

Lot 1



**WOODCOCKDALE FARM**  
BY LINLITHGOW, WEST LOTHIAN

**Galbraith**



Lot 1





# WOODCOCKDALE FARM, BY LINLITHGOW, WEST LoTHIAN

A versatile mixed farming unit situated within a desirable part of West Lothian

Linlithgow 2 miles ■ Bathgate 6 miles ■ Edinburgh 21 miles

- Modern 8-bed farmhouse providing spacious family accommodation
- Useful and adaptable range of modern and traditional farm buildings
- Traditional buildings with development potential (subject to obtaining necessary planning consents)
- Productive areas of Grade 3 and 4 arable, silage and pasture ground
- Situated in a scenic and accessible location close to amenities
- Excellent mix of grazing land and amenity woodland providing sporting and amenity interests
- Land with potential to expand environmental and forestry interests through natural capital and afforestation schemes.

About 261.27 Ha (645.60 Acres)

For Sale as a Whole or in 6 Lots

## Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket





Lot 2



#### **SITUATION**

Woodcockdale Farm is an attractive and versatile mixed farming unit situated in a desirable part of West Lothian, a short distance to the south west of the popular town of Linlithgow and about 21 miles west of Edinburgh City Centre. The historic town of Linlithgow is well known for the impressive ruins of Linlithgow Palace, a former residence of the Scottish monarchy. There are a wide range of local amenities within Linlithgow including independent shops and places to eat and drink, Doctors Surgery, Pharmacies, Post Office, Sainsbury, Tesco, Aldi and M&S Food. The town also has numerous sporting and recreational facilities including a leisure centre, golf course, rugby club, football club, tennis courts and cricket ground. Linlithgow also boasts several nurseries as well as highly regarded primary and secondary schooling, with a wide range of highly regarded independent private schools within Edinburgh or Glasgow.

There are excellent road links with both the M9 and M8 offering easy access to the whole of Central Scotland, Fife and beyond and Woodcockdale is within an hour's drive of both Edinburgh and Glasgow. There is also the railway station at Linlithgow, which is on the main line, and offers regular services to Edinburgh, Glasgow, and Stirling making this an ideal base for commuting. Edinburgh Airport is within a 25 minute drive to the east and the larger towns of Bathgate, Falkirk, Livingston and Stirling are within easy reach by car and all provide an excellent and wider range of shops, professional services and transport links.

The farm benefits from an attractive outlook across the surrounding countryside to the north east and west. The area is home to an array of wildlife and provides great scope for the outdoor enthusiast with coastal walks at the nearby village of Blackness which has two beaches to the north and the network of paths through the Bathgate Hills to the south. There are many highly regarded golf courses in the area including Kingsfield, Linlithgow and West Lothian, with the championship courses at the Old Course at St Andrews, Gleneagles, Muirfield and Gullane in East Lothian which are just over an hour's drive from the property.

This area of West Lothian is well served by a wide variety of agricultural contractors, merchants, and suppliers. Regular livestock sales are held at UA Stirling Agricultural Centre which is 20 miles to the north west, and Lanark 28 miles to the south west providing an excellent outlet for high quality livestock which the surrounding area is renowned for producing. Traditionally this area of West Lothian is known for its fertile land, capable of producing high yields of a versatile range of crops and livestock production.

#### **FARMING SYSTEM**

The Sellers have owned Woodcockdale Farm since 1961 and over the years have expanded the original farming holding through the acquisition of several neighbouring and additional outlying areas of land at Williamsraig, Easter Carribber, Castlehill and land at Manuel Mill. The farming system at Woodcockdale was historically centred on a mixed dairy and arable system with cereals and temporary grass grown as part of the rotation and with some of the grain and all of the straw used for home consumption. However, in 2008

there was change in farming policy and the dairy enterprise was replaced with predominately grassland based cropping system to accommodate the larger beef enterprise and the addition of a closed Lleyn cross sheep flock. The existing dairy buildings were converted for use by 180 suckler cows with followers taken through to finishing, and the farm also currently carries around 640 breeding ewes and 200 ewe hogs plus followers. Although cow numbers have been reduced in recent years the existing farm steading has been substantially modernised and extended, with the land benefitting from regular applications of farmyard manure and slurry generated from the original dairy and more recently beef herd on the farm. The arable land can be worked to a good depth with a continuous programme of ditching and drainage works having ensured that all of the farmland is utilised to its maximum potential. The fields are well laid out and of a generous size, easily accommodating modern machinery, and are readily accessible directly either off the adjacent public roads or via an excellent network of internal tracks and farm roads.

