

**LOANHEAD FARM**

COBBINSHAW, WEST CALDER





Lot 3





## LOANHEAD FARM COBBINSHAW, WEST CALDER EH55 8LN

West Calder 8 miles   Edinburgh 22 miles   Glasgow 35 miles

**An attractive stock farm situated in rural central Scotland.**

- Traditional 2-bedroom farmhouse.
- Modern 2-bedroom bungalow
- Useful range of modern and traditional farm buildings
- 137 acres of grazing and silage ground
- Extensive yard space around buildings
- Excellent business platform for diversification purposes

About 58.14 Ha (143.66 Acres)

**For Sale as a Whole or in Four Lots**

**CKD Galbraith**  
National Farm Sales Centre  
Suite C  
Stirling Agricultural Centre  
Stirling  
FK9 4RN  
01786 434600  
[stirling@ckdgalbraith.co.uk](mailto:stirling@ckdgalbraith.co.uk)







## GENERAL

Loanhead Farm is a well equipped stock farm located in an accessible location in rural West Lothian. The farm is situated 8 miles south of West Calder in a private and peaceful location to the south of small hamlet of Woolfords.

The farm sits in an accessible rural location and is about 13 miles from Livingston and to the north of the A70 which links Edinburgh to Lanark. There is a good range of local shops and a primary school in nearby Forth with a wider range of shopping and commercial facilities in nearby West Calder, Livingston and Lanark. Livingston which is West Lothian's largest town is situated 7 miles to the north and has an excellent range of shopping and recreational facilities including multi screen cinema, two large shopping centres and a swimming pool. Scotland's capital city of Edinburgh is only 22 miles to the north east and is home to renowned hotels and restaurants alongside large entertainment events.

Loanhead Farm is situated in an area of central Scotland which offers a wide range of sporting facilities with local golf courses in West Calder and Lanark, with fishing on Cobbinshaw Loch and walking can be found in the nearby Pentland Hills. Lanark and Stirling markets provide excellent outlets for livestock reared on the farm.

The mainline railway station in West Calder provides links to Glasgow and Edinburgh. Central Scotland and the north are easily accessed via the M8, and Glasgow and Edinburgh Airports are 44 and 19 miles respectively offering a range of domestic and international flights.

## DESCRIPTION

Loanhead is a traditional stock farm encompassing ploughable and permanent pasture intertwined by an abundance of mature broadleaved trees, tree lined drives and roundels. There is a traditional farmhouse and a modern bungalow situated within the modern and traditional steading range which lies to the south of the holding.

The farmland lies within a ring fence and is split into 17 enclosures with pockets of amenity woodland throughout. The farmland extends north and west from the steading to 58.14 Ha (143.66 Acres) including roads, yards and buildings with about 61 acres of permanent grazing and 75 acres of improved grassland.

As part of its diversification the farm is currently set up as a haulage operating centre and provides ample space and access for a number of articulated vehicles. The steading complex has been developed to provide a spacious and secure platform suitable for a wide variety of business, agricultural, and equestrian uses. The steading also presents an opportunity subject to necessary consents to further expand the existing commercial and residential property on the holding. The abundance of mature beech trees provides shelter and amenity to the holding as well as currently supporting a profitable wood fuel business.

## METHOD OF SALE

For sale as whole or in 4 Lots:

### LOT 1: LOANHEAD FARMHOUSE, FARM BUILDINGS AND ABOUT 9.63 HA (23.80 ACRES)

Loanhead farmhouse is situated within the farm steading adjoining the traditional buildings. The house is accessed directly from the minor public road via the main drive. The farmhouse is of traditional stone construction with white washed walls under a slate roof. The accommodation is provided

over two floors and details of room layout and dimensions are provided in the floor plans below.

## FARM BUILDINGS

The farm buildings are situated in a group to the north and west of the farmhouse. The buildings comprise an excellent range of modern and traditional buildings which are suitable for a variety of uses. The buildings are accessed via a private farm road which leads past the farmhouse, they comprise:

**Former Wash House (2.31m x 3.93m)** adjoining the farmhouse, of brick construction under a slate roof with a concrete floor.

**Coal/ Generator Shed (3.80m x 2.14,)** of brick construction with a concrete floor.

**Former Tank Room (3.34m x 4.04m)** of traditional stone construction under a slate roof with a concrete floor.

**Former Stable Block/Workshop (4.79m x 20.41m)** of traditional stone construction under a corrugated and slate roof with a concrete floor.

