



Galbraith

LAND AT HAUGHHEAD FARM

BALERNO, EDINBURGH

LAND AT HAUGHHEAD FARM, BALERNO, EDINBURGH

Productive area of arable and pasture ground close to Edinburgh

Balerno 3 miles ■ Livingston 8.5 miles ■ Edinburgh 11 miles

- Versatile areas of grade 4.2 arable and pasture ground
- Located in a rural yet accessible area close to local towns and amenities
- Excellent level of access onto adjacent public roads and A70 /A720
- Land well suited to agricultural, equestrian or other amenity uses (subject to necessary consents)
- Land located adjacent to the Water of Leith providing a haven for wildlife

Acreage 41.99 Ha (103.76 Acres)

FOR SALE AS A WHOLE OR IN 4 LOTS

Galbraith

Stirling
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stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Land at Haughhead Farm is located to the west of Balerno in a private but accessible position adjacent to the A70, in an area of open countryside just to the north of the Pentlands Hills and on the boundary between the administration districts of Edinburgh City and West Lothian. Balerno is a popular village located on the outskirts of Edinburgh, situated some 8 miles southwest of the city centre, just to the west of Currie and Juniper Green, on the western fringe of A720 / The City of Edinburgh Bypass.

The local area is well served by a range of day to day amenities and services by a number of local settlements with Balerno offering both primary and secondary schools. The town of Livingston to the northwest boasts a larger variety of amenities and services, with nearby Edinburgh City Centre earning a reputation as one of the UK's leading cities offering a wide range of retail and entertainment venues along with business and professional services.

There are local train stations at Curriehill, Kirknewton and Livingston which all provide direct links to Edinburgh and Glasgow city centres, and Edinburgh airport is within a 20 minute drive from the land and provides international and domestic flights daily to a wide variety of locations.

Agriculturally, the surrounding area provides an attractive location with a combination of productive pasture and arable ground with rolling Pentland hills in the distance. The surrounding area is well-served by agricultural suppliers, machinery dealers, and a successful local machinery ring available to provide additional resources as needed.

The excellent A-class road and Motorway networks provides easy access to livestock markets located in Lanark (23 miles), and Stirling (37 miles) which are the main outlets for the livestock produced in the area.

FARMING HISTORY

The Sellers are third generation to have farmed the land at Haughhead. Historically, the farming system was centred on a cereal rotation with temporary grass grown with remainder of the land used for grazing and fodder production to support a pedigree Charolais herd on the farm. In more recent years, the arable land has predominantly been put down to cereals and farmed on a contract farming arrangement, with some of the land let to Edinburgh University for test trial areas of potatoes and lettuce, as part of the rotation.

The farmland has benefitted from a healthy application of farmyard manure from the beef enterprise on the holding over the years, with the majority of the land having been ploughed and used for arable cropping. The fields are well laid out and generously sized, easily accommodating modern machinery, and are readily accessible directly from adjacent public roads.

DESCRIPTION

Land at Haughhead Farm presents a rare opportunity to acquire a productive and commercial block of farmland, located in a desirable and accessible area of Central Scotland and within very close proximity to the City of Edinburgh. The farmland comprises a versatile and productive mix of arable and pasture ground extending to approximately 41.99 Ha (103.76 Acres) in total. The land has been classified by the James Hutton Institute as Grade 4.2 and benefits from direct access onto the adjacent public roads.



METHOD OF SALE

Land at Haughhead Farm is offered for sale as a whole or in 4 lots.

LOT 1: LAND EXTENDING TO ABOUT 14.61 HA (36.10 ACRES)

The land within lot 1 extends to about 14.61 Ha (36.10 Acres) in total and is located to the northeast of Haughhead farm steading, and benefits from gate field access onto Haughhead Road. The northern enclosure is used for arable production with two fields to the south down to grazing ground. The land is of southerly aspect rising from 185m adjacent to the Water of Leith on the southeast boundary to 198m above sea level at its highest point to the north adjacent to Beechgrove Poultry Farm.

LOT 2: LAND EXTENDING TO ABOUT 13.41 HA (33.14 ACRES)

The land within lot 2 extends to about 13.41 Ha (33.14 Acres) in total and is located to the southwest of Haughhead farm steading and accessed from Haughhead Road which bounds the subjects to the east. The land has been principally down to a mix of arable and grazing ground. The land includes areas of pasture ground forming the part of the northern and southern banks of the Water of Leith on the southwestern boundary of the subjects. The land is of slight southerly aspect rising from 188m adjacent to public road on the southeastern boundary, to 200m above sea level at its highest point on the northern boundary.