#### **DESCRIPTION**

Woodcockdale Farm presents an excellent opportunity to acquire a mixed farming unit located in a highly accessible location within a sought after area of West Lothian. Woodcockdale Farmhouse, situated just to the south of the farm steading, provides spacious accommodation over two floors and is accessed via a shared farm drive which leads off the A706 public road. The farm benefits from an excellent range of modern and traditional farm buildings which are situated in a group and are surrounded by a productive block of farmland and amenity woodland which bounds the southern bank of the River Avon.



Lot 1



The farmland at Woodcockdale comprises an excellent mix of productive arable, silage and pasture ground along with several areas of grazing land and a mix of amenity woodland areas which are located throughout the holding providing shelter and amenity. The farmland extends to approximately 261.27 Ha (645.60 Acres) in total, with the majority of the arable and pasture ground largely classified by the James Hutton Institute as Grade 3.1 and 4.1/4.2 with some smaller areas of Grade 5 and 6 forming an excellent mix of grazing ground.

**METHOD OF SALE**

Woodcockdale Farm is offered for sale as a whole or in 6 lots. Please note Lots 2-6 will not be sold prior to the completion of Lot 1.

**LOT 1: WOODCOCKDALE FARMHOUSE, FARM STEADING AND LAND EXTENDING TO ABOUT 26.60 HA (65.73 ACRES)**

**Woodcockdale Farmhouse**

The farmhouse is situated just to the south of the farm steading and is accessed via a shared farm road which leads off the A706. The property was built in 1971 and is of block and brick cavity wall construction under a pitched tiled roof. The farmhouse benefits from panoramic views over the surrounding countryside and provides spacious family accommodation set out over two levels comprising an open-plan kitchen/living room, a large dining/sitting room, 8 bedrooms, 4 of which have ensuite bathrooms or showers. The accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.

**Garden Ground**

The farmhouse benefits from an attractive area of garden ground which surrounds the property and is mostly laid to lawn and enclosed by a stone dyke. There is a large area of concrete to the front and east of the house providing ample space for several vehicles. There is a timber garden store to the west of the house providing additional storage.

