



DEVELOPMENT OPPORTUNITY AT DYKESIDE FARM

Bathgate, West Lothian EH48 4LE



BIDWELLS

RESIDENTIAL DEVELOPMENT OPPORTUNITY AT DYKESIDE FARM

Bathgate • West Lothian

An excellent opportunity to acquire a development opportunity in a very popular location

- Planning Permission for steading redevelopment and new build development
- Existing 3 bed farmhouse, 3 steading conversions & 4 new build homes
 - Stunning Countryside Setting
- Popular location within commuting distance to Edinburgh & Glasgow
 - Available as a whole or in lots

Lot 1 - Farmhouse with Garage
Offers over £350,000

Lot 2 - Farm Steading with Detailed Planning Consent for 7 Units
Offers Over £400,000

Lot 3 - Entire Property as a Whole
Offers Over £750,000



THE OPPORTUNITY

The development site at Dykeside Farm presents the opportunity to acquire an attractive 3 bed farmhouse with redevelopment potential, alongside the former steading buildings and grounds with planning permission for 3 conversions and 4 new build homes.

THE DEVELOPMENT

Dykeside Farm offers an excellent opportunity to convert and redevelop the existing steading buildings into 3 attractive family homes, in addition to 4 new build dwellings on the surrounding steading grounds. The removal of the agricultural sheds located on the east side of the site, will make way for 3 new 3 bed homes. A further 3 bed house is proposed on the west side of the site. The approved drawings are available within the technical information pack.

TECHNICAL INFORMATION

A full technical pack can be made available to all interested parties, including:

- Approved Drawings/Layouts
- Drainage Strategy
- Topographical Survey
- Habitat Survey
- Home Report
- Developer Contributions



LOCATION

The Property benefits from an attractive semi-rural location to the northwest of the town of Bathgate. Bathgate offers all essential facilities and amenities, with regular public transport services to both Edinburgh and Glasgow.

Edinburgh to the east is approximately 20.9 miles from Bathgate, with Glasgow located approximately 28 miles to the west.

Bathgate has excellent transport links with the A89 providing access south east to Junction 3A of the M8.

From Junction 3A both Edinburgh, Glasgow and Livingston can all be accessed directly. Bathgate's railway station is located approximately 1.9 miles south of Dykeside Farm with direct services to both Edinburgh and Glasgow.

Primary education is available at the nearby Balbardie Primary School, with Secondary Education available at Bathgate Academy located in the east end of the town approximately 2.6 miles from Dykeside.

LOTING

The subjects are available either as a whole or in lots as follows:

Lot 1 - Farmhouse with Garage

Lot 2 - Farm Steading with Detailed Planning Consent for 7 Units

Lot 3 - Entire Property as a Whole

Further information is available from the Sole Agents.



6

DYKESIDE FARMHOUSE

Dykeside Farmhouse is an attractive two-storey former farmhouse of traditional stone and slate construction, providing generous living accommodation across ground and first floors, extending to approximately 184.3 m².

The ground floor consists of a utility room, kitchen, and a large, bright hallway connecting bathroom, living room, bedroom and shower room.

On the upper floor, two bedrooms occupy both the east and west with generous hallway storage accessible from the landing.

A combination of both PVC double glazing, and sash and case windows, provide large areas of natural daylight throughout the farmhouse.