**Byre Shed 1 (4.46m x 5.63m)** of traditional stone construction under a box profile roof with a concrete floor.

**Workshop (18.20m x 9.00m)** of steel portal frame construction under a corrugated roof with a concrete floor, tin side cladding and two double doors. There is a sunken vehicle inspection pit with lights suitable for HGV inspections.

**Log Store (4.40m x 4.20m)** of timber frame construction with a box profile roof and an earth floor.

**Byre Shed / Store (13.50m x 7.50m)** of brick wall construction under a box profile roof with a concrete floor.

**Modern Cattle/Lambing Shed (14.80m x 30.70m)** of steel portal frame construction under a box profile roof and side cladding with block walls and an earth floor.

**Byre Shed 3 (13.80m x 6.50m)** of traditional stone construction under a timber frame slate roof with a concrete floor.

**Dutch Barn (18.20m x 5.60m)** of steel portal frame construction under a tin roof and side cladding with an earth floor with an adjoining:

**Lean-to (9.10m x 4.30m)** of steel portal frame construction under a tin roof and side cladding and a concrete floor.

**Stable Block (8.60m x 4.42m)** of brick and stone wall construction under a box profile roof with a cobble stone floor.

**Cattle Shed (15.00m x 18.40m)** of timber frame construction under a tin roof, raised central feed passage, with concrete and earth floor. There is a further corral area adjacent to the building.

**Sheep Polytunnel (20.00m x 9.00m)** of steel frame construction with a plastic cover and earth floor.

**Store Shed (9.33m x 5.9m)** of timber frame, under a tin mono pitched roof with an earth floor.





**Handling Pens:** useful range of purpose built sheep and cattle handling pens, on a concrete plinth. The cattle and sheep race and crush are available by separate negotiation.

**Feed Bins:** 2 off steel feed bin with capacity for 4 tonne each.

**Yard Area:** located to the north of the farm steading there is a large area of hardstanding suitable for fodder and machine storage.

**LOT 1 FARMLAND ABOUT 9.63 HA (23.80 ACRES)**

The land in Lot 1 extends to approximately 9.63 Ha (23.80 Acres) including roads, yards and buildings and is split into 6 enclosures which are easily accessed via the farm steading or a tree lined farm road which leads north from the farm. The land is split between 7.27 Ha (17.96 Acres) improved grassland and 0.44 Ha (1.09 Acres) rough grazing. The land has been classified as Grade 4.1 by the James Hutton Institute and has a southerly aspect rising from its lowest point of 263m above sea level to 285m above sea level.

**LOT 2: LOANHEAD BUNGALOW AND ABOUT 0.36 HA (0.89 ACRES)**

Loanhead bungalow is a modern built property with block cavity walls under a slate roof. The bungalow is situated to the south of the farm steading and is accessed from the main drive. The bungalow provides comfortable living accommodation with room dimensions and layout set out on the floorplans below. Formerly a 3 bedroom bungalow, the current owners knocked 2 rooms into one. Restoration of the third bedroom would be relatively simple. Similarly the shower room has ample space for the installation of a bath.

There is an attractive garden area to the rear of the house, which is mostly laid to lawn, with a large gravel sweep to the front of the property providing parking for a number of vehicles. There is a purpose built barbeque hut within the garden ground situated on a timber deck.

The land in Lot 2 sits to the west of the bungalow and extends to approximately 0.29 Ha (0.72 Acres). The land is currently down to pasture and is well suited for horse grazing or other alternative amenity uses.

**LOT 3: LAND ABOUT 30.25 HA (74.75 ACRES)**

The land in Lot 3 lies to the north of the farm steading and is accessed via a field gate which leads from the minor public road which links the settlements of Auchengray and Woolfords. The land is split into 6 enclosures and is predominantly down to a mix of pasture and grazing ground with a block of improved grassland extending to approximately 18.59 Ha (45.94 Acres). There is an area of permanent grazing extending to 11.13 Ha (27.50 Acres) adjacent to the public road. There are several strips of woodland throughout providing excellent shelter for livestock. The land is predominantly classified as Grade 4.1 with a small area of 5.3 to the west. The land rises from 255m above sea level on the western boundary to 290m at the highest point in the north east corner of the holding.