Lot 1



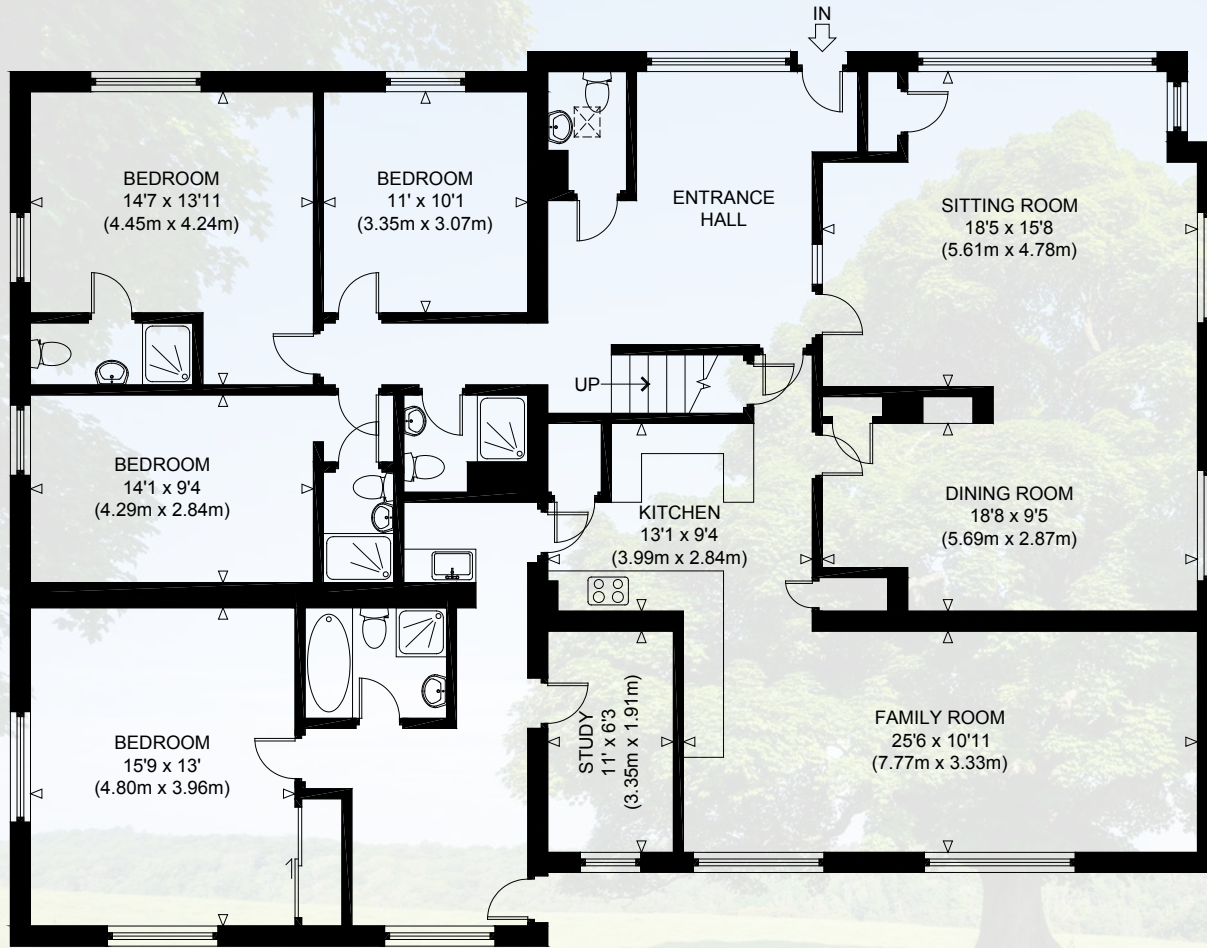
Lot 1



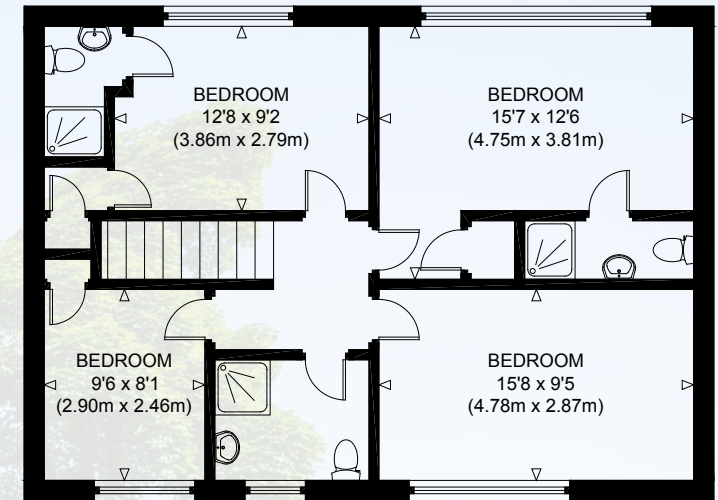
Lot 1







GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 2314 SQ FT / 215.0 SQ M



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 730 SQ FT / 67.8 SQ M



**WOODCOCKDALE FARM**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3044 SQ FT / 282.8 SQ M

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

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Lot 1



### Woodcockdale Farm Buildings

The farm is serviced by an extensive range of traditional and modern farm buildings which are located immediately to the north and sitting just below the farmhouse. The majority of the buildings were previously used as part of the original dairy enterprise until 2008 but are now used in conjunction with the current beef and sheep enterprise on the holding. The buildings comprise:

- 1. Workshop (13.2m x 9.91m)**  
Of timber frame construction under a box profile roof with Yorkshire board side cladding and concrete floor. The bunded fuel station is available by separate negotiation.
- 2. Cattle Court 1 (24.1m x 19.2m)**  
Of steel portal frame construction under a corrugated roof with concrete panel walls, Yorkshire board side cladding and a concrete and stone floor.
- 3. Silage Pit**  
With concrete side walls, earth back walls and concrete floor.
- 4. Cattle Court 2 (34.0m x 11.7m)**  
Of timber frame construction under a box profile roof with Yorkshire board side cladding and a concrete floor.
- 5. Lean-to Cattle Court 3 (45.5m x 11.89m)**  
Of steel portal frame construction under a box profile roof with concrete panel and brick walls and a concrete floor.
- 6. Cattle Handling Shed (35.9m x 11.2m)**  
Of steel portal frame construction under a box profile roof with stone and concrete panel walls and Yorkshire board and box profile side cladding and a concrete floor.

Lot 1



Lot 1



Lot 1





**7. Former Farmhouse (10.7m x 4.63m)**

The remainder of the original farmhouse is of traditional stone construction under a slate roof with block and stone walls. The building is currently open along the front gable.

**8. L-shaped Store Shed (3.97m x 3.6m) + (9.42m x 4.92m)**

Of traditional stone construction under a corrugated roof with an earth floor.

**9. Former Parlour Shed (12.7m x 4.6m)**

Of steel portal frame construction under a box profile roof and side cladding with concrete floor.

**10. Lean-to Store (12.76m x 2.92m)**

Of brick construction under a corrugated roof with a concrete floor.

**11. Former Cubicle Shed (29.9m x 10.3m) + (8.57m x 6.20m)**

Of steel portal frame construction under a corrugated roof, tin side cladding, brick walls and a concrete and stone floor.

