

FOR SALE

Development Opportunity at Hoghill Farm

Hoghill Farm, East Calder, EH53 0JR

DAVIDSON
& ROBERTSON

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Residential Development Opportunity

- Semi-rural Residential Development for 6 Units
- Commuting Distance of Edinburgh and Glasgow
- Planning Permission in Principle for the erection of a residential development with SUDS, landscaping and associated works

Selling Agents

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

Situation

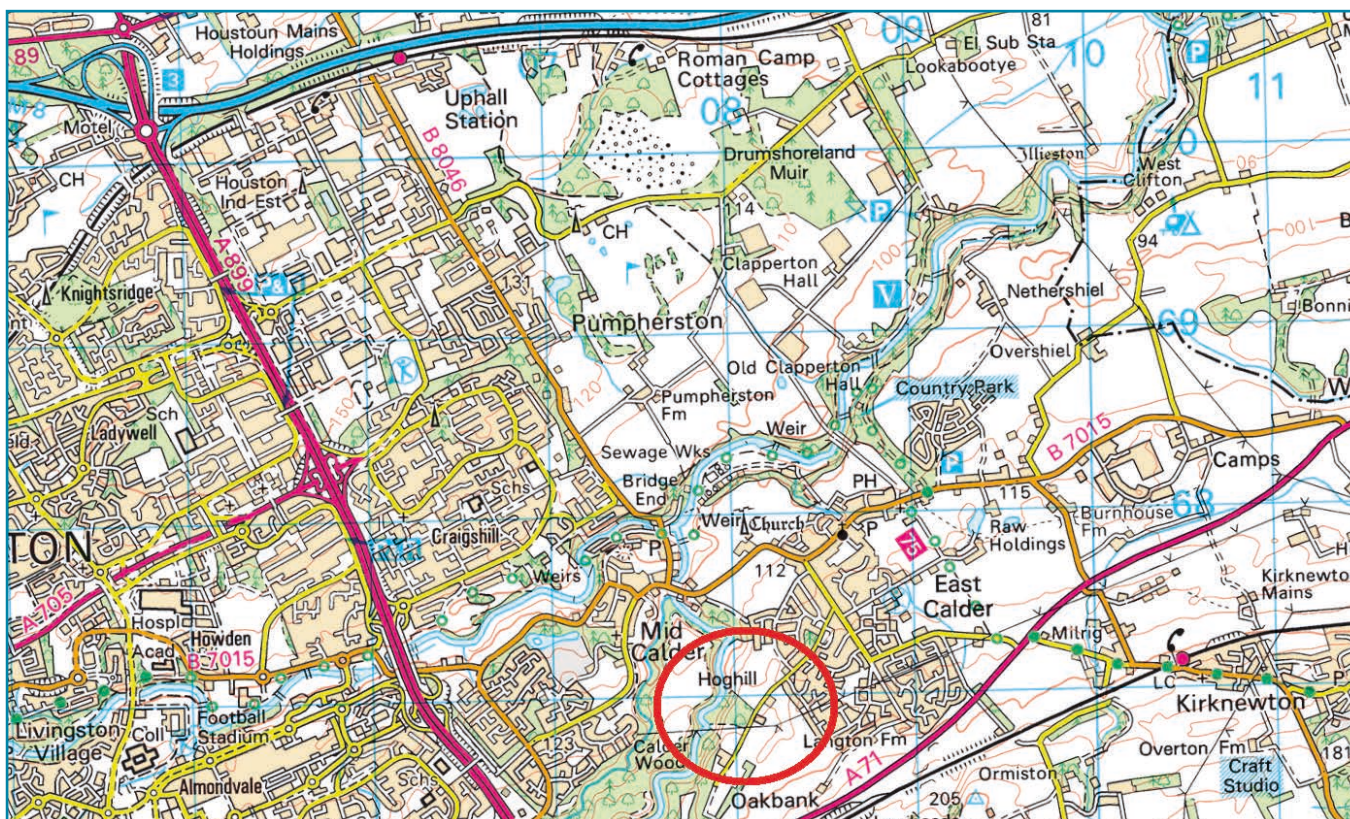
The property is located on Oakbank Road approximately 1 mile south west of East Calder.

The site is ideal for commuters with Edinburgh being approximately 14 miles to the East and Glasgow approximately 36 miles to the West.

East Calder is a small town with a primary school and range of local shops. The town of Livingston lies about 4 miles to the North West and has a wide range of amenities including supermarkets, shopping centre and hospital.