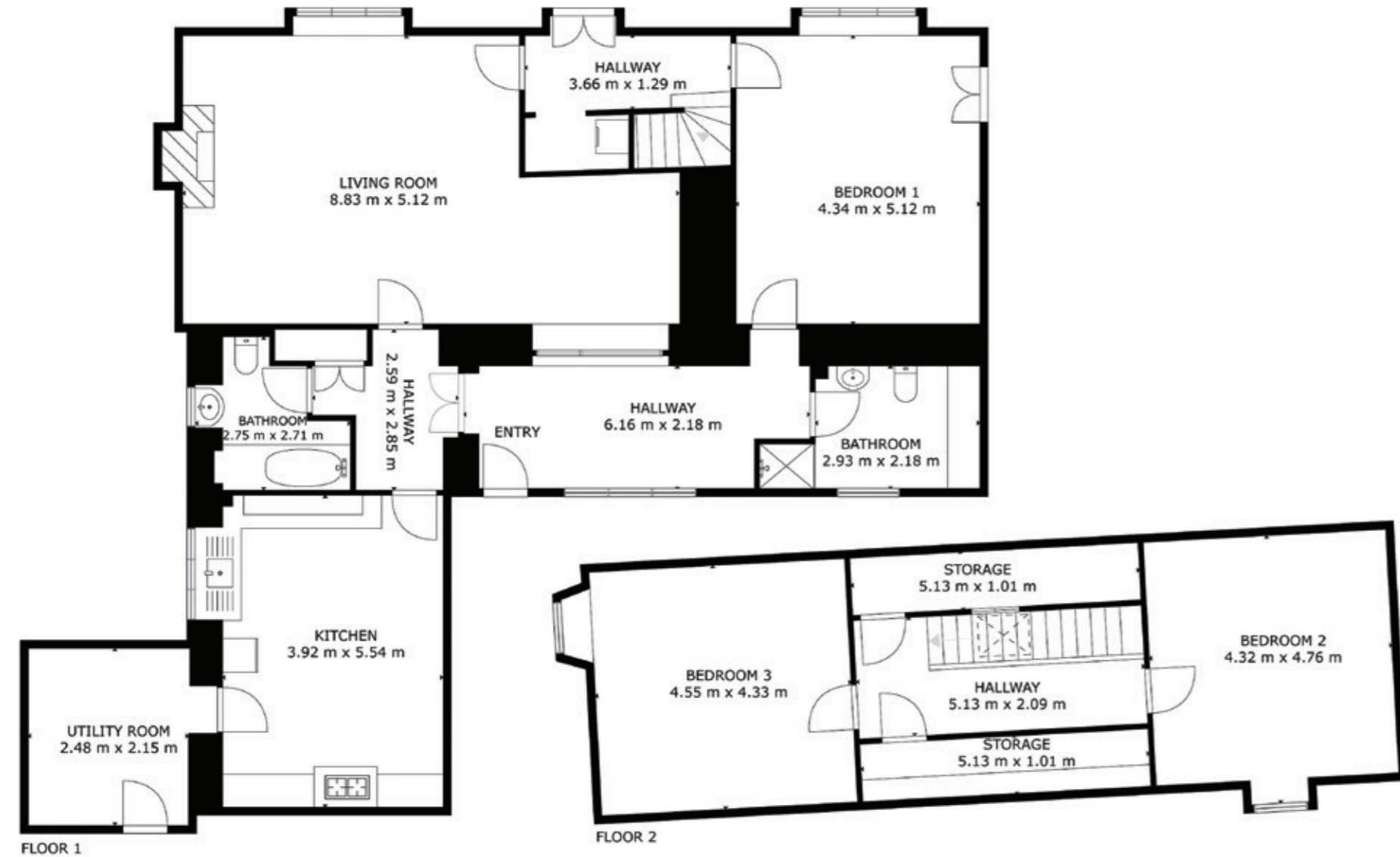
The farmhouse is heated by an oil-fired central heating system, bolstered by a working oil-fired Aga in the kitchen.

Access to the property is by means of a privately maintained road which in turn is accessed from the B792 Torphichen Road from the east and the A800 to Bathgate from the west.



ACCOMMODATION

Gross Internal Area (GIA) - 184.3m² over ground and first floor.