**12. Former Cubicle Shed 2/Lean-to (18.2m x 8.89m) + (15.04m x 5.66m)**

Of steel portal frame construction under a corrugated roof, tin side cladding, brick walls and a concrete and stone floor.

**13. Straw Shed/Dutch Barn (21.62m x 18.82m)**

Of steel portal frame construction under a corrugated tin roof with tin side cladding, brick and timber walls and a concrete, tarmac and stone floor.

**14. Cattle Court 4 (22.8m x 11.9m)**

Of steel portal frame construction under a corrugated roof, Yorkshire board side cladding, block walls and a concrete floor.

**15. Implement Shed (18.8m x 5.43m)**

Of timber frame construction under a mono pitched box profile roof with Yorkshire board side cladding and a concrete floor.

**16. Modern Cattle Court 5 (36.69m x 31.02m)**

Principal cattle shed with two lean-to cattle courts. Of steel portal frame construction under a box profile roof and side cladding with brick and block walls and stone floor. The lean-to sections are separated by motorway barriers and benefit from concrete floors.

**17. Permastore**

Located to the rear of the former cubicle shed there is redundant Permastore which was last used in 2008.

**18. Collinson Feed Bin**

With capacity for up to 23 tonnes.

**19. Portacabin**

**Yard Area**

There is a large yard area of concrete and hard standing, linking the various buildings, with further area of land to the west of the buildings used as a dung midden.





Lot 2



#### **Land at Woodcockdale Farm**

The land in Lot 1 extends to about 26.60 Ha (65.73 Acres) in total and surrounds the farmhouse, farm buildings and is bound to the north and west by the River Avon, and to the south by the Union Canal and the A706. The land has been principally classified as Grade 3.1 by the James Hutton Institute. The majority of this land is down to a mix of arable and pasture ground with some small areas of amenity woodland located to the north of the farm steading and along the southern bank of the River Avon. The land is of varying aspect rising from 40m adjacent to the River Avon on the northern boundary to 78m above sea level at its highest point adjacent to the public road. The fields have benefitted from a healthy application of farmyard manure over the years and lie in a contiguous block with the majority of the field parcels being accessed directly from the farm steading or via field gates which lead from the A706.

#### **LOT 2: LAND AT WILLIAMSCRAIG EXTENDING TO ABOUT 102.81 HA (254.04 ACRES)**

The land within Lot 2 extends in total to approximately 102.81 Ha (254.04 Acres) and is located to the south east of Woodcockdale Farm and is bound to the north by Linlithgow Golf Course and surrounds several residential properties known as Williamsraig, Nethercraigs and Kettlestoun. The land comprises a productive mix of arable, pasture and grazing ground with some larger blocks of amenity woodland providing shelter and amenity to the holding. The land is generally of a northerly aspect and rising from 75m on the northern boundary adjacent to the Union Canal to 160m above sea level at its highest point on the northern boundary. The majority of the farmland to the north of the property has been classified by the James Hutton Institute as Grade 3.1 with the areas of grazing ground to the south being classified as Grades 4.2 and 5.1/5.2. The more productive enclosures are all laid out in a good size and well suited to use by modern machinery with the majority of the grazing fields benefitting from access to either a mains fed water trough or natural source water supplies. The land can be accessed directly from the A706 and benefits from a right of access over a private road between points A-B and C-D with the Sellers owning a half share of the road between B-C as outlined on the sale plan. Additionally, this lot benefits from a right of vehicular access only for agricultural purposes between points E-F and a pedestrian right only to herd livestock between points G-H.

#### **LOT 3: LAND AND RUINS AT CARRIBBER GLEN EXTENDING TO 54.19 HA (133.90 ACRES)**

The land in Lot 3 extends to about 54.19 Ha (133.90 Acres) in total and extends south west from Woodcockdale Farm and is bound to the north by the River Avon, with the majority of the field enclosures benefitting from direct access onto the A706 which bounds the land to the south. The land has been principally classified as Grade 3.1 with some smaller areas of land near the Carribber Glen classified as Grades 4.1 and 6.1 by the James Hutton Institute. The majority of this land is down to pasture with some larger blocks of amenity woodland located along the southern banks of the River Avon and including The Carribber Glen which has been designated by Scottish Natural Heritage as a Site of Special Scientific Interest (SSSI). The land is of a varying aspect rising from 60m adjacent to the River Avon on the northern boundary to 100m above sea level at its highest point within the Carribber Glen. Located on the edge of field 33 are the remains of Carribber Castle, "Robert Gib of Carribers" was the Queen's principal baillie of the port of Newhaven in 1553. The fragmentary remains of his house stand on the right bank of the steep Carribber Glen. There are also the remains of two collapsed kiln structures on the northern boundary of field 31 and the remains of an historic stone structure within the south east corner of this field.

