

CITY FARM A ONCE IN A LIFETIME OPPORTUNITY

IN A SECTOR THAT IS TRULY THRIVING

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# CITY FARM

WESTWOOD  
WEST  
CALDER  
EH55 8PP





**MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT A GENUINELY UNIQUE OPPORTUNITY TO PURCHASE A THRIVING, HIGHLY SUCCESSFUL CARAVAN STORAGE BUSINESS WITH A GOLD STANDARD REGISTRATION FROM CASSOA (CARAVAN STORAGE ASSOCIATION).**

The business has been trading for over 20 years and has massive potential for expansion due to the current demand for caravan and motorhome storage. The storage compounds currently hold approximately 250 caravans/motorhomes at capacity and are accessed through electronic security gates and covered 24/7 with a high tech CCTV monitoring system, however, there is potential to expand the capacity.



As well as the established caravan storage business and situated within the **six acre plus plot there are six outbuildings** most of which have potential to be converted into self contained holiday lets or additional caravan storage.

The largest of the six outbuildings is currently used for dog training but is suitable for horses or indeed additional space for caravan storage.

In addition, the plot offers ample outdoor space, a fenced private field spanning approximately 1 and a quarter acres a second field currently used for dog training and a court yard which can be used for parking or for additional caravan storage.



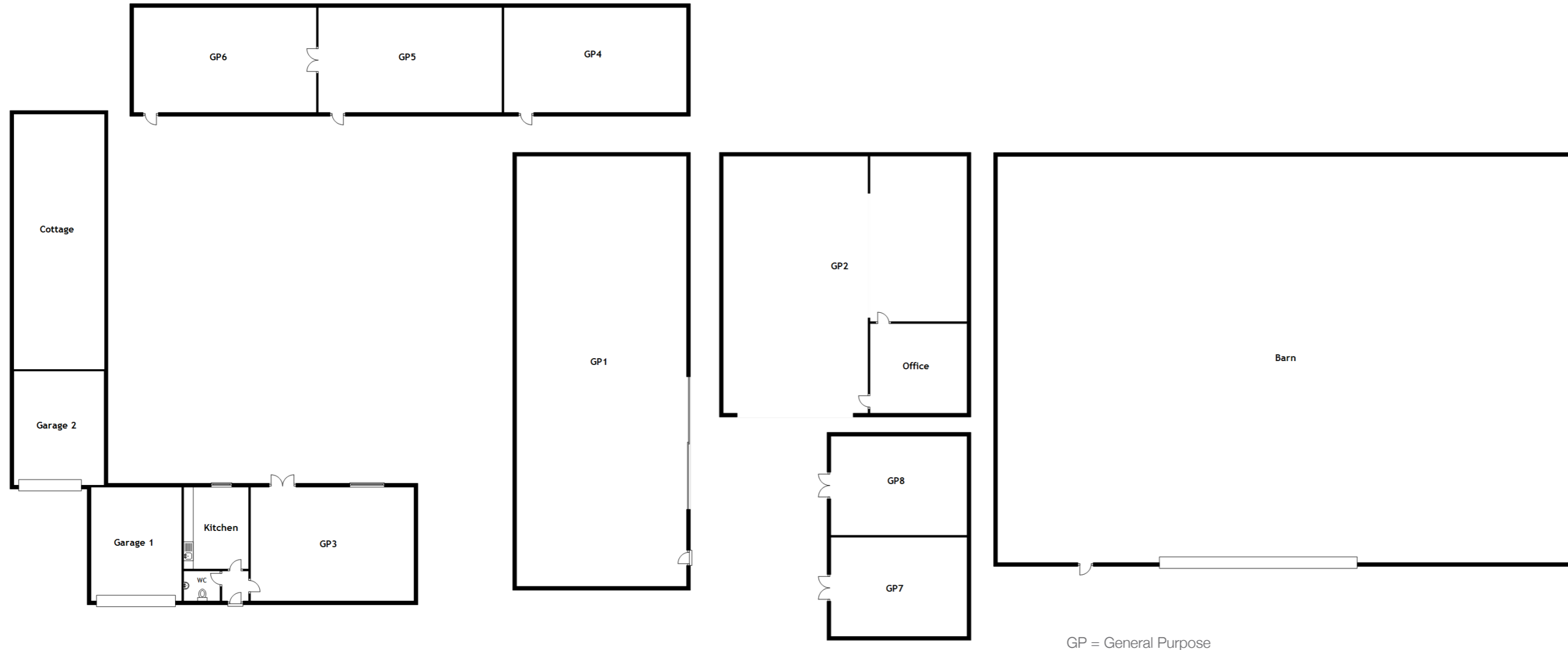


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## APPROXIMATE DIMENSIONS

(TAKEN FROM THE WIDEST POINT)

GP1	22.60m (74'2") x 8.93m (29'4")
GP2	13.50m (44'4") x 12.81m (42')
Office	5.10m (16'9") x 4.71m (15'5")
GP3	8.59m (28'2") x 5.75m (18'10")
Kitchen	4.30m (14'1") x 3.41m (11'2")
WC	1.96m (6'5") x 1.59m (5'3")
GP4	9.60m (31'6") x 5.51m (18'1")
GP5	9.65m (31'8") x 5.51m (18'1")
GP6	9.60m (31'6") x 5.51m (18'1")
GP7	7.16m (23'6") x 5.21m (17'1")
GP8	7.16m (23'6") x 5.21m (17'1")
Garage 1	5.98m (19'7") x 4.77m (15'8")
Garage 2	6.00m (19'8") x 4.75m (15'7")
Barn	30.52m (100'2") x 21.40m (70'3")



# CITY FARM COTTAGE



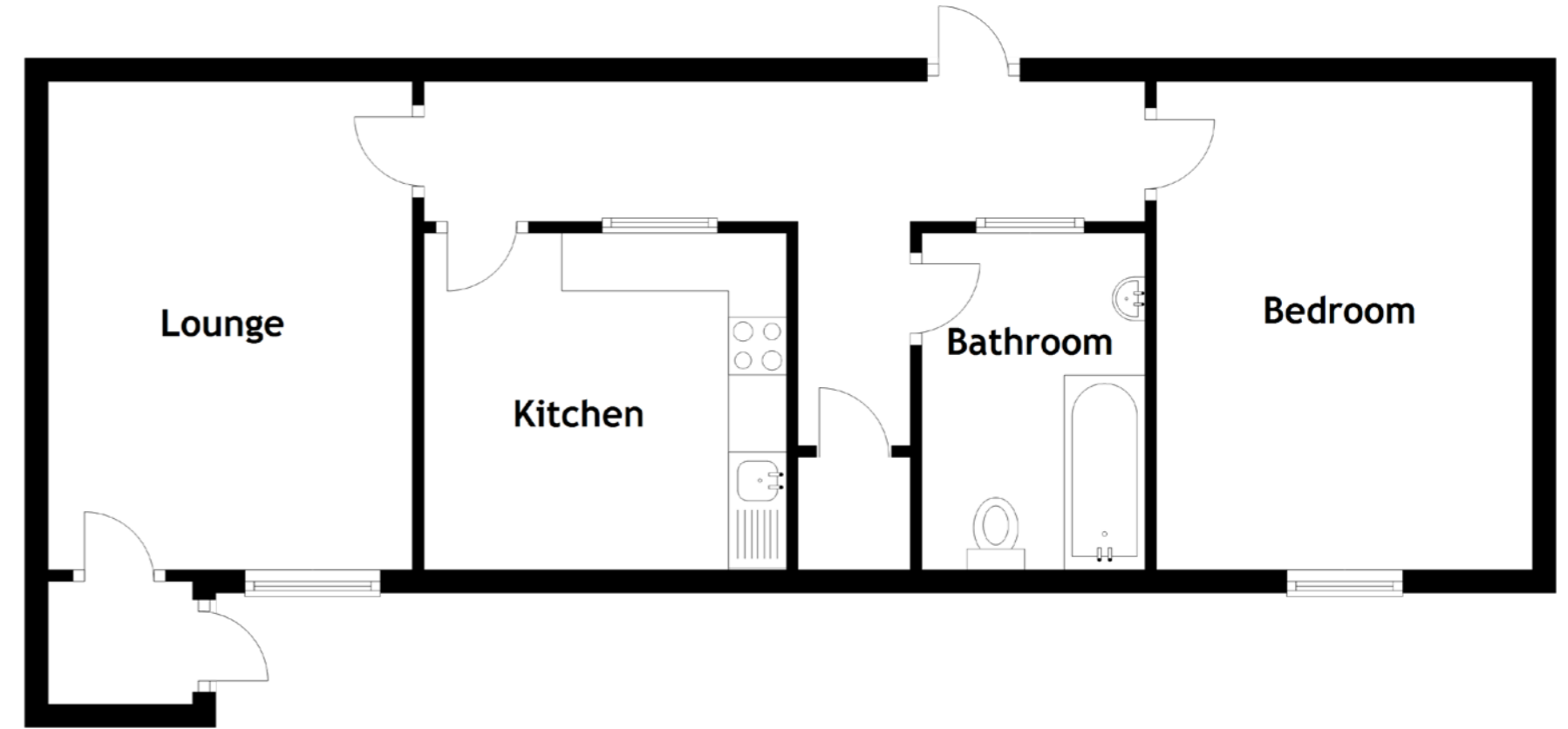
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Within the plot, there is also a one-bedroom cottage currently let out on a rolling tenancy and owners accommodation. The cottage comprises, one bedroom, lounge, kitchen area and bathroom and has gas heating and double glazing windows.

