

FOR SALE

11 and 11a Raw Holdings
East Calder, Livingston EH53 0HZ



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

11 and 11a Raw Holdings East Calder, Livingston EH53 0HZ

A unique set of properties including a large detached bungalow with a separate commercial yard and buildings, currently consented for motor trade use.

Also, a paddock with a minded to grant subject to a S75 for 11 houses.

Available as a whole or in 3 lots

Livingston – 5 miles

Edinburgh – 13 miles

Selling agents

Davidson & Robertson

Rural Centre

West Mains

Ingliston

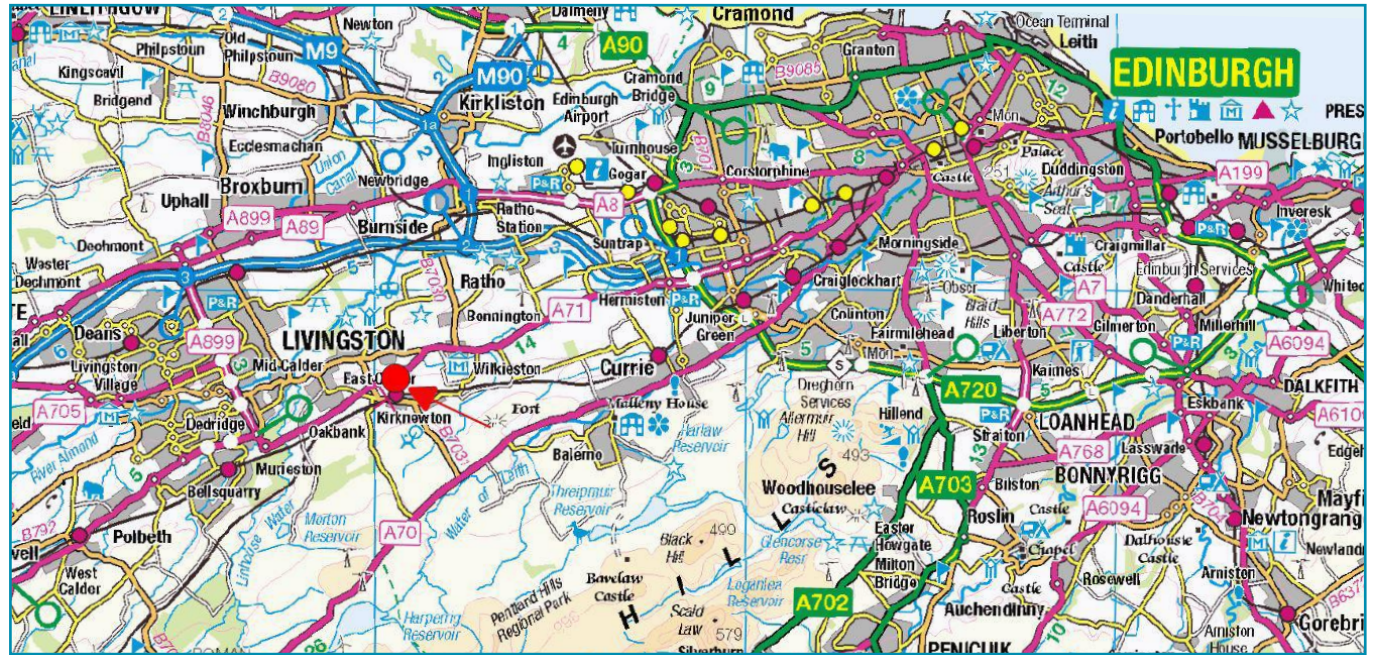
Edinburgh

EH28 8LT

Tel: 0131 449 1155

Email: sales@drrural.co.uk

Web: www.drrural.co.uk



Situation

East Calder is an established small town forming a group of residential communities to the south-east of Livingston. It is ideally placed for the commuter with access to the A71 which links Edinburgh and the west. There are further links to the motorway network throughout the central belt. The property is well placed for Kirknewton Railway Station servicing areas between Edinburgh and Glasgow. East Calder offers a good range of local amenities, including respected schools, doctor's surgery, sports centre and Almondell country park.

Access

Access to the property is taken directly from the public road (Langton rd. through Mansfield). It is located approximately 0.5 miles north of the A71. The house and yard have separate gated entrances from the private tarmac access road.

The What3words code for the property is: tailors.templates.blazing.

Directions

From Langton rd. turn onto Mansfield Road and then turn right (signposted Raw Holdings)

Follow this road onto Raw Holdings for 0.3 miles and the property is the fifth property on the right.