LOT 3: LAND EXTENDING TO ABOUT 11.69 HA (28.89 ACRES)

The land forming lot 3 extends to about 11.69 Ha (28.89 Acres) in total and is located to the northwest of the farm steading and is bound to the north by the A70. The land benefits from direct field gate access onto Haughhead Road and A70 and is used for arable production, with a small area of land let to Edinburgh University annually for test trials of potatoes and lettuce, as part of the cereal and grass rotation. The land is of slight southerly aspect rising from 195m on the southeastern boundary to 205 above sea level at its highest point to the northwest adjacent to A70.

Lot 4: LAND EXTENDING TO ABOUT 2.28 HA (5.63 ACRES)

The land forming lot 4 extends to about 2.28 Ha (5.63 Acres) in total and is located to the south of the A70 and to the northwest of the subjects of sale. The land benefits from direct gate access onto the A70 and is currently down to temporary grass but has been used in conjunction with the arable rotation on the holding. The land is of varying aspect rising from 197m adjacent to the Water of Leith on the southern boundary to 205m above sea level at its highest point to the north adjacent to the A70.

IACS

All the farmland is registered for IACS purposes, and the farm code is 84/558/0011

NITRATE VULNERABLE ZONE (NVZ)

The Land at Haughhead Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management Requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme Entitlements (BPSE) 2025 for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser(s) to transfer the right to receive 45.27 Region 1 Basic Payment Scheme (BPS) Entitlements in addition to the heritable property either as a whole or in individual lots of sale by separate negotiation. Further details are available from the Selling Agents.



LOCAL AUTHORITY

City of Edinburgh Council, Local Office - 10 Westside Plaza, Edinburgh, EH14 2ST
T:0131 527 3800
E: southwest.locality@edinburgh.gov.uk

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

GALASHIELS, Scottish Government, Agriculture and Rural Economy, Cotgreen Road, Tweedbank, Galashiels, TD1 3SG
Tel: 0300 2441400 Email: SGRPID.galashiels@gov.scot

MINERALS

In so far as the mineral rights form part of the property title they are included within the sale.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

INGOING VALUATION

The purchaser(s) of Land at Haughhead Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

POST CODE

EH14 7JH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words or click on the links below:

Lot 1: <https://what3words.com/elastic.professed.rebirth>

Lot 2: <https://what3words.com/translate.logbook.meant>

Lot 3: <https://what3words.com/unsecured.torch.pile>

Lot 4: <https://what3words.com/unhelpful.mammals.robe>

SOLICITORS

Thorntons - Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD

VIEWING

Strictly by appointment with the Selling Agents.



POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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.

CLAWBACK

The missives of sale of Lot 1 will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for the development for any purpose other than agricultural (but specifically excluding poultry use), over any part of the holding forming Lot 1 being obtained subsequent from the date of entry for a period of 30 years.

HEALTH & SAFETY

The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

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 as satisfied themselves in respect thereof.

There is an underground gas main running along the eastern boundary of Lot 1.

FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.