IN A SECTOR THAT IS TRULY THRIVING





Approximate Dimensions (Taken from the widest point)

Lounge	4.49m (14'9") x 3.15m (10'4")
Kitchen	3.13m (10'3") x 2.99m (9'10")
Bedroom	4.22m (13'10") x 3.25m (10'8")
Bathroom	2.91m (9'7") x 1.93m (6'4")





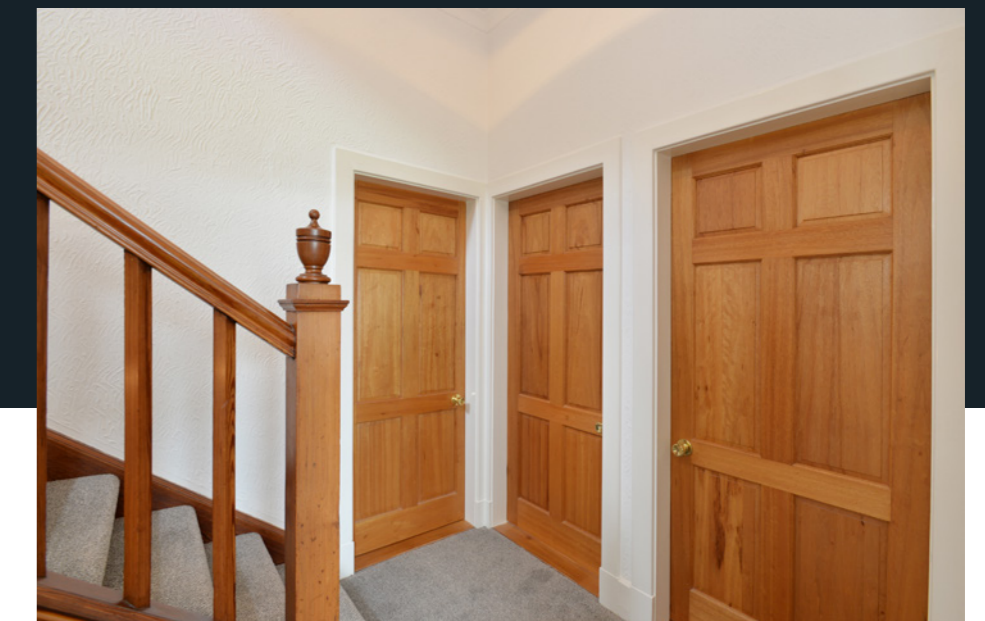
The owners accommodation is a detached, two story villa comprising of two large sitting rooms a sun room, two kitchen/dining areas and four spacious bedrooms as well as two family bathrooms, wc and utility room. The house sits within its own private garden area which has been beautifully maintained and looked after by the current owners.