Description

11 Raw Holdings is an excellently located rural property at the end of a quiet road on the outer fringes of East Calder. Comprising a large 3-bedroom detached bungalow with a large mature garden, a range of buildings and yard space with planning consent granted for a motor trade business and a paddock with a minded to grant notice for planning permission for 11 houses. The property extends in total to approximately 2.1 acres.



Lot 1

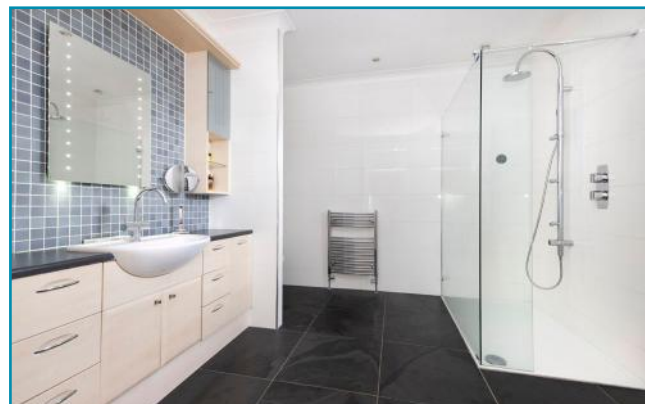
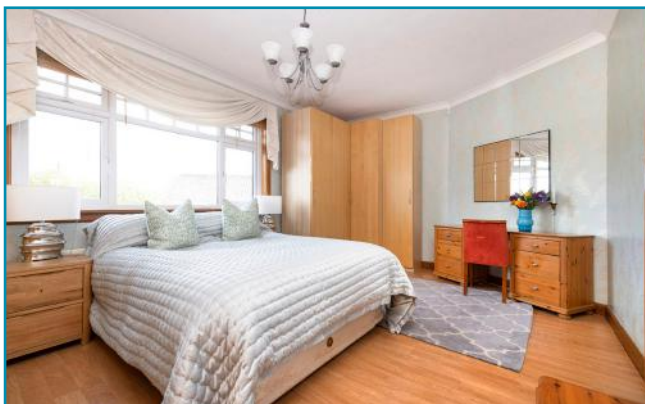
11 Raw Holdings House, with double garage & large matured garden

The house is of traditional construction and offers a spacious property that is laid out over one floor and comprises an entrance hall, a kitchen/breakfast room, utility room, dining room, sun room, living room, office, master bedroom with large en-suite bathroom, 2 further bedrooms and a large family bathroom. Outside the house is a large tarmac area with ample space for parking up to 8 cars.

