

# WESTFIELD FARM

## Caldercruix, Airdrie ML6 7RY



### A PRODUCTIVE LIVESTOCK FARM

3 Bedroom Farmhouse • Extensive Range of Farm Buildings • 137 hectares (338 acres) or thereby  
For Sale as a Whole or 3 Lots

Hendersons Chartered Surveyors, East Netherton, Milnathort, Kinross KY13 0SB  
Tel: 01577 862566 Email enquiries@hendersons-surveyors.co.uk www.hendersons-surveyors.co.uk



## Westfield Farm, Caldercruix, Airdrie ML6 7RY

**Location:** Westfield Farm is located to the East of Caldercruix just off the A89 between Airdrie and Bathgate. This location provides excellent commuter links to both Glasgow and Edinburgh via the M8. The towns of Airdrie & Bathgate are less than 10 miles away and the train station at Caldercruix just 2.9 miles. (Glasgow 22 miles, Edinburgh 35 miles).

**Description:** Westfield Farm is a first class and well equipped livestock farm. The land extends to 137 hectares (338 acres) or thereby with good access off a minor road. A good internal track facilitates easy vehicular access to the majority of fields and woodland.

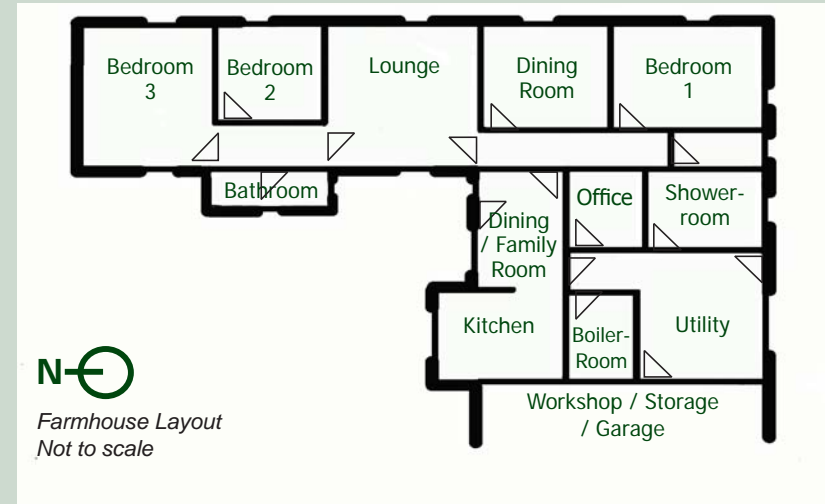
Westfield Farmhouse is traditional in character, providing spacious family living accommodation along with primarily modern outbuildings providing good livestock housing and ancillary facilities.

The farm rises between 200m and 220m above sea level being Grade 4(1) and 5(3) under The Macaulay Institute for Soil Research. All fields have access to water either from natural sources or a pumped private water supply. Fields are well fenced by traditional and an electric ring main. The terrain and wind data indicate the land lends itself (subject to planning consent) to renewable energy development.

### LOT 1: Farmhouse, Farm Buildings and Land 5.62 ha (13 acres) or thereby.

**Farmhouse:** Traditional stone build, red tile roof single storey farmhouse with brick and harled extensions. The property benefits from oil central heating and double glazed upvc windows. The layout comprises:

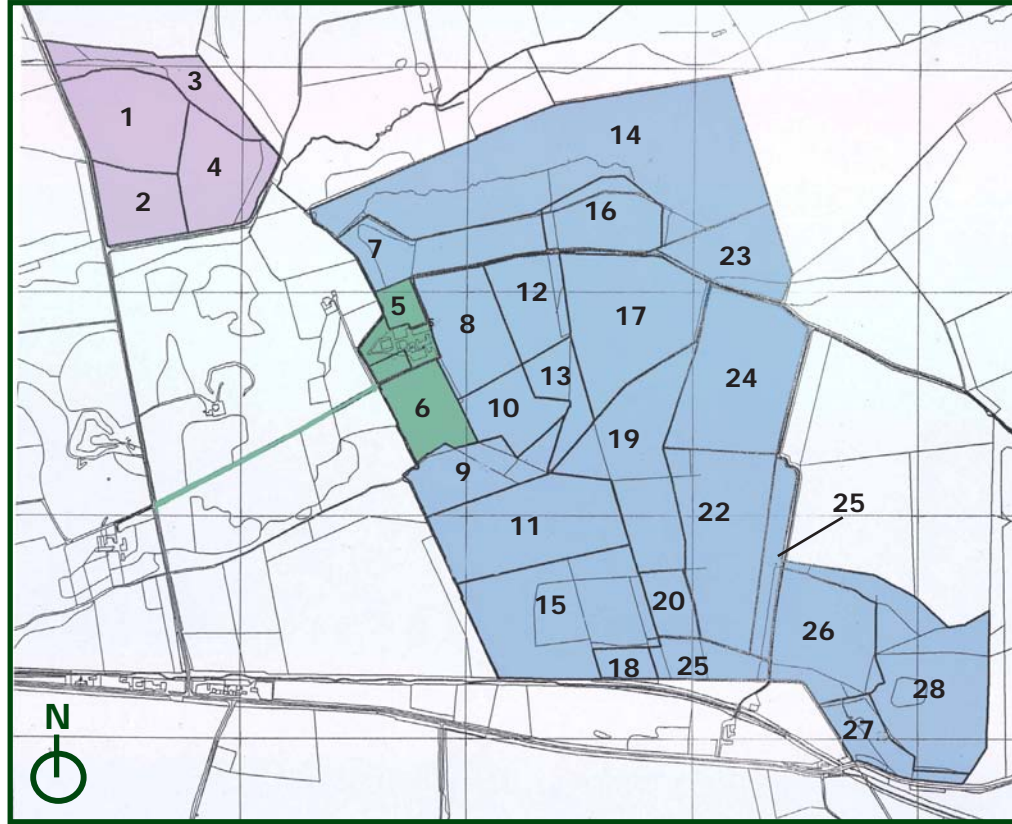
Room	Dimensions (m)	Other
Kitchen	3.90 x 2.80	Fitted floor & wall units - open to dining / family room
Dining / Family Room	3.99 x 2.46	Main front door into this room
Walk-in Cupboard	2.49 x 1.70	
Bedroom 1	3.07 x 3.78	
Dining Room	4.05 x 3.78	
Lounge	5.02 x 4.60	
Family Bathroom	3.38 x 1.49	Fully tiled
Bedroom 2	3.08 x 3.60	
Bedroom 3	3.96 x 5.06	
Boiler Room	2.77 x 2.19	
Office	2.86 x 2.50	
Utility	4.11 x 8.87	Rear door. Door to workshop / garage
Shower Room	5.02 x 4.40	



