



2 BLACKFAULDS FARM, AVONBRIDGE, FALKIRK, FK1 2JZ  
AS A WHOLE OFFERS OVER £540,000

**BAIRD**  
**LUMSDEN**

# Particulars of Sale

A UNIQUE PROPERTY WITH AN ABUNDANCE OF CHARACTER AND GENEROUS LAND PARCEL IN CENTRAL SCOTLAND

Avonbridge 0.9 Miles   Linlithgow 7.3 Miles   Falkirk 7.2 Miles

- Established equestrian property
- 5 Bedrooms (1 en-suite). 1 Reception Room.
- Stable block
- Arena
- Productive block of Class 4.2 grazing ground subject to West Lothians Lowland Crofting Policy.
- Sufficient area of land suitable for equestrian, livestock or planting purposes.
- Wonderful countryside walks, riding and cycle routes to be enjoyed from the doorstep
- Peaceful and private location yet with easy access to the central motorway network
- Total acreage approximately 23.18 Acres (9.37 Ha)

As a Whole Offers over £540,000

## LOCATION

Avonbridge is highly accessible, lying in a rural yet central location between Edinburgh and Glasgow, which are both readily commutable. Nearby towns include Bathgate (5.3 miles), Falkirk (7.2 miles), and Linlithgow (7.3 miles). The village lies at the junction of the B8028 and B825 roads and is a bridging point over the River Avon, hence the name Avonbridge.

There is a village shop and a Public House in Avonbridge itself. Further amenities can be found in nearby in Armadale and Bathgate, and a good choice of national and independent retailers in Falkirk and Livingston.

Regular bus services operate between Avonbridge and Falkirk which in turn provides efficient rail links to Edinburgh and Glasgow. Blackridge, Polmont, Armadale and Bathgate rail stations are all within 5 miles of the property.

We understand from the vendor that the local primary school is Westfield Primary School and high schools can be found near Reddingmuirhead or in Falkirk. The catchment high schools being Linlithgow Academy and St Kentigern's Academy in Blackburn.

## DESCRIPTION

2 Blackfaulds Farm has been a much-loved Lowland Croft for many years by the current owners, the land has predominantly been used for equestrian purposes with useful stables and an outdoor arena established. Rarely available to the open market is this smallholding which encompasses a character mill house providing generous accommodation, cart sheds, stable block and grazing land extending to approximately 23.18 acres (9.37 ha) in all, which incorporates areas of woodland and an historic roundel with a war grave inside. The ground is subject to West Lothians Lowland Crofting Policy.

Of particular note are the incredible views, peace and privacy from this property. The rural vista can be enjoyed from all aspects and there is plentiful opportunity to develop the buildings further.





The driveway is the only vehicular access point to the house, fields and the stables, thus creating a secure and private property.

The house provides generous accommodation over two levels. It is anticipated that purchasers will want to upgrade the property and may wish to reconfigure the layout. Indeed the property itself, whilst in move-in order throughout, could be completely redeveloped subject to obtaining the necessary consents. The property has a wonderful outlook across the gardens and fields beyond which attract an abundance of wildlife.

The combination of a residential property together with outbuildings and a generous area of land are rarely brought to the market, especially in such an accessible and central location. This is a property with enviable boundaries with great character, so highly sought after. The accommodation comprises:

Ground Floor: Entrance hallway. Kitchen/Dining room. Utility room. Shower room. Bedroom. Sitting room.

First Floor: Three double bedrooms, Principle bedroom with ensuite bathroom. Family bathroom.

#### **OUTBUILDINGS**

Traditional cart sheds adjoining the main house which provide a workshop and stables. Detached extended timber portal frame shed housing 6 stables, with brick and sheet metal sides and roofing panels. A generous yard area provides useful storage for horseboxes and trailers.

#### **THE LAND**

The land is subject to West Lothians Lowland Crofting Policy. The policy can be found here: [https://www.westlothian.gov.uk/media/2474/SPG-The-lowland-crofting-handbook/pdf/Lowland\\_crofting\\_handbook\\_09.pdf](https://www.westlothian.gov.uk/media/2474/SPG-The-lowland-crofting-handbook/pdf/Lowland_crofting_handbook_09.pdf)

The grazing land forms a mix of rolling pasture and woodland. The land is largely of a southerly aspect rising from its highest point in the paddock to the rear of the property. The general soil type is brown soils, further information is available from the Soil Maps of Scotland: <https://map.environment.gov.scot> . Purchasers should familiarise themselves with the most up to date information from SEPA, the maps currently show that there are no short or long term flood risks on this property.

There is a water tap by the stables and connections to the fields and there is a field gate off the B8028. The land has been classified as class 4.2 according to the James Hutton Institute. The boundaries are a mixture of stone wall and fencing providing privacy and shelter. The land is offered with vacant possession.