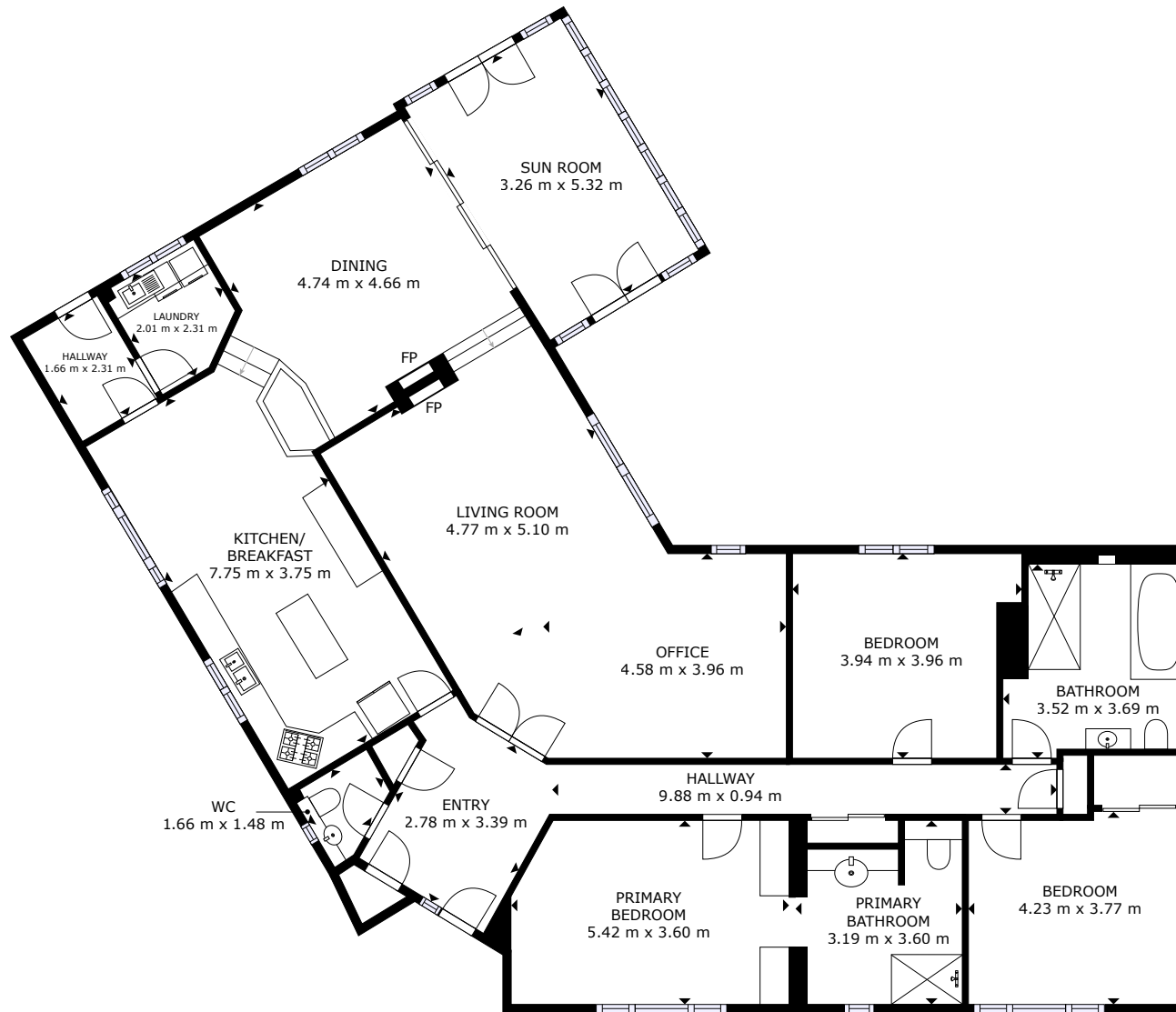
The house benefits from mains water and gas supplies, and private drainage to a septic tank.

The garden features a large lawned area to the rear of the house that is boarded by well stocked beds and a number of specimen trees. It is completely enclosed providing wonderful privacy. The garden also features a delightful patio under a timber framed pergola and a timber summer house with patio & water feature. Adjacent to the house is a double garage of block construction with a large up and over door. Internally there is a large open area and 2 smaller secured rooms with lockable internal doors. One having double opening doors accessing the garden.



