

FOR SALE

Edencroft

Northrigg Road, Bathgate, EH48 3AW.

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



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Edencroft

Northrigg Road, Bathgate,
EH48 3AW.

A superb modern property with excellent equestrian facilities and potential to be run as an equestrian business or a smallholding, extending to 11.4 acres or thereby with good connectivity to Edinburgh and Glasgow.

M8 Junction 4A - 3 miles
Bathgate - 4 miles
Edinburgh - 20 miles
Glasgow - 23 miles

Selling Agents

Davidson & Robertson Tel: 0131 449 6212
Riccarton Mains Fax: 0131 449 5249
Currie Email: sales@drrural.co.uk
Midlothian Web: www.drrural.co.uk
EH14 4AR

Description

The property offers a modern family home, extensive equestrian facilities, including 13 stables, gallops and large indoor school, and 7 grazing paddocks extending to 8.45 acres.

House

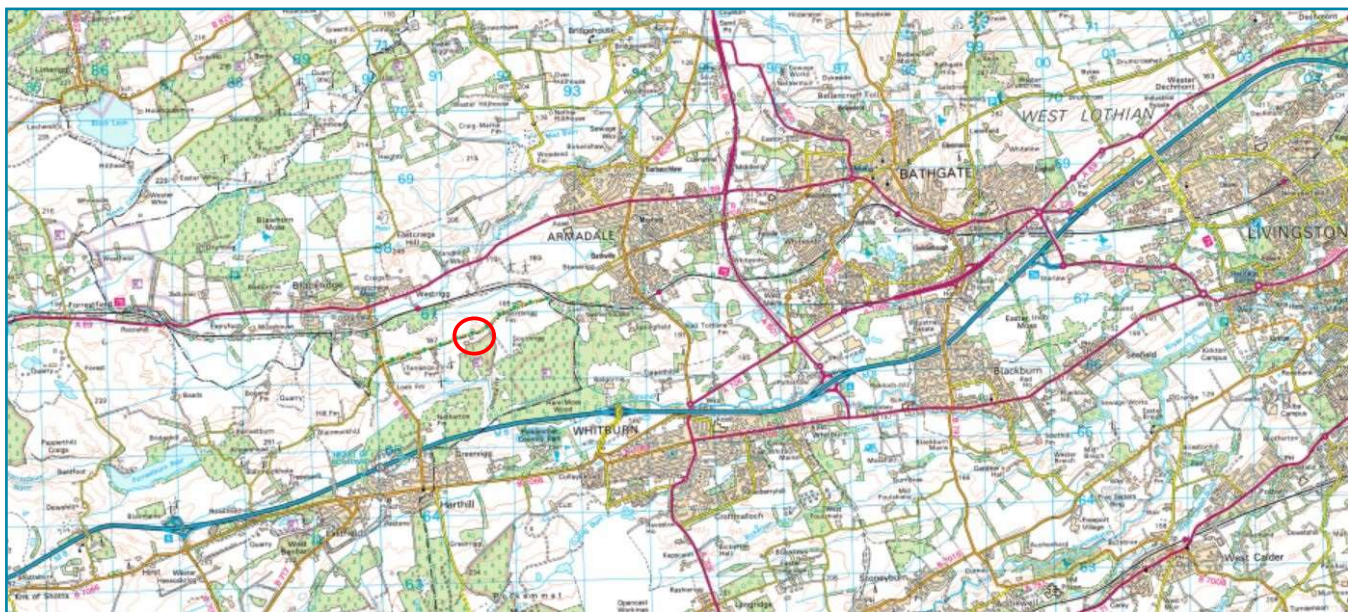
Edencroft is a modern family home built in 2000 and set in a plot of approximately half an acre. The accommodation is laid out over two floors and comprises; vestibule, utility room with fitted units, kitchen dining room with range cooker and island, living room with wood burning stove, southerly aspect and sliding doors to patio on the west of the property, sitting room, bathroom with freestanding bath and office on the ground floor. Upstairs there are 5 bedrooms, one of which is an en-suite and a further family bathroom. The rooms are of generous proportions and many have dual aspects, making the most of the large garden setting.

The property benefits from a covered car port and large garage. There is also an outdoor store accessed adjacent to the rear door and parking for several cars.

The large garden, which is mainly down to lawn and fringed with trees for privacy, includes a decking area and feature fountain. The summer house to the rear of the property has been previously used as an office but could provide a covered outdoor space for relaxing or entertainment.