It is anticipated that there will be interest for equestrian use, hobby farming, grazing, food production and woodland creation (subject to obtaining the necessary consents). Interested parties can source information on grant funding for tree planting from a number of sources <https://forestry.gov.scot/support-regulations/farm-woodlands>. There is ample opportunity to optimise the use of this land with sustainable farming practises and enterprises to create a modern smallholding with income potential.

### DEVELOPMENT SITE & PLANNING STATEMENT

The site is not currently within the LDP nor has any planning application been considered. Purchasers should seek advise in relation to long term prospects. Enquiries on change of use or further outbuildings can be assisted by an independent Planning Consultancy. For information and contact details please contact the Selling Agents.

### NEIGHBOUR NOTIFICATION

The vendor has been notified of a planning application for an extension to Blackfaulds Nursing Home. Further information can be found on the West Lothian Council planning portal, ref: 0131/FUL/23.

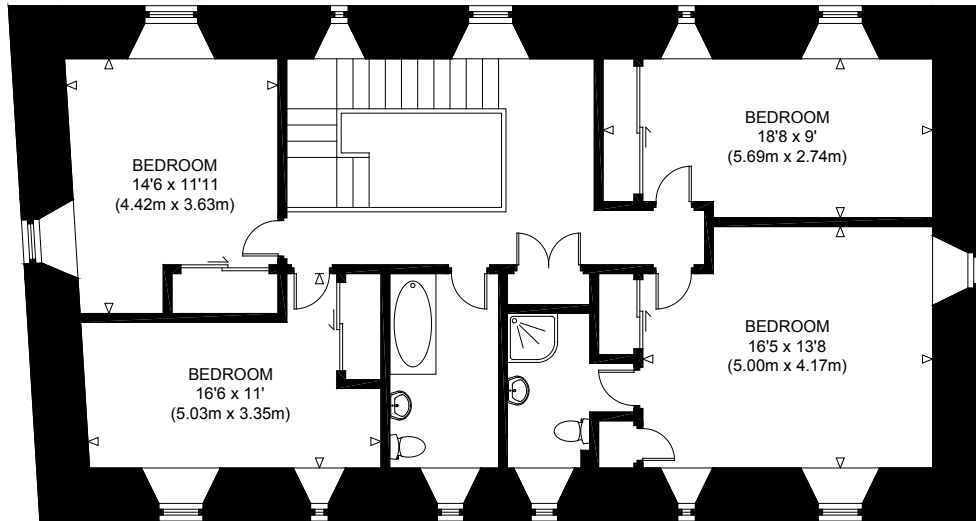
### THIRD PARTY RIGHTS AND SERVITUDES

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.