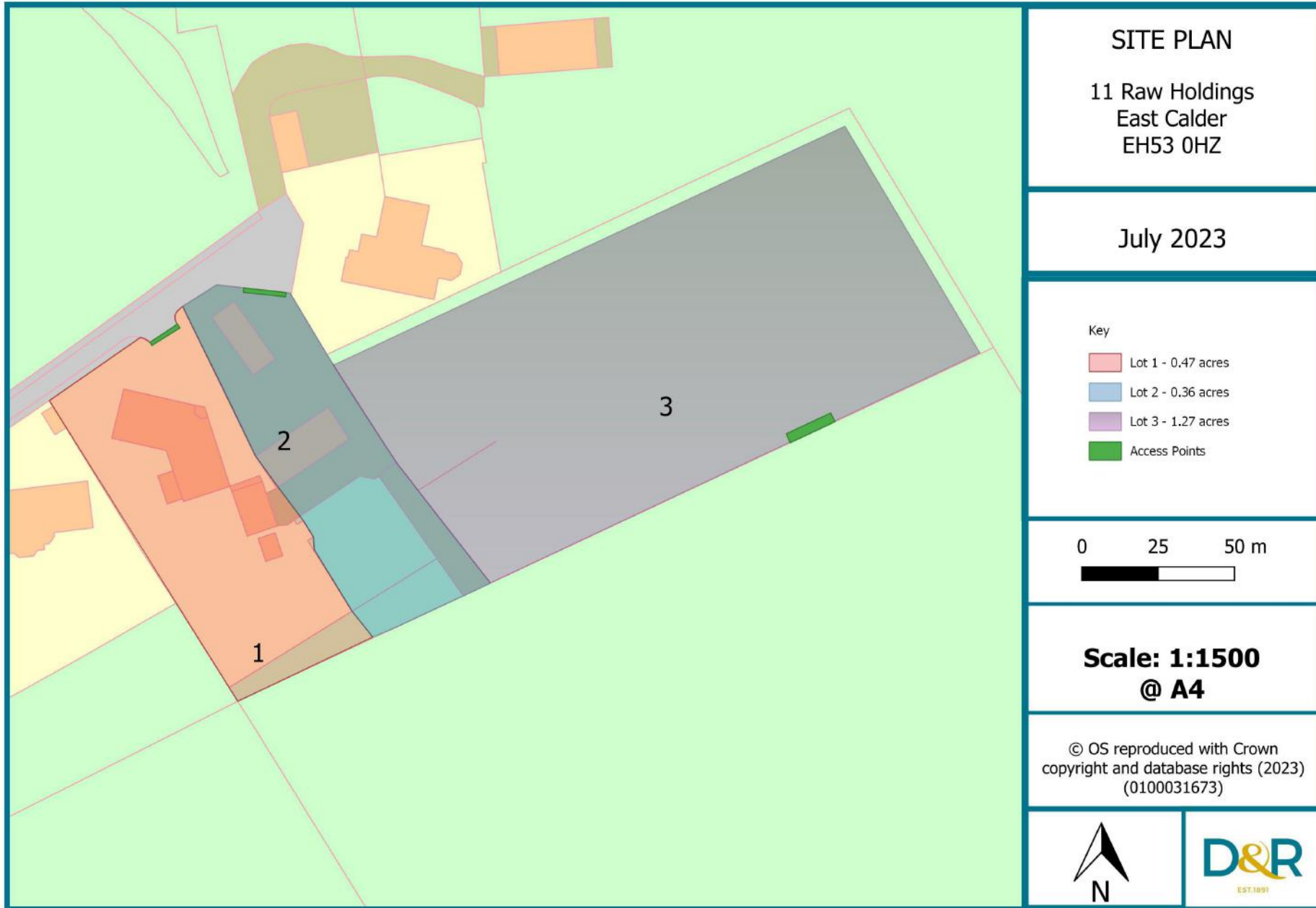


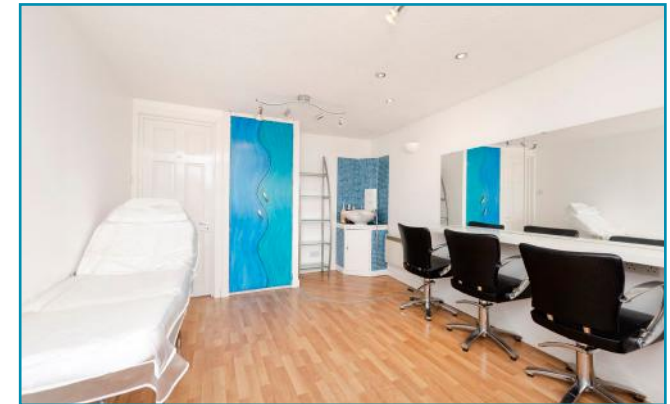




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 236 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Lot 2

T1A Raw holdings Commercial property

Situated to the east of the house is a yard that is consented for motor trade use. The yard has its own access from road into a large hard standing area. The yard features a large stand-alone pitched roof garage with an up and over door and a large wash bay to the front with a central drain. There is a lean-to extension to the rear of this buildings which houses, a storeroom, kitchenette and WC.

On the other side of the yard is a building of block construction under a single flat roof featuring 4 roller shutter doors for 2 large garages with space for 4 cars. There is also office space in this building. To the rear of this building is an area of grass currently used for horse grazing but could provide space to extend the yard. The yard and buildings present a fantastic opportunity to locate a business alongside the main house. All the commercial buildings have the benefit of a 3phase power supply

Lot 3

Raw Holdings Paddock

Situated to the east of the house and yard is a paddock extending to approximately 1.27 acres. This paddock has been used for grazing horses and is presently in a stock proof condition. The vendors of 11 Raw holdings have been issued with a "Minded to Grant" notice from West Lothian council for planning permission in principle for the erection of 11 houses. Details for this planning application can be found on the local authority website using the reference number: 0235/P/22. The vendors have retained rights to create an access from the south of the paddock through the development of new homes currently being built. Rights to services from the development to the south have also been retained

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.

Local Authority

West Lothian Council
West Lothian Civic Centre
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 themselves as to the description of the property and any error or misstatement 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.

Solicitor

TBC

Date of Entry

By mutual agreement.

EPC Band C

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.





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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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