Access

Access is taken from Oakbank Road



Description

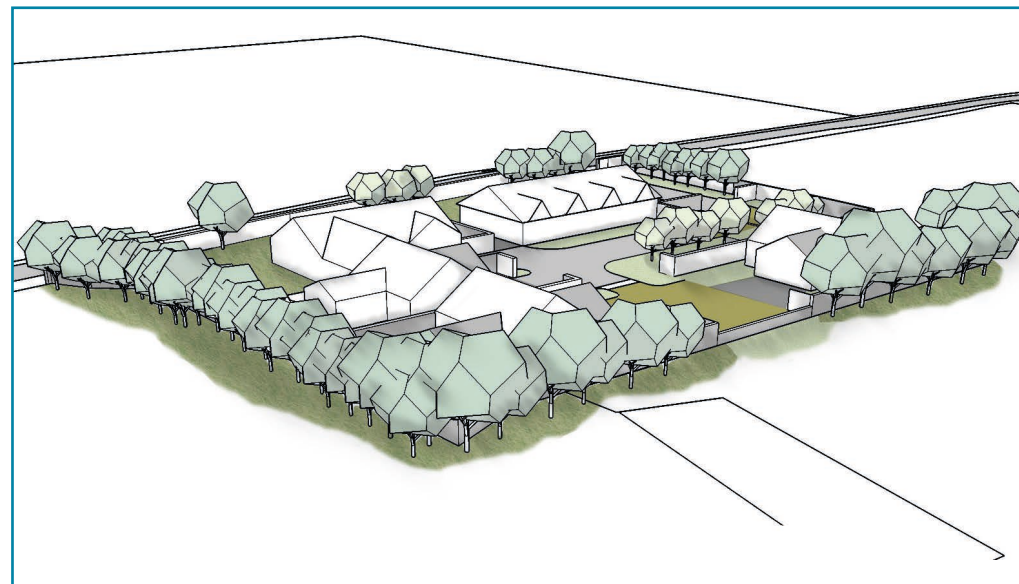
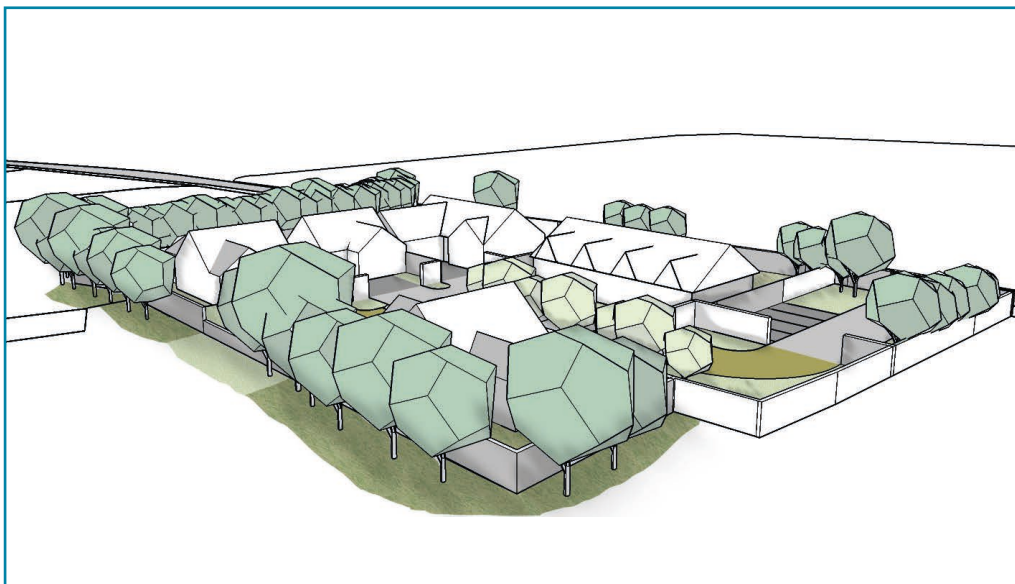
A semi-rural development opportunity benefitting from Planning Permission in Principle status for six units. The site extends in all to 0.34 ha (0.84 acres) and is well positioned with access from Oakbank Road.

There have been a number of prestigious, small scale developments completed in West Lothian in recent years making the area an attractive location for buyers.

Planning

The site benefits from planning permission for the demolition of the existing bungalow, garage and outbuildings and the erection of 6 dwellings with associated landscaping and SUDs. Further details can be accessed via West Lothian Council Planning Portal, Ref 0587/P/17.

Further information and technical reports are available upon request including signed S75, Phase 1 Desktop Study and Topographical Report.





Mineral Rights

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

Solicitor

BTO Solicitors LLP
48 St Vincent Street
Glasgow G2 5HS

Local Authority

West Lothian Council
West Lothian Civic Centre
Howden Road
South 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.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

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.

