3 miles Northeast of the town of Kirkintilloch and 3.5 miles Southwest of Kilsyth, it is within commuting distance from cities such as Glasgow and Stirling.

West Shirva offers possibilities for woodland creation and for bio-diversity net gain projects. There are approximately 20 acres that have been identified as areas for potential tree planting. The wetland areas offer a chance for habitat management, and this is seen by developers as an opportunity to off-set their activities elsewhere. A copy of the habitat survey is available upon request from the selling agents.

Farmhouse

West Shirva Farmhouse is a large timber kit bungalow with a tile roof built in the 1980's with an extension added in the 1990's. The dwelling is situated at West Shirva steading but benefits from its own access and some screening from the steading.





The property features a fitted kitchen, lounge, dining room, three double bedrooms, a single bedroom, a utility room and one bathroom. The property is in good condition throughout.

West Shirva Farmhouse also benefits from a garden area wrapping around the property, with a wooden deck to the rear and substantial space for car parking.

West Shirva Farm Buildings

1. Storage Shed

This is a traditional stone built shed with a timber frame, box profile cladding, concrete floor and high-level roof. The building also benefits from two secure steel doors, rewired electricity supply and water supply. The shed leads into a lean to and is in good condition.

2. Lean To

The lean to is a new two bay steel framed lean to added to the south side of the storage shed. The shed benefits

from concrete panel walls with box profile side, roof cladding, sliding doors, concrete flooring and electricity and water supplies.

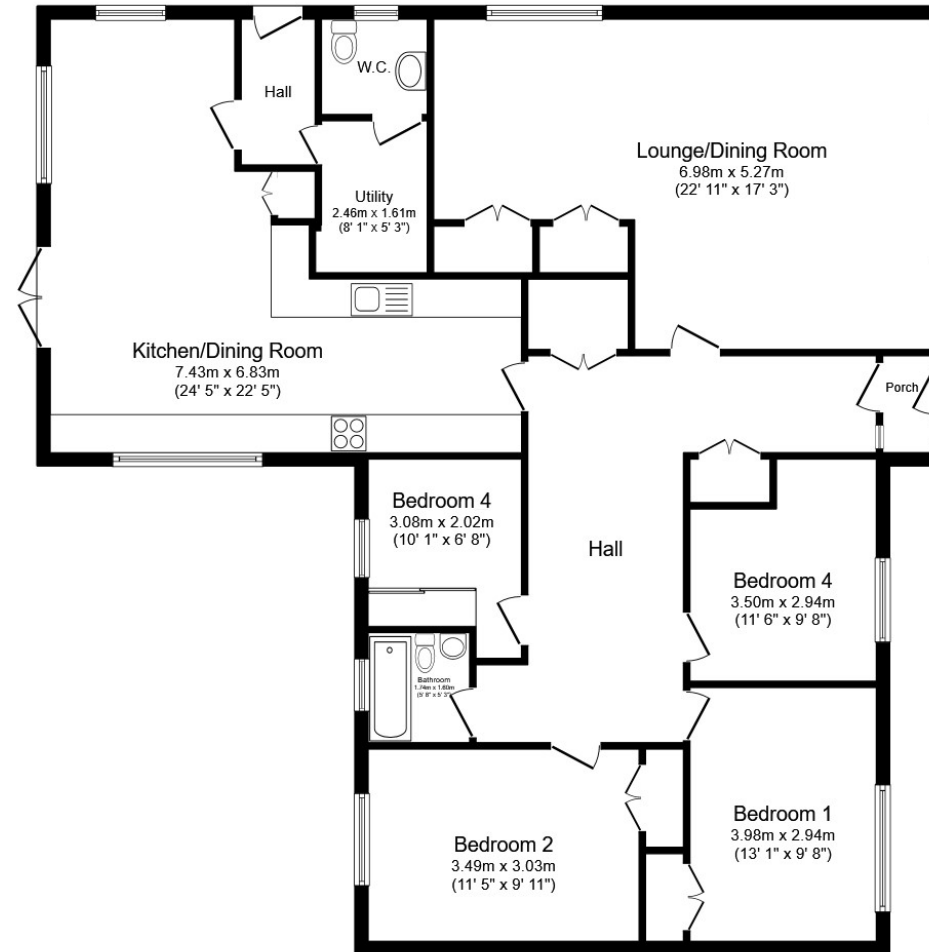
3. Cattle Court

The first cattle court is a five bay steel portal framed cattle court with corrugated panel roof and skylights, with concrete panelled walls below ventilated profile cladding. There are water and electricity supplies available with a concrete floor and cattle accommodation provided by straw courts. There is an open feed passage and concrete floor to the front of the shed with an overhang.

4. Cattle Court

The second cattle court is a five bay steel portal frame cattle shed with wooden beams and corrugated cement fibre roof with skylights in each bay. The walls are made from two concrete panels with some ventilated cladding above. The shed has a central feed passage and benefits from water and electricity supplies.





Floor Plan

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

5. General Purpose Shed

This is a secure steel portal framed four bay storage and machinery shed. The rear elevation is two concrete panels and corrugated sheeting with the western elevation joining to the silage pit. There is an electric roller door and pedestrian access point to front.

6. Silage Pit

The double silage pit has a steel frame, and walls formed from two concrete panels. The pit benefits from an effluent drainage system.

7. Cattle Shed

This cattle shed is a mix of steel portal frame and traditional stone construction cattle shed with concrete floor and benefits from water and electric supplies.

8. Processing Shed

The processing shed is a small timber mono-pitch shed that was previously used for egg processing. 3 of the walls and the roof are made from corrugated sheeting. The frontage is constructed from wooden panels and there is a concreted area on the outside. The building benefits from electric and water supplies.