Equestrian

The private drive leads to a large, tarmacked parking area suitable for horse boxes and numerous cars. The facilities at Edencroft are extensive and include 13 stables, a floodlit outdoor arena, tack room and feed store, indoor arena, horse walker, gallops, hard standing feed and small jump areas and grazing paddocks.



The workshop is of steel portal frame construction with concrete floor and walls and clad in modern profile sheeting. The building offers space for storage and has 4 stables to the south side of the building, overlooking the yard.

The outdoor arena is of sand and rubber construction and benefits from floodlights and a spectator box. Adjacent to the arena is a covered section with stalls which can be used as additional, informal stabling or as a tacking and prep area. A further 4 timber stables and storage room adjoin this.

Set in the centre of the yard is the Monarch horse walker which has capacity for 5 horses and is in good working order with multifunctional control panel giving an array of settings.

At the back of the steading is the large indoor school which is a bright and well laid out facility, built inside a steel portal frame shed. The building also contains 4 stables and benefits from large feed storage rooms, horse washing facility and a solarium.

Accessed from the yard by a short walkway are 9 turnout paddocks set on hard standing and including shelters and feed areas which offer equine management options.

The sand gallops track surrounding the paddocks to the east offer various exercise options and lead directly to the storage and small jumps area on the east boundary of the property.

The infrastructure provided at Edencroft extends to 2.47 acres or thereby.

Paddocks

There are 8.45 acres of paddocks in total at Edencroft, split in to 4 large paddocks to the east of the house and 3 further grass paddocks to the west. The paddocks are all bound by post and rail fencing with steel gates with water throughout and 6 field shelters in total. The 4 larger paddocks, extending to 6.9 acres in total, have been cut for hay, providing a good quality crop. The 3 smaller grazing paddocks are all accessed independently and provide grazing extending to 1.55 acres in total.



Situation

Edencroft benefits from a rural setting, surrounded by agricultural land and forestry with opportunities to get out walking, cycling, and hacking on the doorstep along National Cycle Path 75.

The property is located 2 miles south west of Armadale and only a five minute drive from junction 4A of the M8. Ideally positioned for commuters, the area provides excellent connectivity to both Edinburgh (20 miles to the east) and Glasgow (23 miles to the west). There is also a train station less than two miles from the property, offering frequent services via the main Edinburgh to Glasgow train line.

Armadale, Blackridge and Harthill are all within a few miles to the east, west and south west respectively, all providing local facilities including shops, cafes and restaurants and schooling. Bathgate, 4 miles to the north east, provides further facilities and Edinburgh and Glasgow are both within an hour to the east and west respectively and offer a wide range of shops, restaurants, leisure facilities and international airports with frequent flights to a wide range of destinations. Private schooling can also be found in both cities, with most independent schools using nearby Harthill Services for a collection point on school bus services.

Access

Access is taken from Northrigg Road, from both the east and west. Northrigg Road can be accessed from the B718 via the A89 from Blackridge or from B8084 at Armadale. The quickest option to access the wider area is to take the M8 to Junction 4A, taking the B7066 towards Harthill before turning right at the roundabout on to the B718 for approximately 2 miles.

The property is well served by three access points from the public road; one to the house and yard, as well as one to the west and one to the east.

Directions

From the East and West, leave the M8 at junction 4A and head south west on the B7066. Continue on the road for about 2 miles until the roundabout, taking the second exit on to the B718. Head north on the B718 for approximately 1.25 miles before turning right on to Northrigg Road. Continue on this road for a mile and a half and the property is located on your right.

Title

Title for Edencroft is to the area shown on the sale plan outlined in red but excludes the areas shaded red. The areas shaded red illustrate the full extent of physical occupation. The necessary legal checks have been run without raising competing interests in the land shaded red. The Vendor's solicitor has obtained a Title Indemnity

Insurance Policy in respect of the extent of the full occupied area. Affidavits for occupation can also be provided as required.

Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is oil fired central heating and hot water.

Council Tax

The property is in the Council Tax Band F.

Energy Performance Certificate Rating

The EPC rating has been assessed and Band D62

Basic Payment Scheme (BPS) & IACS

The property is IACS registered for the 7 paddocks.

Mineral Rights

To the extent they are included within the vendor's title.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the house are included within the sale at no extra charge. No warranties are given for the fitted appliances.

The fittings and fixtures in the steading and on the property externally are also included in the sale with the exception of the cattle feed barriers and the vehicle lift in the workshop.