#### **LOT 4: LAND AT EASTER CARRIBBER FARM EXTENDING TO ABOUT 34.81 HA (86.02 ACRES)**

The land within Lot 4 extends to approximately 34.81 Ha (86.02 Acres) in total and is located south west of Woodcockdale Farm and comprises a mix of arable and grazing ground, with several small areas of land forming shelterbelt woodland. The land is generally of a northerly aspect and rising from 99m on the north east boundary adjacent to the public road to 161m above sea level at its highest point on the south eastern boundary of the land holding. The land benefits from shared access via a private road which forms part of the subjects of sale and leads from the A706 to Bowden Springs Fishery on the southern boundary, with a further right of access for agricultural purposes via a field gate which leads via a small section of private road onto the A706, between points P-Q on the sale plan. The farmland is all classified as Grade 3.1 and 4.2 by the James Hutton Institute and the majority of the ground is well suited to use for arable and fodder production with some small areas down to grazing ground.



**LOT 5: LAND AT CASTLEHILL EXTENDING TO ABOUT 28.11 HA (69.46 ACRES)**

The land within Lot 5 extends in total to approximately 28.11 Ha (69.46 Acres) and comprises a separate area of land which is located to the west of Woodcockdale Farm and to the north of Muiravonside Country Park which bounds the subjects to the south and east. The land comprises a productive and versatile block of arable land which has been classified as Grade 3.1 by the James Hutton Institute. The land is varying in aspect and rising overall from 83m at the lowest point adjacent to the Bowhouse Burn that flows east and splits the enclosures to 117m on the south west boundary of the land holding. The enclosures can be accessed directly from a field gate which leads onto the B803 or via two separate rights of access for agricultural purposes only over a neighbouring area of woodland and a tarmac road which leads to Muiravonside Country Park along the eastern boundary of the subjects shown as routes L-M and I-J-K on the sale plan respectively.

**LOT 6: LAND AT MANUEL MILL EXTENDING TO ABOUT 14.75 HA (36.45 ACRES)**

The land within Lot 6 extends in total to approximately 14.75 Ha (36.45 Acres) and is located to the west of Woodcockdale Farm and comprises a mix of productive and ploughable pasture and grazing ground. The land is varying in aspect and rising from the lowest point on the southern boundary at 63m to 94m above sea level. The farmland is all classified as Grade 3.1 by the James Hutton Institute and enclosed on 3 sides by neighbouring areas of amenity woodland. The land in Lot 6 benefits from an agricultural right of access over a private track which leads south east from the B825 between points N-O on the sale plan.



**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Drainage	Electricity	Heating	Council Tax	Broadband	EPC
Woodcockdale Farmhouse (Lot 1)	Mains Supply	Private Septic Tank	Mains Supply	Oil Central Heating and Air Source Heat Pump.  There are also solar panels on Roof	Band G	7 Mbps*	E49
Farm Steading (Lot 1)	Mains Supply	N/A	Mains Supply (Three Phase)	N/A	N/A	N/A	N/A
Lot 2	Mains & Natural Source	N/A	N/A	N/A	N/A	N/A	N/A
Lot 3	Natural Source	N/A	N/A	N/A	N/A	N/A	N/A
Lot 4	Mains & Natural Source	N/A	N/A	N/A	N/A	N/A	N/A
Lot 5	Natural Source	N/A	N/A	N/A	N/A	N/A	N/A
Lot 6	None	N/A	N/A	N/A	N/A	N/A	N/A

\*Broadband speed obtained via Ofcom website.



#### LOCAL AUTHORITY

West Lothian Council  
County Buildings  
High Street  
Linlithgow  
EH49 7EZ  
T: 01506 775365

#### POST CODE

EH49 6QE

#### 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/universe.dusters.operating>

Lot 2: <https://what3words.com/deflated.masts.losses>

Lot 3: <https://w3w.co/alpha.including.stubble>

Lot 4: <https://what3words.com/loaded.negotiators.firming>

Lot 5: <https://what3words.com/necks.jelly.brands>

Lot 6: <https://w3w.co/decimals.cutlets.weeknight>

#### VIEWING

All viewings are strictly by appointment with 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, farm land and water courses.

#### BOVINE TUBERCULOSIS (TB)

The existing herd on the farm is currently subject to an ongoing TB testing programme and therefore all viewers must follow strict biosecurity protocols and will be required to disinfect footwear when entering and leaving the farmyard and farmland forming Lot 1 and also enclosures 31, 32 and 33. A further TB test of the herd is scheduled in June 2024 and further details are available from the Selling Agents.

