

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Galbraith

Site with minded to grant planning permission in principle for residential development subject to signing of Section 75 agreement

- An excellent accessible location close to the A71 and Edinburgh
- Attractive outlook over the surrounding countryside.
- Services nearby
- Approximately 0.84 acres (0.34 hectares)

HOGHILL FARM STEADING

EAST CALDER

EH53 OJR



LOCATION

The subjects comprise a largely derelict former farm steading and bungalow located on Oakbank Road approximately 1 mile south west of East Calder. The village has a range of amenities on offer with local retailers, primary schooling and medical services. Kirknewton train station is located approximately 2 miles to the east and has regular services to Edinburgh Waverley (under 30 minutes). The town of Livingston lies about 4 miles to the north west and has a wide range of amenities including supermarkets, a shopping centre and hospital.

Edinburgh City Centre is approximately 13 miles to the east and is easily commutable for both leisure and business purposes, allowing the amenities of the Scotland's capital city to be utilised whilst living in the scenic countryside. Edinburgh Airport can be reached in a 15 minute drive, offering both daily national and international flights.

The Central Belt and the rest of Scotland is within reach with the M8 and national motorway network accessible within a 15 minute drive. For those looking to enjoy the great outdoors, the Pentland Hills Regional Park is easily accessible a short distance to the south.

DESCRIPTION

The subjects comprise a generally flat site with open views over the surrounding countryside. The site extends to approximately 0.84 acres in total and comprises bungalow and a range of outbuildings. The site is accessed from Oakbank Road immediately to the north.

PLANNING

The site benefits from a minded to grant planning permission in principle for residential development with SUDS, landscaping and associated works by West Lothian Council ref: 0587/P17. A site layout plan submitted with the planning application shows capacity for 6 houses on the site with an area set aside for a SUDS pond.

Copies of the planning consent, associated plans and reports are available in the technical information pack.

SERVICES

Mains connections of water, drainage and electricity are available to the edge of the site.

TECHNICAL INFORMATION PACK

The following is contained within the technical information pack, which is available on request from the selling agents:

- Planning drawings
- Flood risk assessment and drainage strategy report
- Plans showing the location of utility infrastructure

PRICE

Our clients seek offers in the region of £400,000 for their freehold interest in the property. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

VIEWING AND FURTHER INFORMATION

Viewing is by appointment only.

All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN. Telephone enquiries should be made to Harry Stott or Harry Stott on 01786 434 600 or by email to harry.stott@galbraithgroup.com or emma.macfadyen@galbraithgroup.com.

Ref: 832-5
May 2018.



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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