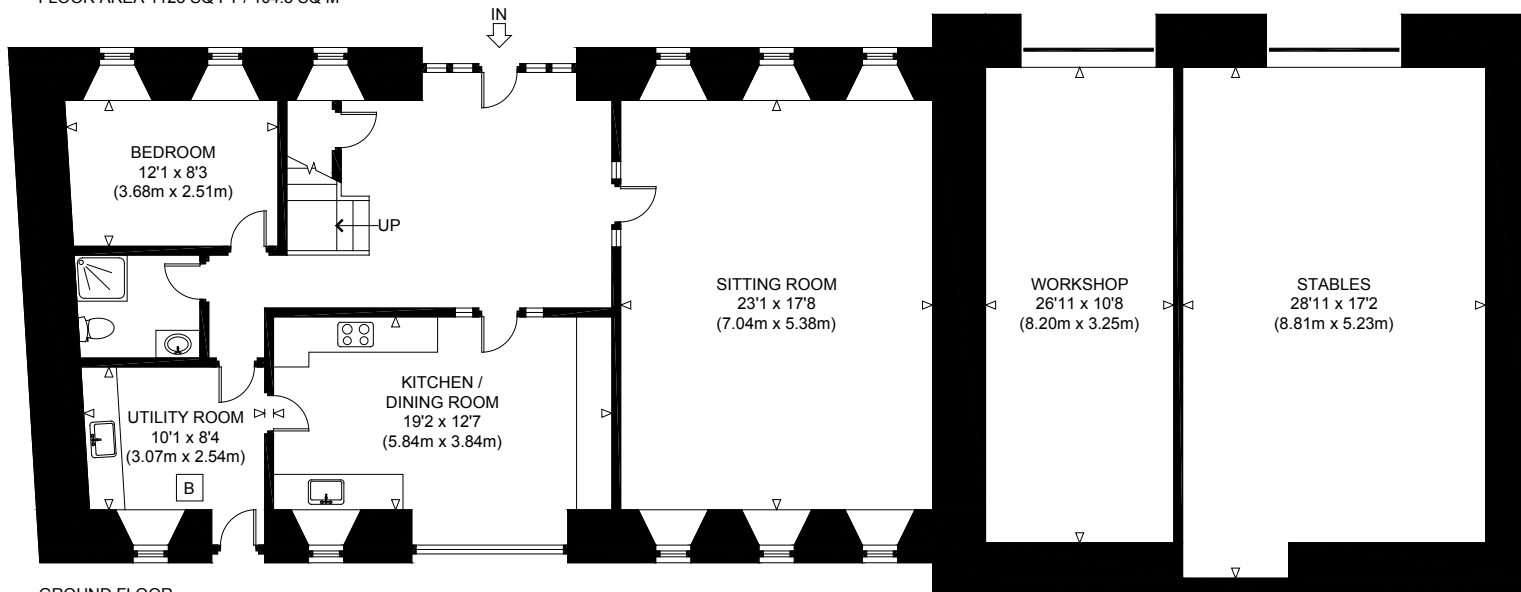
### FIXTURES AND FITTINGS

Fitted carpets, curtains and blinds are included in the sale. No other items are included unless specifically mentioned in these particulars.





FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1123 SQ FT / 104.3 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 2004 SQ FT / 186.2 SQ M

CROFT, BLACKFAULDS FARM  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3127 SQ FT / 290.5 SQ M  
 (INCLUDING WORKSHOP / STABLES)

All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

|             |                            |
|-------------|----------------------------|
| Water       | Mains supply               |
| Drainage    | Septic Tank                |
| Heating     | Oil -fired central heating |
| Council Tax | Band F                     |
| EPC         | D55                        |

Purchasers wishing to enquire on improving the energy efficiency of this property can source information and advice from Home Energy Scotland. <https://www.homeenergyscotland.org/>

### DIRECTIONS

For satnav purposes the property postcode is FK1 2JZ.  
What3words: ///helpful.ruling.vine

### SOLICITORS

Black & McCorry  
Ionracas House  
6Allen Rd  
Livingston  
EH54 6TQ

### LOCAL AUTHORITY

West Lothian Council  
<https://www.westlothian.gov.uk/>

### BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements available with this property. A purchaser would have to apply to the Scottish Government Rural Payments and Services Division to establish their own entitlements on the land. Further details are available from the Selling Agents.

Further information on grant funding and support for smallholdings can be accessed here: <https://www.gov.scot/policies/agricultural-holdings-crofting/smallholdings/>

### LAND MANAGEMENT OPTIONS

The ground is subject to West Lothians Lowland Crofting Policy. There are no land management options currently in place on the land.

### SPORTING RIGHTS

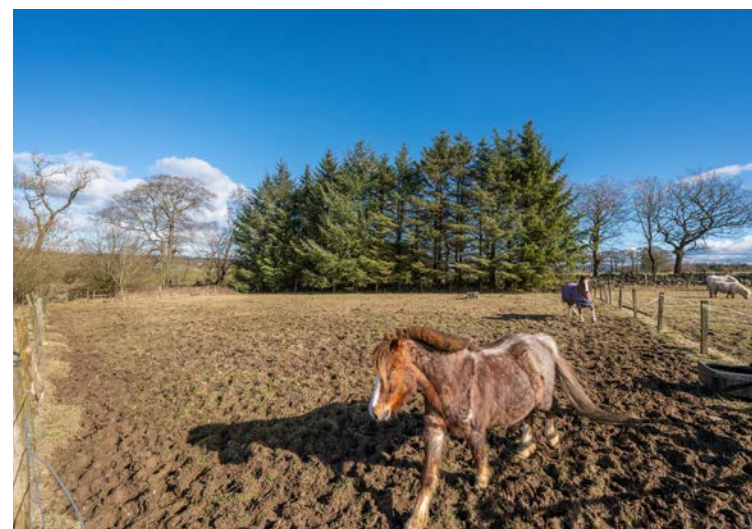
Insofar as these rights form part of the property title they are included with the sale.

### MINERALS

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

### DATE OF ENTRY

Date of entry shall be by mutual agreement.











## HEALTH & SAFETY

This is an equestrian property and appropriate caution should be exercised at all times during inspection, particularly in reference to any livestock. Viewings are strictly by appointment and will be accompanied at all times.

## VIEWING

Strictly by appointment with the Selling Agents Baird Lumsden 01786 833800 or info@dmhbl.co.uk. Information on your current address, contact details and buying position will be requested prior to a viewing being confirmed.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering (Information on the buyer) Regulations 2017. In terms of these Regulations we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only where supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents, and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

## CONTACT

Jennifer Campbell  
Baird Lumsden DM Hall  
Tel: 01786 833800  
jennifer.campbell@dmhall.co.uk

## PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall Baird Lumsden, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden, in writing, may 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. Photographs taken March 2023. Particulars prepared March 2023.





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