### Farm Buildings comprise:

Building	Description	Size
Grain Silo - Moist Grain Store		100 ton
Silage Pit	Earth bank, concrete floor, 4000 gallon effluent tank	1000 ton
Cattle Shed & General Storage - 1	Steel portal frame, yorkshire boarding & 2m block concrete wall to N. elevation. Steel box profile roof, timber purlins, part concrete / part hardcore floor. Lights, power & water. Split into 3 areas - Cattle area 27ft x 135ft, Storage 1 35ft x 83ft, Storage 2 25ft x 75ft	Split into 3 areas - See description
Cattle Shed	Steel portal frame, vent-air cladding & 2m high concrete panels to 3 sides. Fibre cement roof with roof light provision. Concrete floor, steel sheet gates, diagonal feed barriers. Water & lights	100ft x 45ft with 5ft overhang
Cattle Shed & General Storage - 2	Timber pole barn, concrete block walls, corrugated sheet cladding. Hard core / concrete floor.	60ft x 55ft
General Purpose Shed & Lean-to	Steel portal frame, solid box profile sheet to N elevation, vent air to one gable, hardcore floor. 25ft lean-to for livestock accommodation (cubicle accom. for 35 head). Concrete floor, 2m high concrete panels to both gables, yorkshire boarding to E gable, vent air to W gable, fibre cement roof. Light, power & water	80ft x 60ft 25ft Lean-to

Field No.	Land Code	Ha	Acres
1	TGRS	4.93	12.18
2	ASSF	2.82	6.97
3	RGR	2.90	7.17
4	TGRS	4.06	10.03
5	TGRS	0.82	2.03
6	PGRS	2.80	6.92
7	TGRS	4.06	10.03
8	PGRS	4.27	10.55
9	RGR	3.50	8.65
10	TGRS	2.59	6.40
11	RGR	7.19	17.77
12	TGRS	3.15	7.78
13	TGRS	2.16	5.34
14	RGR	19.95	49.30
15	TGRS	9.02	22.29
16	TGRS	3.47	8.57
17	TGRS	7.60	18.78
18	WAF	0.79	1.95
19	PGRS	7.17	17.72
20	PGRS	1.43	3.53
21	RGR	2.05	5.07
22	TGRS	7.67	18.95
23	PGRS	3.49	8.62
24	PGRS	8.04	19.87
25	WAF	2.02	4.99
26	TGRS	5.67	14.01
27	WAF	2.26	5.58
28	RGR	9.26	22.88
<b>TOTAL AREA</b>		<b>135.14</b>	<b>333.93</b>



**LOT 2:** Area of Productive Agricultural Land Extending to 14.71 ha (36.35 acres) or thereby (please see plan and table for field numbers and land use).

**LOT 3:** Area of Productive Agricultural Land Extending to 116.81 ha (288.63 acres) or thereby (please see plan and table for field numbers and land use).



## GENERAL REMARKS & STIPULATIONS

**Entry:** Entry will be by mutual arrangement.

**Viewing:** Strictly by appointment with sole selling agents Hendersons Chartered Surveyors, East Netherton, Milnathort, Kinross KY13 OSB. Tel: 01577 862566.