**LOT 4: LAND ABOUT 17.90 Ha (44.23 Acres)**

Lot 4 consists of a block of grazing land situated to the south west of the holding. The land is split into 3 enclosures with 13.64 Ha (33.70 Acres) of permanent grazing found in the land to the west with the remaining land comprising 4.26 Ha (10.63 Acres) of improved grassland. The land is accessed via a field gate which leads onto the farm drive to the south of the holding.

**COUNCIL TAX**

Loanhead Farmhouse falls into Band A.  
Loanhead Bungalow falls into Band D

**SERVICES**

Electricity: Single Phase  
Water: Mains  
Drainage: Private Septic Tank  
Heating: Farmhouse – Solid Fuel & Electric  
Bungalow - Solid Fuel

**SOLICITORS**

Ledingham Chalmers LLP  
Suite B1, Stirling Agricultural Centre,  
Stirling, FK9 4RN  
Tel: 01786 478100  
Email: mail@ledinghamchalmers.com

**DIRECTIONS**

From Edinburgh take the A70 south west towards Lanark. Travel through the settlements of Currie and Balerno, and continue on this road for about 11.5 miles before turning right onto the minor public road signed to Auchengray and Woolfords. Follow this road for approximately 2 miles. Loanhead Farm is the first farm on the right, 1 mile beyond the turn off for Tarbrax village.

**POSTCODE**

EH55 8LN

**EXCLUSIONS**

The fridge freezer, washing machine, dishwasher and curtains in the bungalow are excluded from the sale.  
The washing machine and curtains in the farmhouse are excluded from the sale.

**ENTRY**

Entry to Loanhead Farm will be by mutual agreement.

**IACS**

All of the farmland is registered for IACS purposes. The farm code is 532/0183

**LESS FAVOURED AREA SUPPORT SCHEME**

The land at Loanhead Farm is eligible for Less Favoured Area Support and any payments by SGRPID relating to the current farming year will be retained by the Seller.

**Basic Payment Scheme (BPS) 2015**

The Seller will ensure a 2015 Single Application Form is submitted to enable Basic Payment Scheme Entitlements to be established.

Any payments relating to the 2015 scheme year will, if appropriate, 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 (BPS) 2015 for the rest of the scheme year. Further details are available from the Selling Agents.







#### LOCAL AUTHORITY

South Lanarkshire Council,  
Almada Street, Hamilton,  
South Lanarkshire,  
ML3 0AA  
Phone - 0303 123 1015

#### SGRPID

AFRC - RPID  
Cadzow Court  
3 Wellhall Road, Hamilton  
ML3 9BG  
Tel: 01698 462400  
Fax: 01698 462401  
Email: SGRPID.Hamilton@scotland.gsi.gov.uk

#### SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Rating for Loanhead Farmhouse is G10.  
The Energy Rating for Loanhead Bungalow is E 54.

#### TIMBER

All fallen and standing timber is included in the sale insofar as it is owned.

#### MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

#### 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.

If the property is sold in lots, a deed of condition will be entered into by the purchasers governing all access, maintenance, shared access, service media and boundaries.

#### INGOING VALUATION

The purchaser(s) of Loanhead 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 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.

#### VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

#### 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.

#### MORTGAGE FINANCE

CKD Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans 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. For further details and to discuss any proposals in confidence please contact Robert Taylor on 0800 389 9448. Email: robert.taylor@ckdgalbraith.co.uk

#### 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 CKD 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 Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith LLP, Suite C1, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: [stirling@ckdgalbraith.co.uk](mailto:stirling@ckdgalbraith.co.uk)