Lots 3 & 4

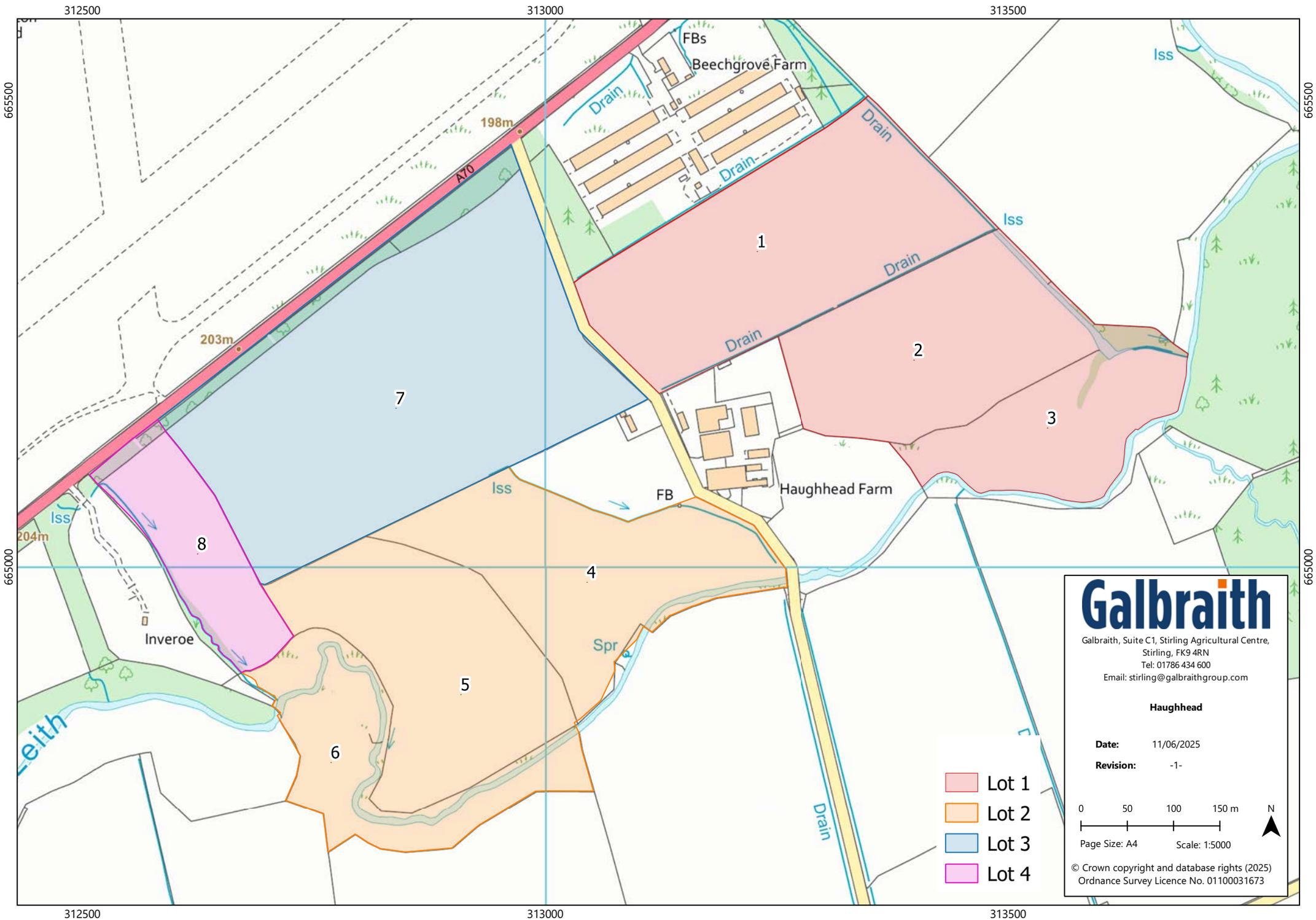


Lots 3 & 4



LAND AT HAUGHHEAD, BALERNO, EDINBURGH

FIELD NO	AREA		BPS REGION	ARABLE / SILAGE GROUND		PASTURE		OTHER		CROPPING HISTORY				
	(HA)	(ACRE)		(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)	2025	2024	2023	2022	2021
LOT 1														
1	6.76	16.70	1	6.76	16.70					WB	PGRS	PGRS	PGRS	PGRS
2	4.67	11.54	1			4.67	11.54			PGRS	PGRS	PGRS	PGRS	PGRS
3	2.88	7.12	1			2.88	7.12			PGRS	PGRS	PGRS	PGRS	TGRS 5
MISC	0.30	0.74						0.30	0.74					
TOTAL	14.61	36.10		6.76	16.70	7.55	18.66	0.30	0.74					
LOT 2														
4	4.32	10.67	1	4.32	10.67					WB	SB	PGRS	PGRS	PGRS
5	5.01	12.38	1	3.24	8.01	1.77	4.37			TGRS 3	TGRS 2	TGRS 1	SB & PGRS	PGRS
6	3.71	9.17	1			2.29	5.66	1.42	3.51	PGRS	PGRS	PGRS	PGRS	PGRS
MISC	0.37	0.91						0.37	0.91					
TOTAL	13.41	33.14		7.56	18.68	4.06	10.03	1.79	4.42					
LOT 3														
7	11.62	28.71	1	10.83	26.76			0.79	1.95	WB/POT/PGRS	PGRS	PGRS	PGRS	PGRS
MISC	0.07	0.17						0.07	0.17					
TOTAL	11.69	28.89		10.83	26.76			0.86	2.13					
LOT 4														
8	2.14	5.28	1	2.14	5.28					TGRS 1	WPOT	PGRS	PGRS	PGRS
MISC	0.14	0.35						0.14	0.35					
TOTAL	2.28	5.63		2.14	5.28			0.14	0.35					
TOTAL	41.99	103.75		27.29	67.42	11.61	28.69	3.09	7.64					





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 June 2025. 9. Brochure prepared June 2025.