Overall, City Farm caravan storage offers a once in a lifetime opportunity for the right person to run and grow an already established business with a loyal client base in a sector that is truly thriving.

**Services:** Mains water and electricity. Sceptic tank and oil.

**Tenure:** Freehold.

**Accounts:** Will be made available following a formal viewing or note of interest by your solicitor.



# CITY FARM HOUSE













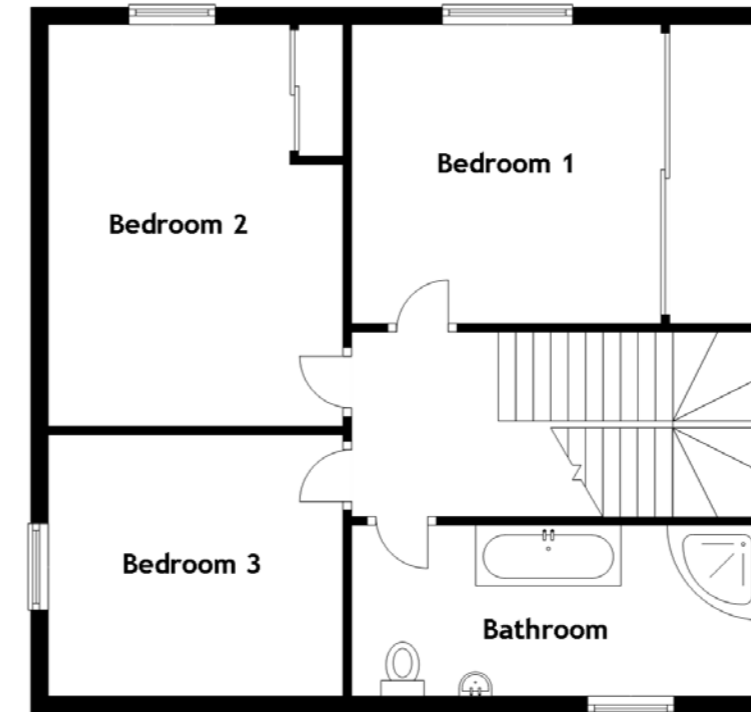
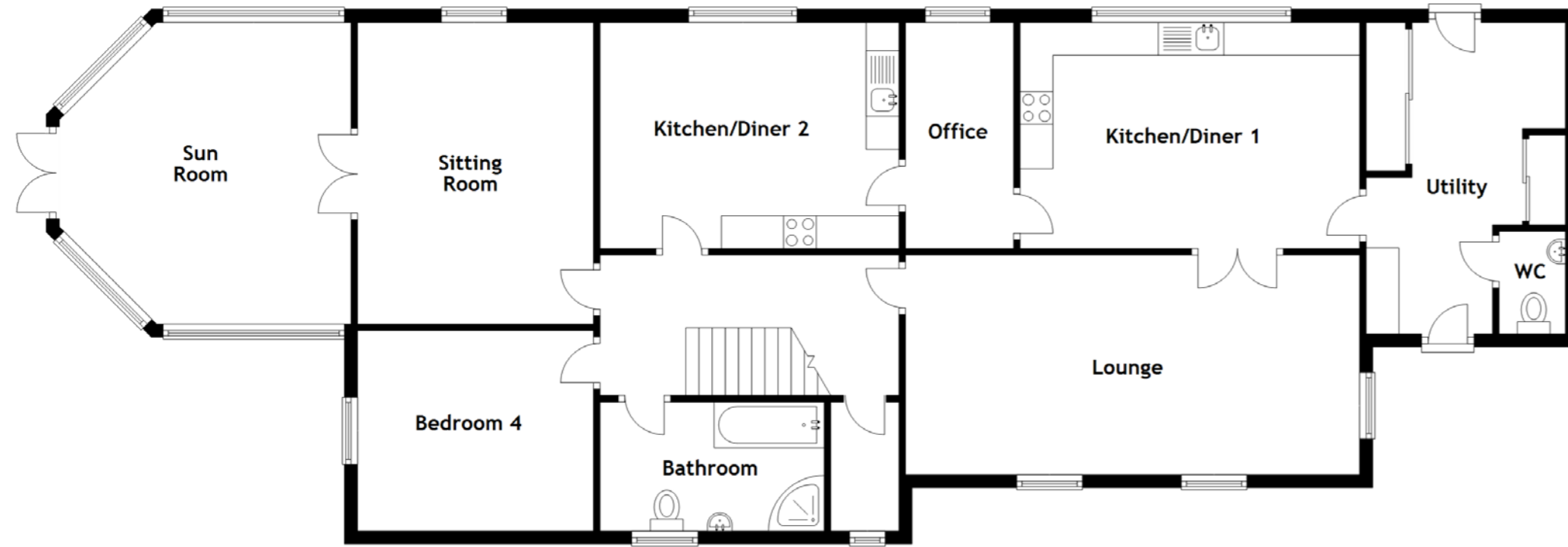