#### 6. Third Party Rights and Servitudes

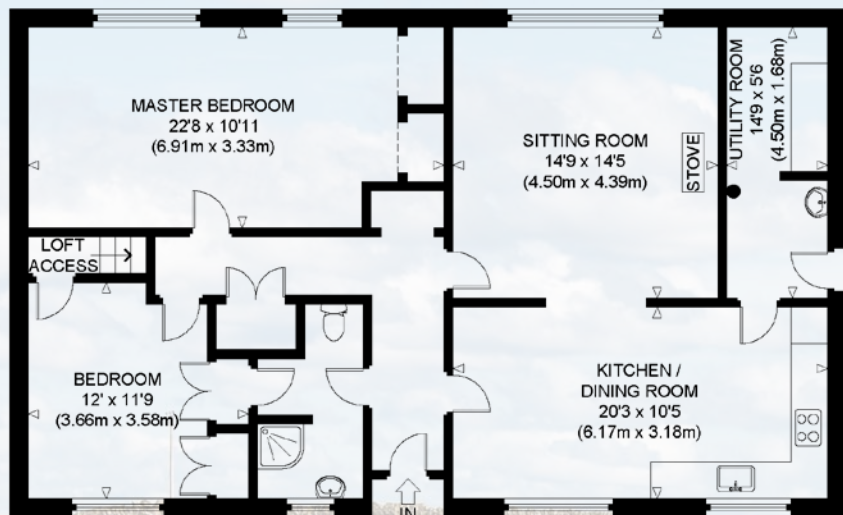
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

7. Photographs taken May 2015.

8. Particulars prepared May 2015.

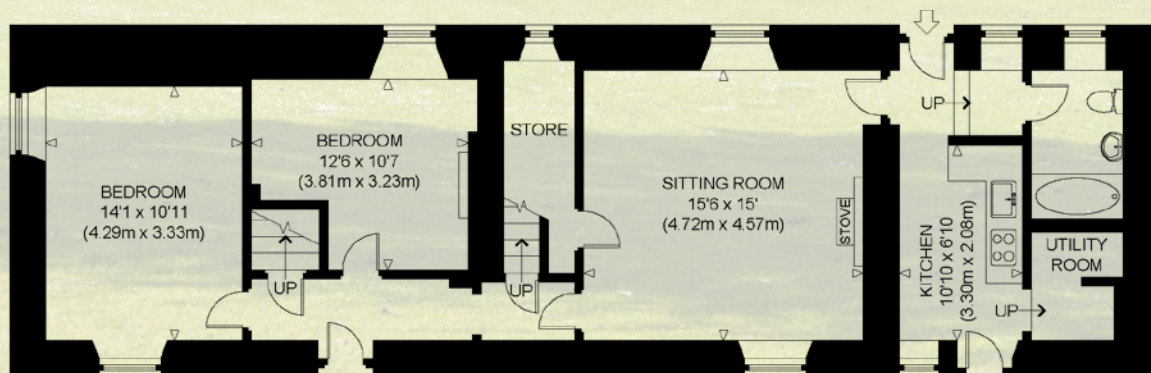
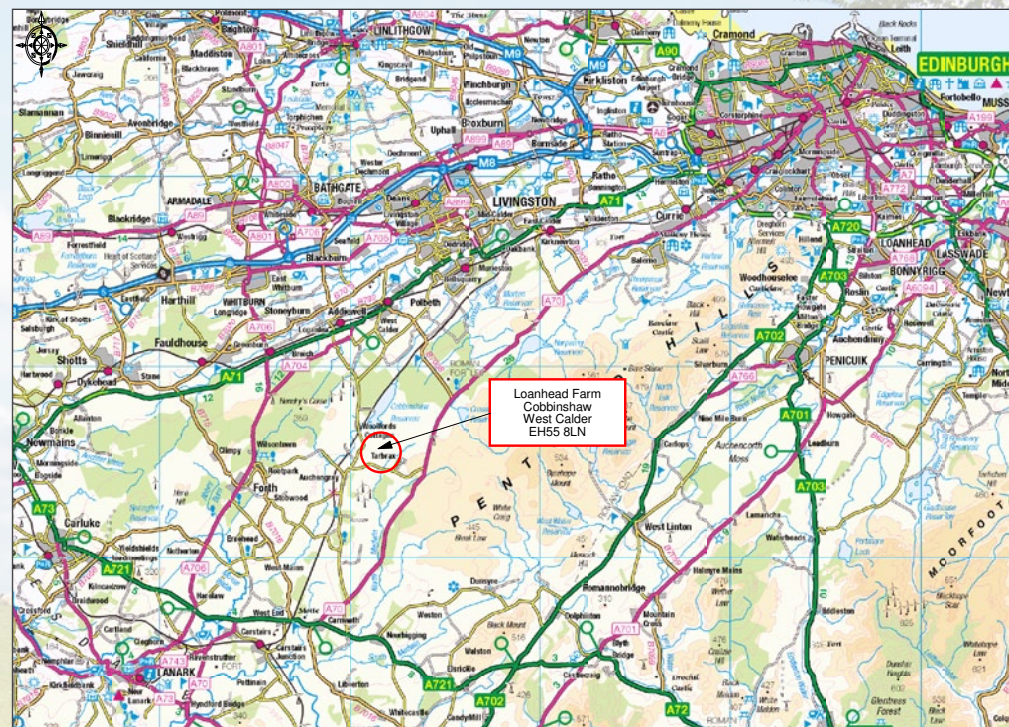