**Single Farm Payment:** No Single Farm Payment Entitlements are included with the sale.

**Sporting:** Sporting Rights are in hand

**Mineral Rights:** In so far as they are owned, the Mineral Rights are included in the sale.

**Third Party Rights, Servitudes & Wayleaves:** 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.

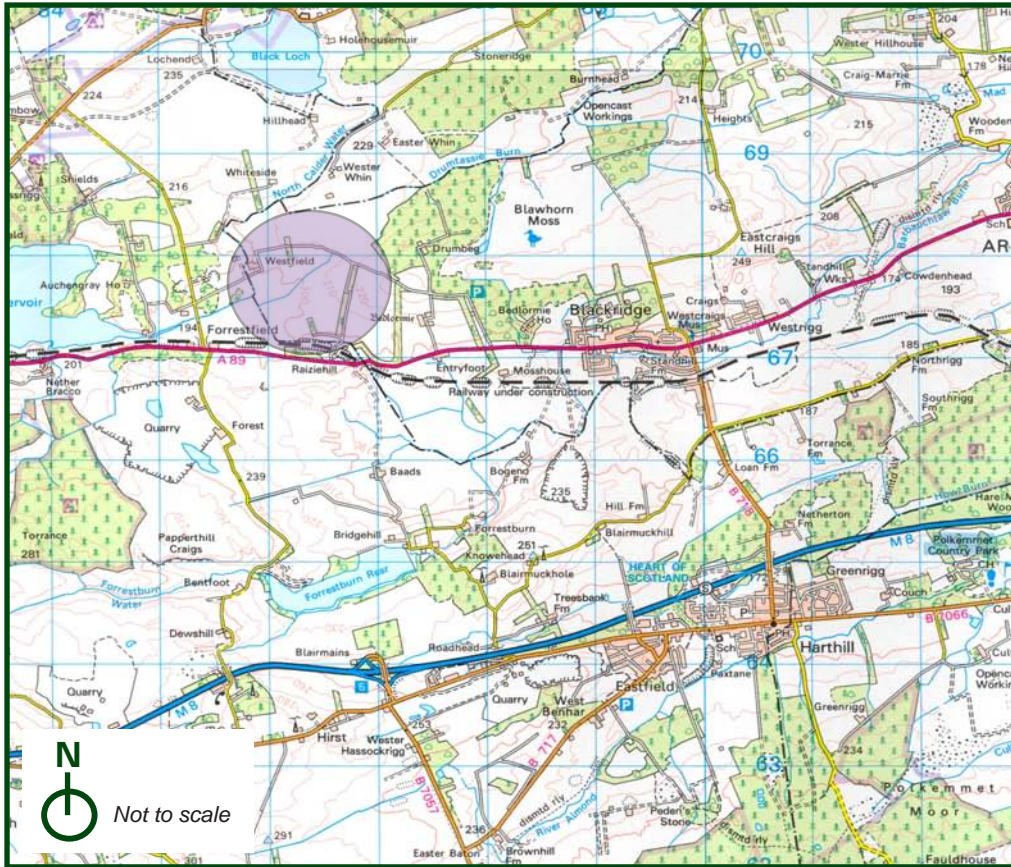
**Services:** Private water and drainage (mains water available subject to connection), Mains electric. Telephone.

**Fixtures & Fittings:** No items are included in the sale unless specifically stated within these particulars.



### Plan and Table Key

- LOT 1
- LOT 2
- LOT 3



**Offers:** Offers for the property should be submitted in Scottish Legal Form to the sole selling agents **Hendersons Chartered Surveyors, East Netherton, Milnathort, Kinross KY13 0SB**. A closing date for offers may be set and those parties wishing to be kept informed should notify the selling agents of their interest as soon as possible to ensure they are contacted. The vendor reserves the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

**Ingoing Valuation:** The purchaser shall in addition to the purchase price be obliged to take over and pay for at valuation between Valuers, one acting for each party or an Arbiter appointed by the Valuers or failing agreement as the appointment by the president, for the time being, of the Royal Institute of Chartered Surveyors (Scottish Branch) the following:

- all hay, straw, silage, farmyard manure and other produce at market value
- all oils, fuels, fertilisers, sprays, chemicals, seeds and sundries at cost.

**Notes:** This sale will be subject to a clawback for any non agricultural development within 10 years of the date of sale. It should be noted that there is a development restriction (expiry 2015) in favour of The British Coal Corporation.

**Disclaimer:** These particulars are set out as a general outline only and every reasonable effort has been made to ensure that they comply with the Property Misdescriptions Act 1991. Any areas, measures or distances referred to are given as a guide only and are not necessarily precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Neither these particulars nor any subsequent communication by us on behalf of the vendors relative to the property shall be binding upon clients (whether acted or otherwise) unless the same is incorporated within a written document signed by our clients or on behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

**Directions:** From East & West take Junction 5 off the M8. Turn right onto Hirst Road (B7066), after approximately 1 mile turn first right onto Forrest Road. Continue on this road for approximately 3 miles and turn left at the T junction onto Airdrie (A89) then take the first right onto Woodside Road (signposted "Longriggend"). After approximately 1/3 of a mile, turn right onto the Westfield Farm access road. The farm buildings are approximately 1/2 mile at the end of the access road.