#### SGRPID

Cotgreen Road  
Tweedbank  
Galashiels  
TD1 3SG  
T: 01896 892400  
E: [SGRPID.Galashiels@scotland.gsi.gov.uk](mailto:SGRPID.Galashiels@scotland.gsi.gov.uk)

#### IACS

All the farmland is registered for IACS purposes. The farm code is 842/006

#### NITRATE VULNERABLE ZONE (NVZ)

The Land at Woodcockdale Farm is not included within any NVZ area.

#### BASIC PAYMENT SCHEME (BPS) 2024

Any payments relating to the 2024 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 (BPS) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser(s) to transfer the right to receive the 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.

Lot 4





### LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

- Lot 1: All of the land is designated as being within a Non-LFA area.  
Lot 2: All of the land is designated as being within a LFA area.  
Lot 3: All of the land is designated as being within a LFA area with exception of fields 25 & 26 which are deemed Non-LFA.  
Lot 4: All of the land is designated as being within a LFA area.  
Lot 5: All of the land is designated as being within a LFA area.  
Lot 6: All of the land is designated as being within a Non-LFA area.

### INGOING VALUATION

The Purchaser(s) of Woodcockdale 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.



### SOLICITORS

Liddle & Anderson LLP  
2 Market Street  
Bo'ness  
EH51 9AD  
T: 01506 822727

### MINERALS

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

### TIMBER

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

### SPORTING RIGHTS

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

### FIXTURES AND FITTINGS

Farmhouse carpets and curtains included but any white goods are excluded. The bunded fuel station within the workshop is available by separate negotiation. No other items are included unless mentioned in the sales particulars.

### 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 development for any purpose other than agricultural, over any part of the subjects, being obtained subsequent from the date of entry for a period of 30 years.





### THIRD PARTY RIGHTS AND SERVITUDES

#### Lot 1

There is a core path which follows the River Avon and crosses part of the land forming Lot 1 along the north eastern boundary of the subjects.

The proprietors of Lumsdaine House benefit from a right of vehicle access over part of the principal farm road serving Lot 1. They also benefit from rights to outflow drainage within field 3.

There is a gas pipe crossing the north eastern area of field 1 within Lot 1.

#### Lot 2

There is a gas pipe crossing the land forming Lot 2 which runs along the western boundary through fields 5, 6, 15, 17 and 22.

There are various right of vehicle access in favour of a number of adjacent third-party and neighbouring properties over the section of the private road labelled B-C within Lot 2 which the Sellers benefit from a half share of ownership.

The proprietor of Williamsraig Holiday Cottages benefits from rights of access and maintenance with respect to existing ground source heat pipes which are buried under the surface of field 8 within Lot 2.

There is a mains water pipe which crosses the western boundary of Lot 2.

#### Lot 3

The proprietors of Avondale Cottage benefit from a right of vehicle access over the farm road which leads west from A706 and between fields 25 and 26 within Lot 3.

#### Lot 4

The proprietors of Bowden Springs Fishery and Easter Carribber benefit from a right of vehicle access over the farm road serving Lot 4.

#### Lot 5

There is a gas pipe crossing the land forming Lot 5 which runs along the western boundary through fields 43 and 44.

#### Lot 6

There is a core path which leads east from the Union Canal through the centre of Lot 6 which links with the settlement boundary of Whitecross to the north east.

The proprietor of Crounerland Farm benefits from a right of access to cross a small area of land forming the western boundary of Lot 6 adjacent to point N on the sale plan.

In the event the property is sold in lots a deed of conditions will be drawn up governing all access, services, media, boundaries and maintenance. 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.

### HISTORIC & ENVIRONMENTAL DESIGNATIONS

All of the subjects forming Lot 1 including farm buildings, farmhouse and most of the land north of the Union Canal fall within an area designated as an Historic Battlefield by Historic Environment Scotland. The Battle of Linlithgow Bridge was fought between the Earl of Lennox and the Earl of Arran on 4 September 1526. Further details available via following link: <https://portal.historicenvironment.scot/designation/BTL25>

Part of the land and woodland forming The Carribber Glen within Lot 3 has been designated by Scottish Natural Heritage as a Site of Special Scientific Interest (SSSI). Further details available via following link: <https://sitelink.nature.scot/site/327>