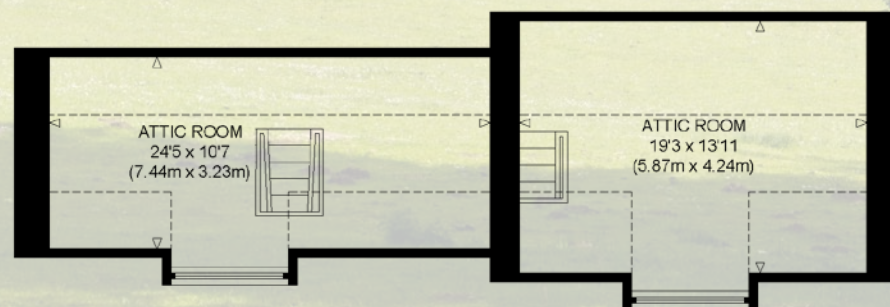
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1111 SQ FT / 103.2 SQ M

LOANHEAD FARM BUNGALOW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1111 SQ FT / 103.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
www.photographyandfloorplans.co.uk



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 895 SQ FT / 83.2 SQ M

LOANHEAD FARMHOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1452 SQ FT / 134.9 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 557 SQ FT / 51.7 SQ M







Lot 3



Lot 1



Lot 3



Lot 4

**CKD Galbraith**



## Loanhead Farm

		Improved Grassland		Permanent Grazing		Rough Grazing		Other Land		Total	
Field No	BPS Region	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
<b>Lot 1</b>											
1	1	2.17	5.36							2.17	5.36
2	1	0.28	0.69							0.28	0.69
3	2					0.44	1.09			0.44	1.09
4	1	0.12	0.3							0.12	0.30
5	1	2.45	6.05							2.45	6.05
6	1	2.25	5.56							2.25	5.56
Misc	N/A							1.92	4.74	1.92	4.74
<b>Sub Total</b>		<b>7.27</b>	<b>17.96</b>			<b>0.44</b>	<b>1.09</b>	<b>1.92</b>	<b>4.74</b>	<b>9.63</b>	<b>23.80</b>
<b>Lot 2</b>											
7	1	0.29	0.72							0.29	0.72
Misc	N/A							0.07	0.17	0.07	0.17
<b>Sub Total</b>		<b>0.29</b>	<b>0.72</b>					<b>0.07</b>	<b>0.17</b>	<b>0.36</b>	<b>0.89</b>
<b>Lot 3</b>											
8	1			6.64	16.41					6.64	16.41
9	1			4.49	11.09					4.49	11.09
10	1	2.12	5.24							2.12	5.24
11	1	2.67	6.6							2.67	6.60
12	1	4.39	10.85							4.39	10.85
13	1	4.91	12.13							4.91	12.13
14	1	4.50	11.12							4.50	11.12
Misc	N/A							0.53	1.31	0.53	1.31
<b>Sub Total</b>		<b>18.59</b>	<b>45.94</b>	<b>11.13</b>	<b>27.50</b>			<b>0.53</b>	<b>1.31</b>	<b>30.25</b>	<b>74.75</b>
<b>Lot 4</b>											
15	1			6.90	17.05					6.90	17.05
16	1			6.74	16.65					6.74	16.65
17	1	4.26	10.63							4.26	10.53
<b>Sub Total</b>		<b>4.26</b>	<b>10.63</b>	<b>13.64</b>	<b>33.70</b>					<b>17.90</b>	<b>44.23</b>
<b>Total</b>		<b>30.41</b>	<b>75.25</b>	<b>24.77</b>	<b>61.20</b>	<b>0.44</b>	<b>1.09</b>	<b>2.52</b>	<b>6.23</b>	<b>58.14</b>	<b>143.66</b>



