

An aerial photograph of a farm complex. The central feature is a large, rectangular gravel courtyard. Surrounding the courtyard are several stone buildings with red-tiled roofs. One building on the right has a gabled roof with exposed rafters. Another building on the left has a partially ruined stone wall. The surrounding landscape is green and hilly, with a road and trees visible in the background.

Galbraith

THE DAIRY, SOUTH COUSTON FARM
BATHGATE, WEST LOTHIAN

THE DAIRY, SOUTH COUSTON FARM, BATHGATE, WEST LoTHIAN

Traditional steading with planning for conversion to dwellinghouse and 4 acres of land

Bathgate 2.2 miles ■ Edinburgh 25 miles ■ Glasgow 29 miles

- Traditional building with planning permission to convert into 5 bedroom dwelling
- The section 69 planning contribution has been paid
- Paddock extending to approximately 4 acres
- Rural yet accessible location
- Excellent transport links

For sale as a Whole or in 2 lots

About 1.87 Ha (4.61 Acres)

Galbraith

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 OnTheMarket



SITUATION

The Dairy is set within the equestrian district of Bathgate and mid-way between Edinburgh and Glasgow the M8 and the M9 to Stirling are 6 miles away. Local train stations are minutes away. There are also excellent road links to Linlithgow and Falkirk. Edinburgh Airport is 18.6 miles.

There is a wide range of shopping locally in Bathgate and Linlithgow with an excellent choice of schooling. Private schools include Clifton Hall at Newbridge together with choices for Edinburgh and Glasgow. Dollar Academy is 35 minutes away.

There is a broad range of recreational facilities including equestrian and countryside parks of Beescraigs and Muiravonside providing children's activities. Leisure centres are available in both Bathgate and Linlithgow. Superb Golfing facilities at Bathgate and in Linlithgow.

DESCRIPTION

Lot 1 - The Dairy

The Dairy forms part of the traditional steading complex, of stone construction set under a pantile roof and sits within its own area of garden ground and paddock. The Dairy presents an excellent opportunity for conversion to a residential dwelling,. The building benefits from planning consent for the development of a spacious 5-bedroom property which was obtained on 22 July 2022. Further details are available from the Selling Agents or via www.westlothian.gov.uk planning department quoting reference No 1213/FUL/21. The section 69 planning contribution has been made to West Lothian Council.

Lot 2 - Land

The property benefits from an area of pasture ground which extends to approximately 1.63 Ha (4 acres). The land is located to the east of Lot 1 - The Dairy. The land is classified as Grade 3.2 by the James Hutton Institute.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Dairy	Mains available to connect	Available to connect	Shared bio-disc and soakaway available to connect	Freehold	N/A	N/A	N/A

POST CODE

EH48 4LG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words [//what3words.com/supporter.resonates.harmlessly](https://what3words.com/supporter.resonates.harmlessly)

SOLICITORS

Peterkin & Kidd
6-8 High Street
Linlithgow
EH49 7AF
T: 01506 845191
F: 01506 845444



LOCAL AUTHORITY

West Lothian Council
Civic Centre
Howden South Road
Livingston
West Lothian
EH54 6FF
T: 01506 280000
E: customer.service@westlothian.gov.uk
W: <https://www.westlothian.gov.uk/>

ADDITIONAL INFORMATION

Lot 2 will not be sold prior to lot 1.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to 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.

IMPORTANT NOTES

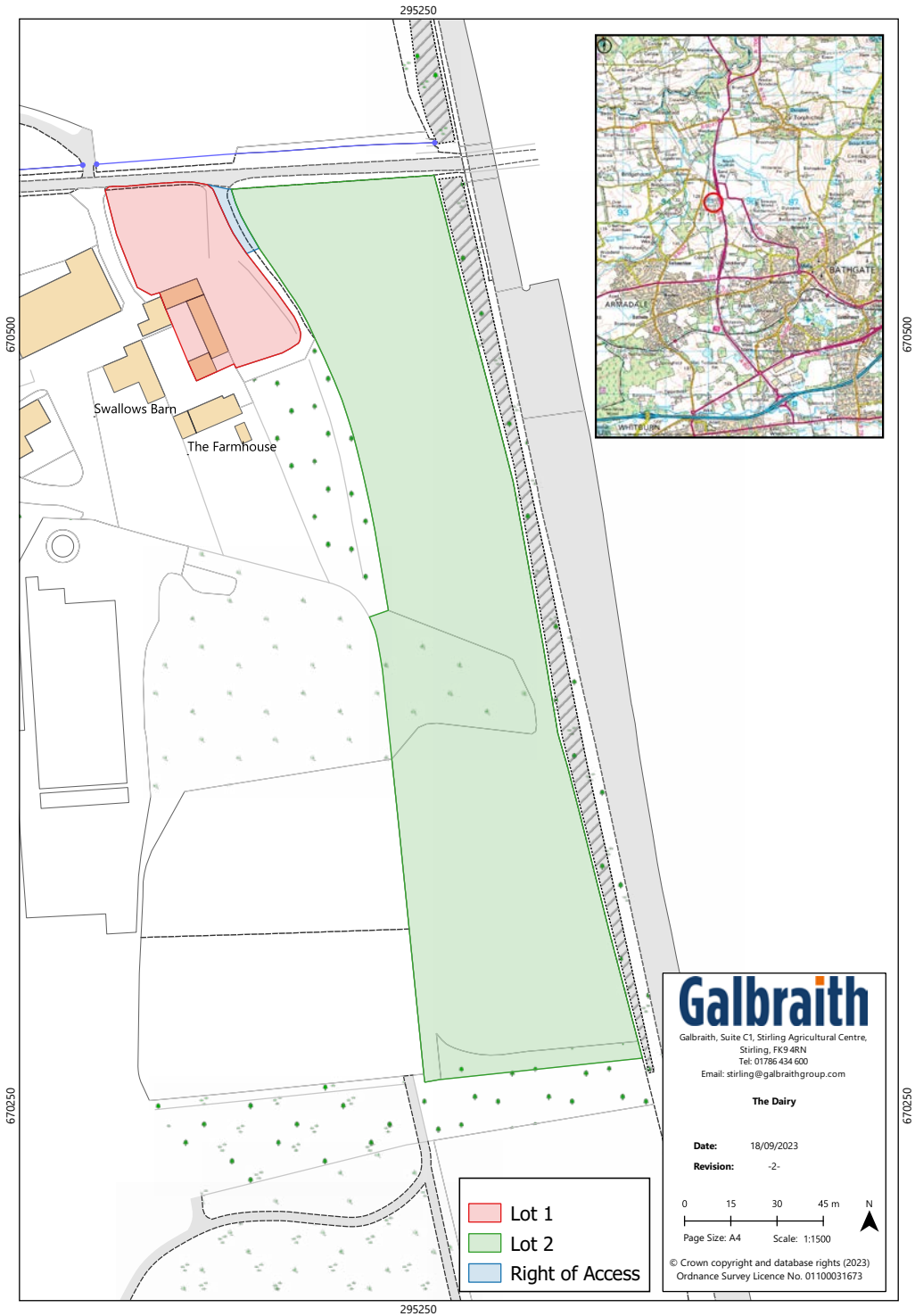
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2023



Lot 1



Lot 2

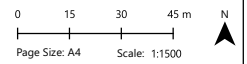


Galbraith

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The Dairy

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- Lot 1
- Lot 2
- Right of Access



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