Land

The land extends to approximately 251.26 acres (101.68 hectares) and is predominantly used for grazing of cattle and sheep or silage/hay production. The Land was run organically until recent years, and since the transition, some drainage works have been undertaken..

The land at the Property is predominantly class 3.1/4.2 land as classified by the James Hutton Institute's Land Capability for Agriculture as defined below:

Class 3.1 Land – Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.

Class 4.2 Land – Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.



DESCRIPTION	ACREAGE
Forage Grass	94.29
Permanent Pasture	97.08
Rough Grazing	27.85
Wetland	24.02
Buildings, ditches, track, roads, etc	8.02
TOTAL	251.26

Basic Payment Scheme (BPS) & IACS

The land is registered under the Basic Payment Scheme and all the land is allocated as region 1. The payment for 2024 will be retained by the vendors. The entitlements to the BPS are to be included in the sale.

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

East Dunbartonshire Council
 Southbank Marina,
 12 Strathkelvin Place,
 Kirkintilloch,
 Glasgow
 G66 1TJ

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

Harper McLeod
 The Ca'd'oro,
 45 Gordon Street,
 Glasgow,
 G1 3PE
 Tel: 0141 221 8888
 Ref: Tom Gray

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.

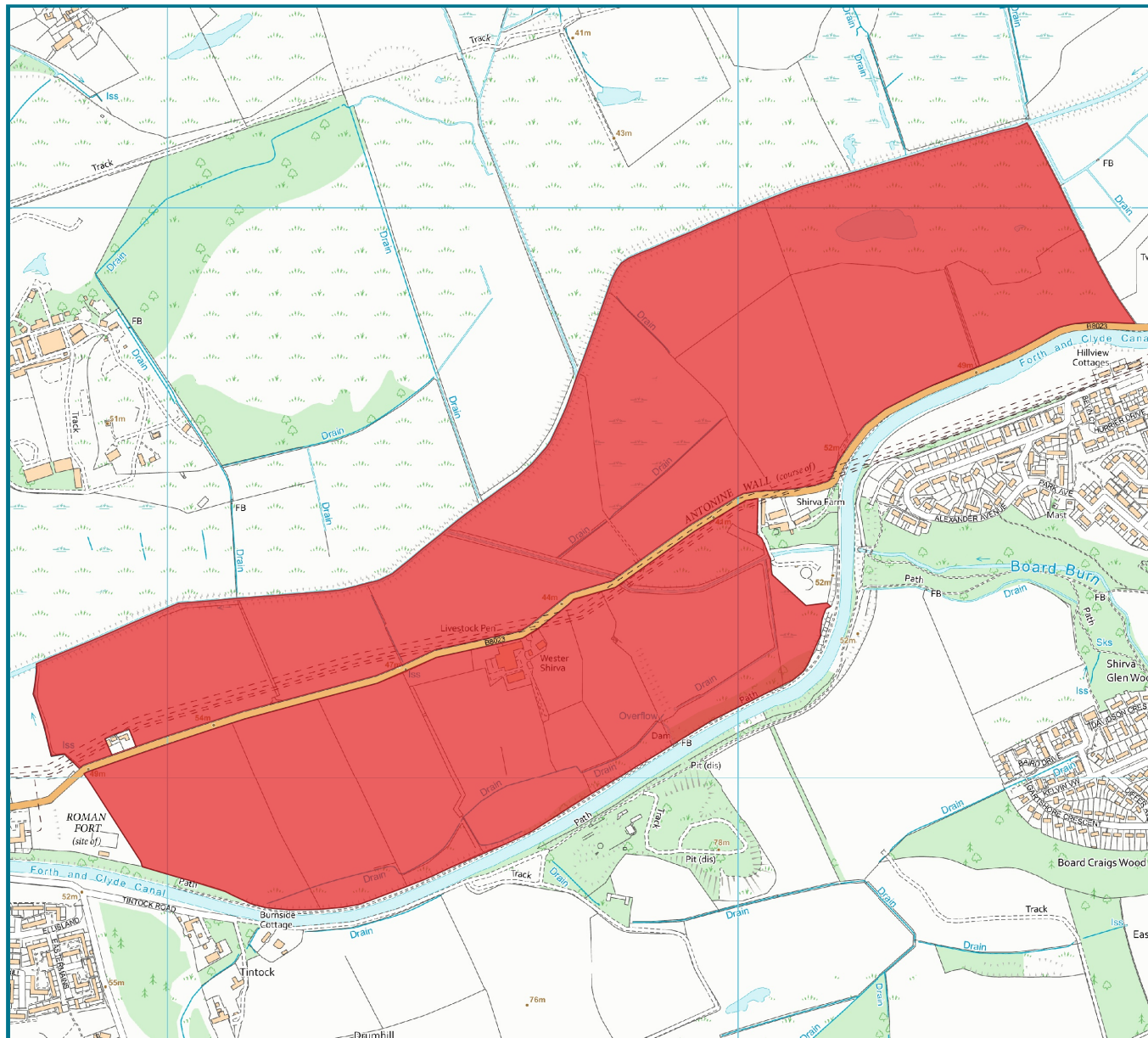
Deposit

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.





INDICATIVE SALES PLAN

West Shirva Farm,
Twechar,
Kilsyth,
G65 9LJ

Total Area:
251.26 Acres (101.68 Hectares)

Key

 Sales Plan

A4 - Scale- 1:9,000

0 0.25 0.5 0.75 km

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(2023) (01100031673)



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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 misstatement 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.

Photos taken: August 2024

Particulars prepared: February 2025



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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.

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