### 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.

### 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

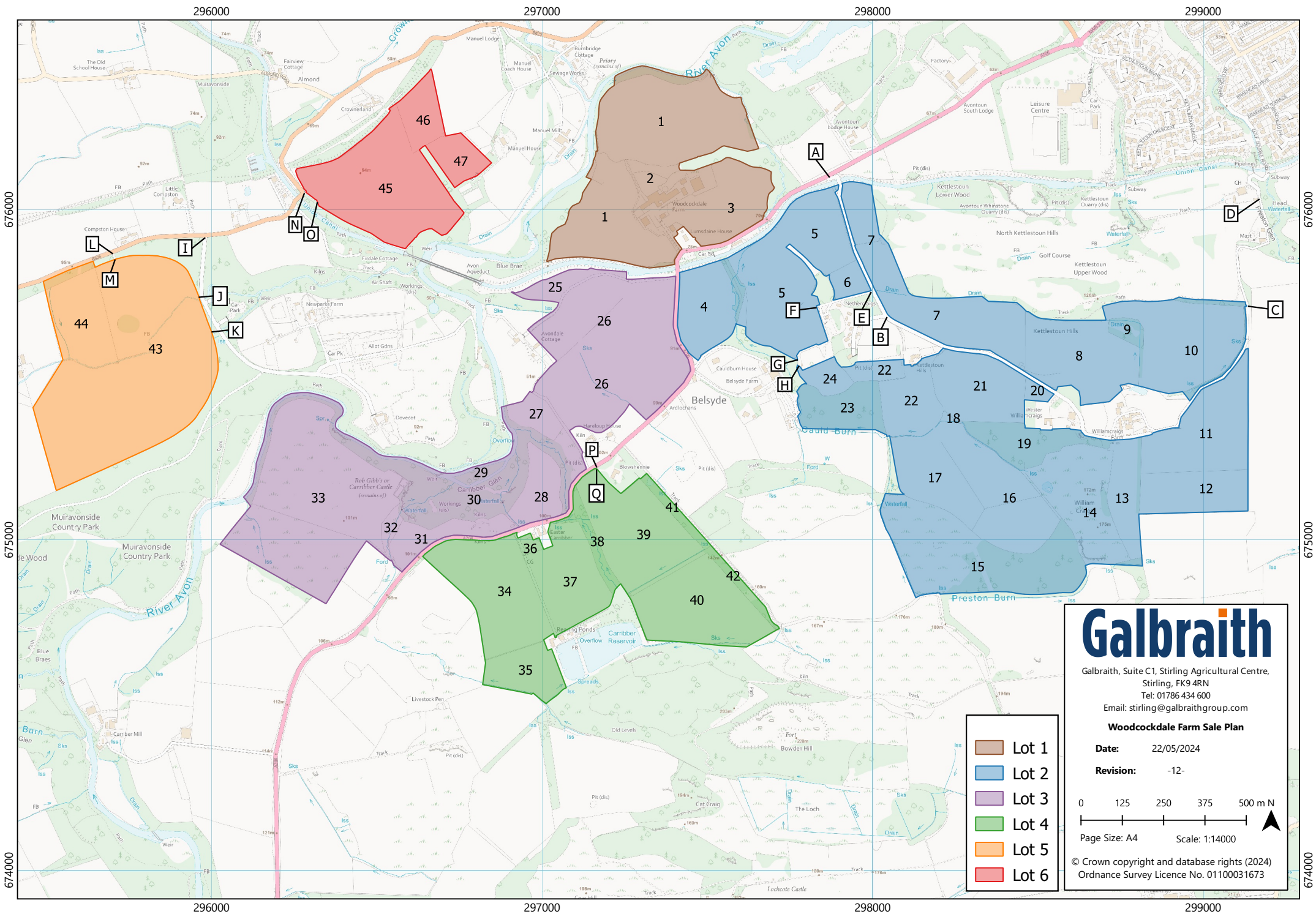
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the Selling Agents 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.

### AMC PLC FINANCE

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 Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)







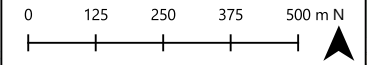
# Galbraith

Galbraith, Suite C1, Stirling Agricultural Centre,  
 Stirling, FK9 4RN  
 Tel: 01786 434 600  
 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

