



FOR SALE

Land at Bones Hill

Stoneyburn, Bathgate, West Lothian

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

Land at Bones Hill

Stoneyburn Bathgate West Lothian

A unique opportunity to acquire land located behind Main Street, on the edge of the village of Stoneyburn extending to approximately 21.39 acres of land. This expansive field, formerly used for grazing, is currently unoccupied and offers versatile potential.

- Rare landholding of approx. 21.39 acres
- Edge-of-village location
- Natural burn offering on-site water source
- Classified as Grade 4.2 pastureland

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

Situation

Stoneyburn is a welcoming village with local shops, schools, and services, ideally positioned near the A71 and M8 for easy access to Livingston, Edinburgh, and Glasgow. Surrounded by open countryside and close to towns with rail links, it's perfect for commuters and outdoor enthusiasts alike.

Access

Access is taken via a private track from the side of number 62 Main Street leading to a double gate.

What3words:

Entrance to land - ///wells.binder.dissolves
 Middle of land - ///jogging.steaming.craftsman

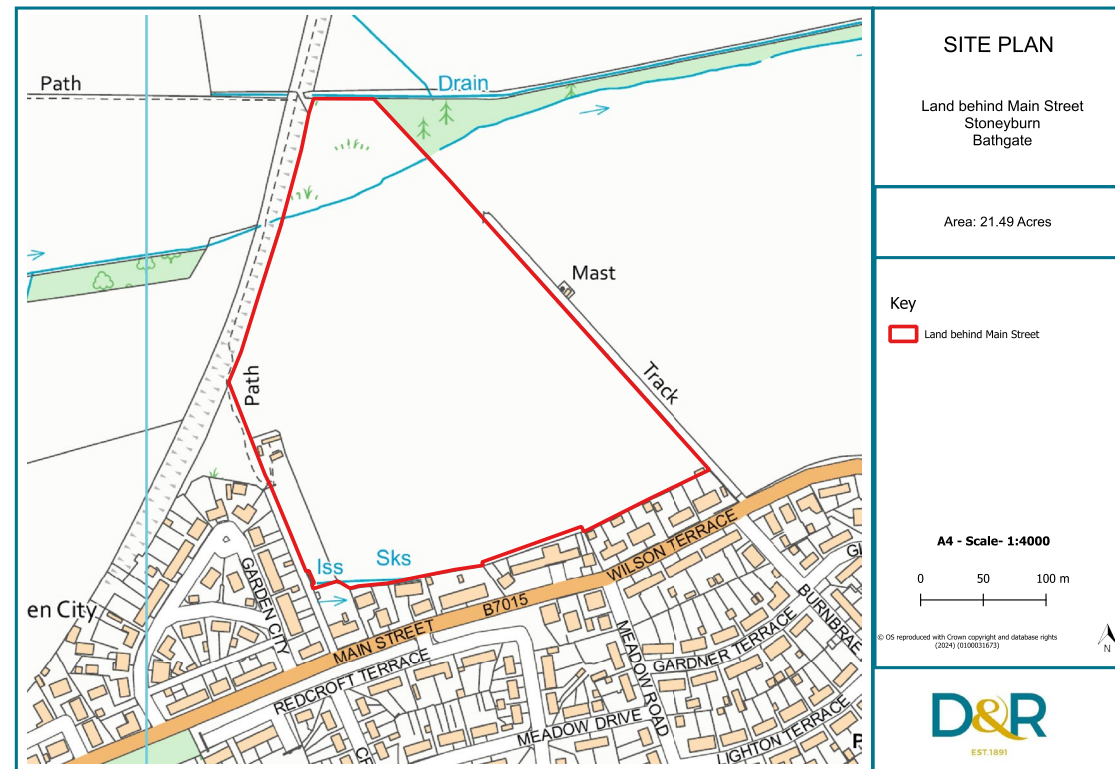
Directions

From Glasgow:

Take the M8 east from Glasgow, exit at Junction 4 (Whitburn), then follow signs for Stoneyburn via the B7015.

From Edinburgh:

Take the M8 west from Edinburgh, exit at Junction 3A (Bathgate/Blackburn), then follow the A705 and B7015 toward Stoneyburn.



Description

Prime opportunity to acquire a substantial parcel of land extending to approximately 21.49 acres, located directly behind Main Street on the outskirts of the village of Stoneyburn. The land, which has historically been used for grazing, is currently unoccupied and presents a range of possibilities for agricultural, amenity, or potential future use. Access is taken via a private track adjacent to No. 62 Main Street, leading to a double-gated entrance and a range of unused buildings.

There is a burn crossing the field, offering a natural water source that enhances the land's utility and rural character. According to Scotland's soil classification, the land is designated as Class 4.2, indicating moderate limitations for agricultural productivity but suitable for grassland and rough grazing.

Basic Payment Scheme (BPS) & IACS

There are no BPS entitlements included in the sale.

Tenure

The land is offered for sale as a heritable title with vacant possession.

Planning & Development

Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice. It may be that other uses for the site could be considered and prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions

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
Howden S 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 themselves as to the description of the land and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.



Solicitor

DHM Law
247 West George Street
Glasgow
G2 4QE
0141 428 4428
Ref – Callum Innes

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.

Method of sale & guide price

Offers for the land are sought in excess of £65,000

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.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the land in the past.

Coastal Erosion

Prospective Purchasers should look into Erosion risk as part of their due diligence process. The Vendor has [not] made us aware of any erosion to the land in the past.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process.

Important Notes

The owner reserves the right to change the method of dealing with the land 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 land has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online

verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

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.

Ingoining

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 land 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 land or these particulars, nor to enter into any contract relating to this land 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 land 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 land or in the event of any land 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 land 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 land 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 land 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 land.
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 land 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 land 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: December 2025
Photography: November 2025