## APPROXIMATE DIMENSIONS

(TAKEN FROM THE WIDEST POINT)

### Ground Floor

Lounge	6.95m (22'10") x 3.35m (11')
Kitchen/Diner 1	5.18m (17') x 3.45m (11'4")
Utility	4.75m (15'7") x 3.04m (10')
WC	1.56m (5'1") x 1.01m (3'4")
Office	3.45m (11'4") x 1.65m (5'5")
Kitchen/Diner 2	4.56m (15') x 3.40m (11'2")
Bedroom 4	3.60m (11'10") x 3.06m (10')
Bathroom	3.42m (11'3") x 1.97m (6'6")
Sitting Room	4.60m (15'1") x 3.60m (11'10")
Sun Room	4.60m (15'1") x 4.45m (14'7")

### First Floor

Bedroom 1	3.58m (11'9") x 3.45m (11'4")
Bedroom 2	4.88m (16') x 3.41m (11'2")
Bedroom 3	3.57m (11'9") x 3.02m (9'11")
Bathroom	4.75m (15'7") x 1.95m (6'5")



## THE BUSINESS IS LOCATED IN THE WESTWOOD AREA OF WEST CALDER AND CAN BE ACCESSED EASILY FROM THE M8 AND M9 MOTORWAYS AND THE A71.

As such the business is a short distance from Edinburgh's international airport and further benefits from being located between Glasgow & Stirling, with both being within a 25 minutes drive of the business.

The surrounding towns and villages include Livingston, Bathgate, Polbeth and Blackburn are well serviced in terms of local amenities & public transport links, whilst the railway station, in nearby Bathgate, provides a regular service into Edinburgh City Centre.