## Woodcockdale Farm Sale Plan

**Date:** 22/05/2024

**Revision:** -12-



Page Size: A4      Scale: 1:14000

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Woodcockdale Farm, Linlithgow, West Lothian, EH49 6QE											
Field No	Area		BPS Region	SILAGE/ARABLE		PASTURE/GRAZING		WOODLAND		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
<b>Lot 1</b>											
1	18.08	44.68	1	16.81	41.54			1.27	3.14		
2	0.46	1.14	2			0.46	1.14				
3	5.17	12.78	1	5.17	12.78						
Misc	2.89	7.14								2.89	7.14
<b>TOTAL</b>	<b>26.60</b>	<b>65.73</b>		<b>21.98</b>	<b>54.31</b>	<b>0.46</b>	<b>1.14</b>	<b>1.27</b>	<b>3.14</b>	<b>2.89</b>	<b>7.14</b>
<b>Lot 2</b>											
4	4.34	10.72	1	3.84	9.49	0.18	0.44	0.32	0.79		
5	11.38	28.12	1	10.49	25.92			0.89	2.20		
6	0.93	2.30	1	0.93	2.30						
7	9.15	22.61	1	9.10	22.49			0.05	0.12		
8	6.80	16.80	1			6.80	16.80				
9	0.68	1.68						0.68	1.68		
10	8.18	20.21	1	8.18	20.21						
11	6.91	17.07	1	6.91	17.07						
12	4.11	10.16	1	4.11	10.16						
13	2.95	7.29	1			2.94	7.26	0.01	0.02		
14	6.58	16.26	2			5.35	13.22			1.23	3.04
15	11.18	27.63	2					11.18	27.63		
16	6.87	16.98	1	6.82	16.85			0.05	0.12		
17	4.40	10.87	1	4.37	10.80			0.03	0.07		
18	0.09	0.22	1					0.09	0.22		
19	3.28	8.10						3.28	8.10		
20	0.41	1.01	1			0.41	1.01				
21	5.11	12.63	1	5.11	12.63						
22	4.23	10.45	1	3.20	7.91	1.00	2.47	0.03	0.07		
23	3.25	8.03	3					3.25	8.03		
24	1.17	2.89	1			1.17	2.89				
Misc	0.81	2.00								0.81	2.00
<b>TOTAL</b>	<b>102.81</b>	<b>254.04</b>		<b>63.06</b>	<b>155.82</b>	<b>17.85</b>	<b>44.11</b>	<b>19.86</b>	<b>49.07</b>	<b>2.04</b>	<b>5.04</b>
<b>Lot 3</b>											
25	1.22	3.01	1			1.22	3.01				
26	16.35	40.40	1	15.99	39.51			0.36	0.89		
27	1.08	2.67	1			1.08	2.67				
28	2.48	6.13	1	2.46	6.08			0.02	0.05		
29	0.44	1.09	2					0.44	1.09		
30	8.90	21.99						8.90	21.99		
31	2.56	6.33	1			2.54	6.28	0.02	0.05		
32	0.49	1.21	2			0.39	0.96	0.10	0.25		
33	18.43	45.54	1			15.36	37.95			3.07	7.59
Misc	2.24	5.54								2.24	5.54
<b>TOTAL</b>	<b>54.19</b>	<b>133.90</b>		<b>18.45</b>	<b>45.59</b>	<b>20.59</b>	<b>50.88</b>	<b>9.84</b>	<b>24.31</b>	<b>5.31</b>	<b>13.12</b>
<b>Lot 4</b>											
34	7.86	19.42	1	7.86	19.42						
35	2.90	7.17	1	2.23	5.51	0.67	1.66				
36	0.31	0.77	1			0.31	0.77				
37	5.36	13.24	1	5.26	13.00			0.10	0.25		
38	1.05	2.59	1					1.05	2.59		
39	7.61	18.80	1	7.61	18.80						
40	7.79	19.25	1			7.39	18.26			0.40	0.99
41	0.75	1.85	1					0.75	1.85		
42	0.76	1.88	1					0.76	1.88		
Misc	0.42	1.04								0.42	1.04
<b>TOTAL</b>	<b>34.81</b>	<b>86.02</b>		<b>22.96</b>	<b>56.73</b>	<b>8.37</b>	<b>20.68</b>	<b>2.66</b>	<b>6.57</b>	<b>0.82</b>	<b>2.03</b>
<b>Lot 5</b>											
43	23.36	57.72	1	22.95	56.71			0.41	1.01		
44	4.75	11.74	1	4.32	10.67			0.43	1.06		
<b>TOTAL</b>	<b>28.11</b>	<b>69.46</b>		<b>27.27</b>	<b>67.38</b>			<b>0.84</b>	<b>2.08</b>		
<b>Lot 6</b>											
45	10.70	26.44	1	10.70	26.44						
46	2.17	5.36	1	2.09	5.16			0.08	0.20		
47	1.80	4.45	1	1.80	4.45						
Misc	0.08	0.20								0.08	0.20
<b>TOTAL</b>	<b>14.75</b>	<b>36.45</b>		<b>14.59</b>	<b>36.05</b>			<b>0.08</b>	<b>0.20</b>	<b>0.08</b>	<b>0.20</b>
<b>TOTAL</b>	<b>261.27</b>	<b>645.60</b>		<b>168.31</b>	<b>415.89</b>	<b>47.27</b>	<b>116.80</b>	<b>34.55</b>	<b>85.37</b>	<b>11.14</b>	<b>27.53</b>





**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 May 2024. 9. Brochure prepared June 2024.