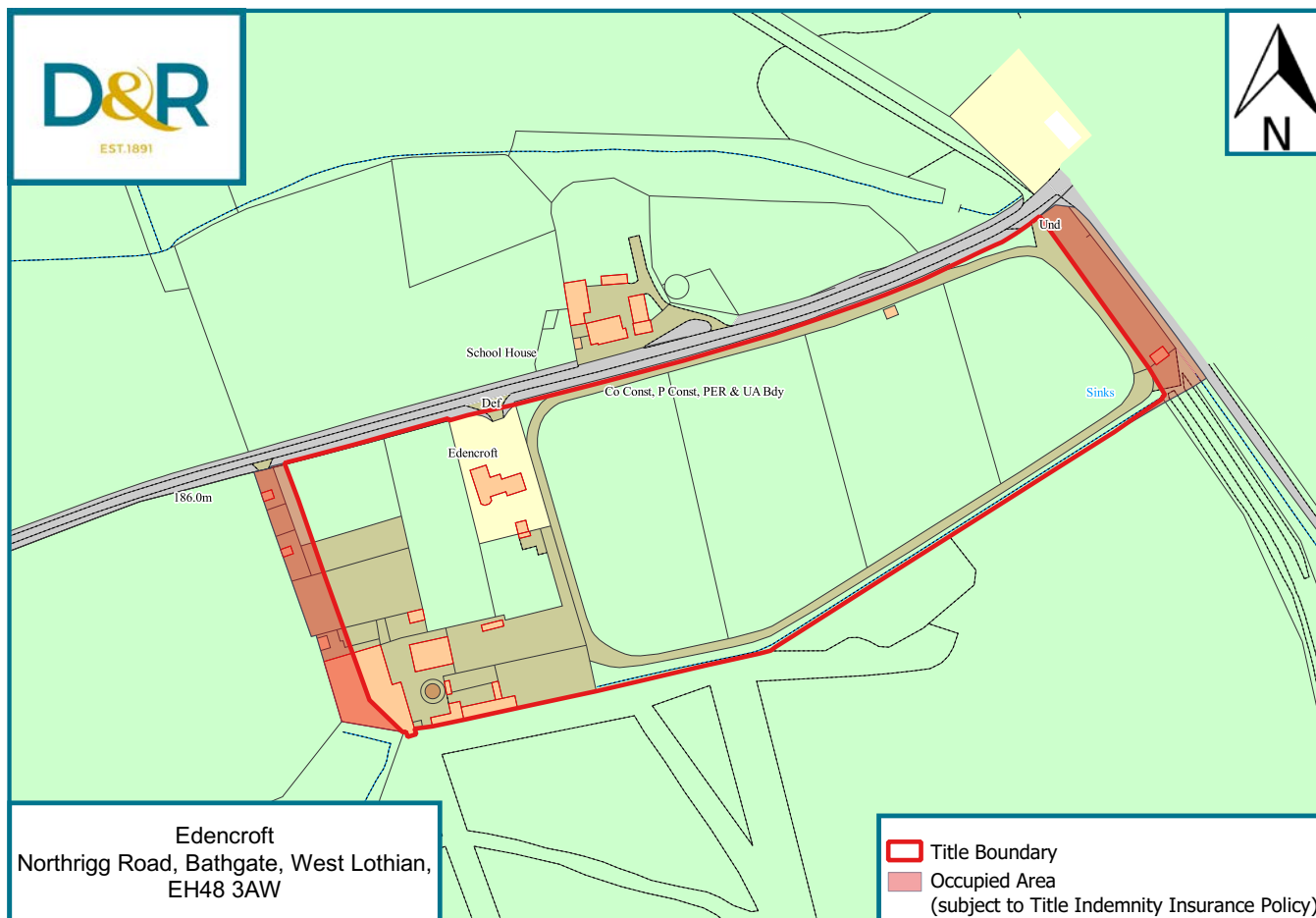
Ingoing Valuations

The Purchaser, in addition to the purchase price will be obliged to pay for an independent valuation and take on any heating oil in the tank and hay or feedstocks in store at the date of purchase.

Local Authority

West Lothian Council
Howden South Road
Livingston
EH54 6FF





Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any

error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. All viewers must comply with appropriate Covid-19 guidance when viewing the property.

Solicitor

The Cumbernauld Law Practice
30 Ettrick Walk
Cumbernauld
G67 1NE

Telephone: 01236 731911
Fax: 01236 730038

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.



To view drone footage click:

Virtual Tour – <https://vimeo.com/533934196/1371574f53>

Overview Video – <https://vimeo.com/533992394/9db2dfebe7>



Offices across Scotland and Northern England

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