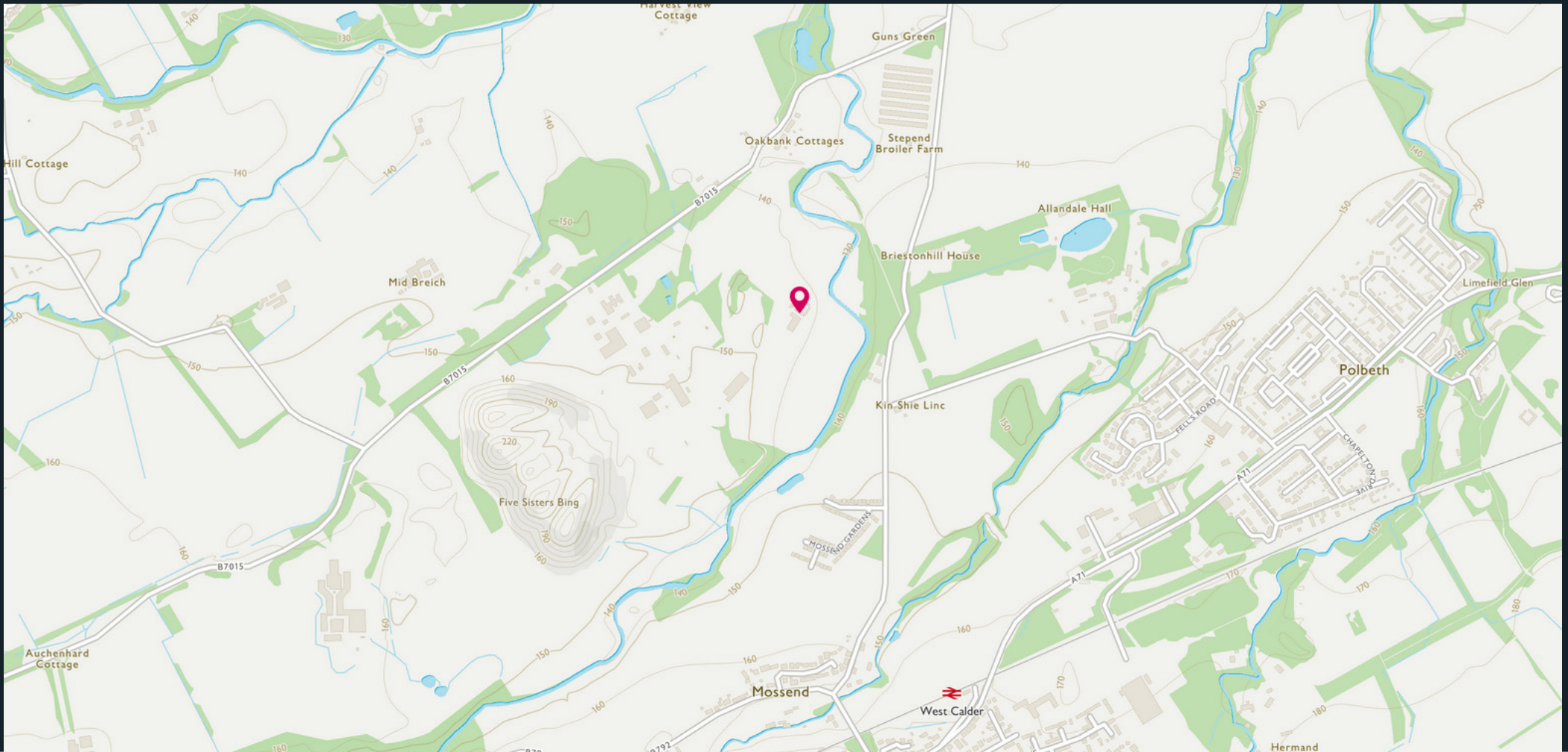
There are a number of local shops catering for everyday needs and Bathgate provides additional shopping, including a 24-hour Tesco supermarket, sports centre and golf courses.

Further shopping and recreational facilities are available in nearby Livingston where The Centre, The Elements and Livingston Designer Outlet have many high street stores along with restaurants, a health club and a multi-screen cinema.










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