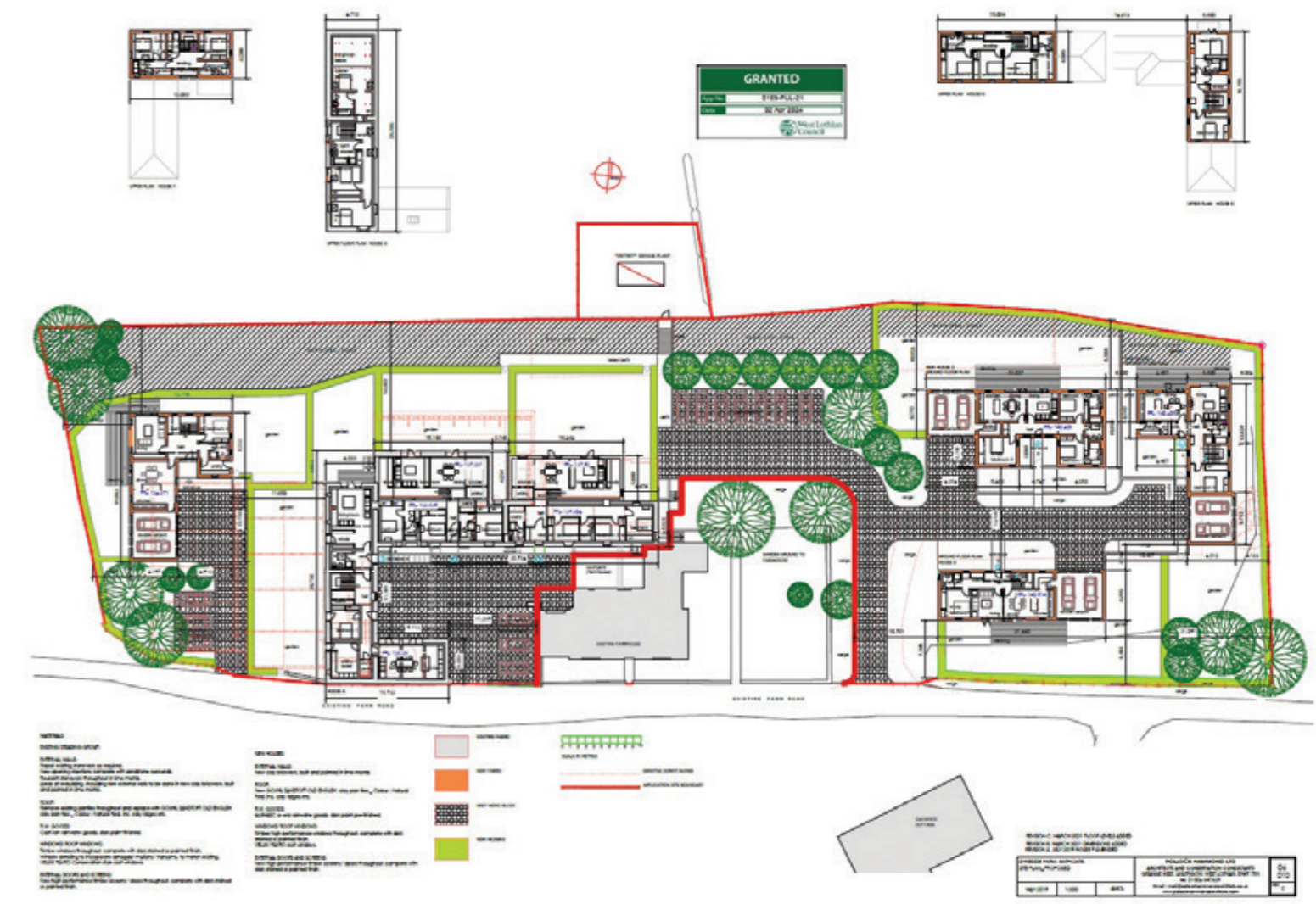




REVISIONS: MARCH 2021 (DRAWING 2000)
 REVISION: MAY 2019 HOUSE F AMENDED
 REFER TO NOTES PER DRAWING NO. 06/210.

OWNER: PIVOTAL BANGOR
 ARCHITECTS AND CONSULTANTS: POLLOCK HARRISON LTD
 DRAWING NO.: 01/2024 - WEST ELEVATION HOUSE F
 NO. 01/24 (DATE)
 DATE: 01/2024 1:000 04/24

OS 211
 04/24



LEGEND

EXISTING WALLS
 EXISTING FLOOR
 EXISTING ROOF
 EXISTING GLAZING
 EXISTING PATIO
 EXISTING DRIVE

NEW WALLS
 NEW FLOOR
 NEW ROOF
 NEW GLAZING
 NEW PATIO
 NEW DRIVE

CONCRETE
 BRICK
 BLOCK
 CLAY
 SLATE
 ROOF
 TERRAZZO
 CARPET
 WOOD

PLANTING
 TREES
 SHRUBS
 GRASS
 PAVED

SCALE: 1:500

DATE: 01/2024

PROJECT: PIVOTAL BANGOR
 DRAWING NO.: 01/2024 - FLOOR PLAN
 NO. 01/24 (DATE)

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GENERAL INFORMATION

FLOOD RISKS

As far as the seller is aware, the property has never flooded in 70 years of ownership.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.



HOME REPORT, RATES & SERVICES

DYKESIDE FARM	
*Home Report Value	£360,000
Energy Efficiency Rating	F with the potential to achieve C
Environmental Impact Rating	F with the potential to achieve C
Council Tax Band	E
Electric	Mains
Water	Mains
Drainage	Septic tank
Main Heating	Oil fired central heating
Parking	On site

*Home Report available on request

TENURE

Absolute Ownership Interest (Freehold)

DEPOSIT

Further information is available from the Sole Agents.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

RESTRICTIONS AND THIRD PARTY RIGHTS

Third Party Rights: The sellers are not aware of any third-party rights over the property.

Listing Status: None

Conservation Area: No

PLANNING PERMISSION

The property has Planning Permission in Full for the conversion and redevelopment of the steading buildings and 4 no. new build dwellings. Further information can be found on the West Lothian Council planning portal under ref: 0159-FUL-21

COAL MINING

The site is located within a Coal Mining Reporting area, and identified as low risk. However, interested parties should make their own inquiries with the Coal Authority.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax, Sporting Rates, Commercial Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOTTING

The subjects are available as a whole or in lots, as described below:

Lot 1: Farmhouse and Garage

Lot 2: Farm Steading with Detailed Planning Consent for 7 Units

Lot 3: Entire Property as a Whole.

LOCAL AUTHORITY

West Lothian Council
Howden South Road
Livingston
EH54 6FF
T: 01506 280000

SELLING AGENT

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