



FOR SALE

Development Site at Limefield Mains Steading

Limefield Mains, Polbeth, West Calder, EH55 8QL

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Development Site at Limefield Mains Steading

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West Calder, EH55 8QL

An exciting development opportunity to acquire land with planning permission to convert an existing steading to form 6 houses and 4 offices and the erection of 8 houses at Polbeth, West Calder extending to circa 2.78 acres (1.13ha).

- Planning permission in place
- Well located
- Semi-rural location
- Excellent access links via the A71
- 8 new build houses
- 6 houses – steading conversion
- 4 offices – steading conversion

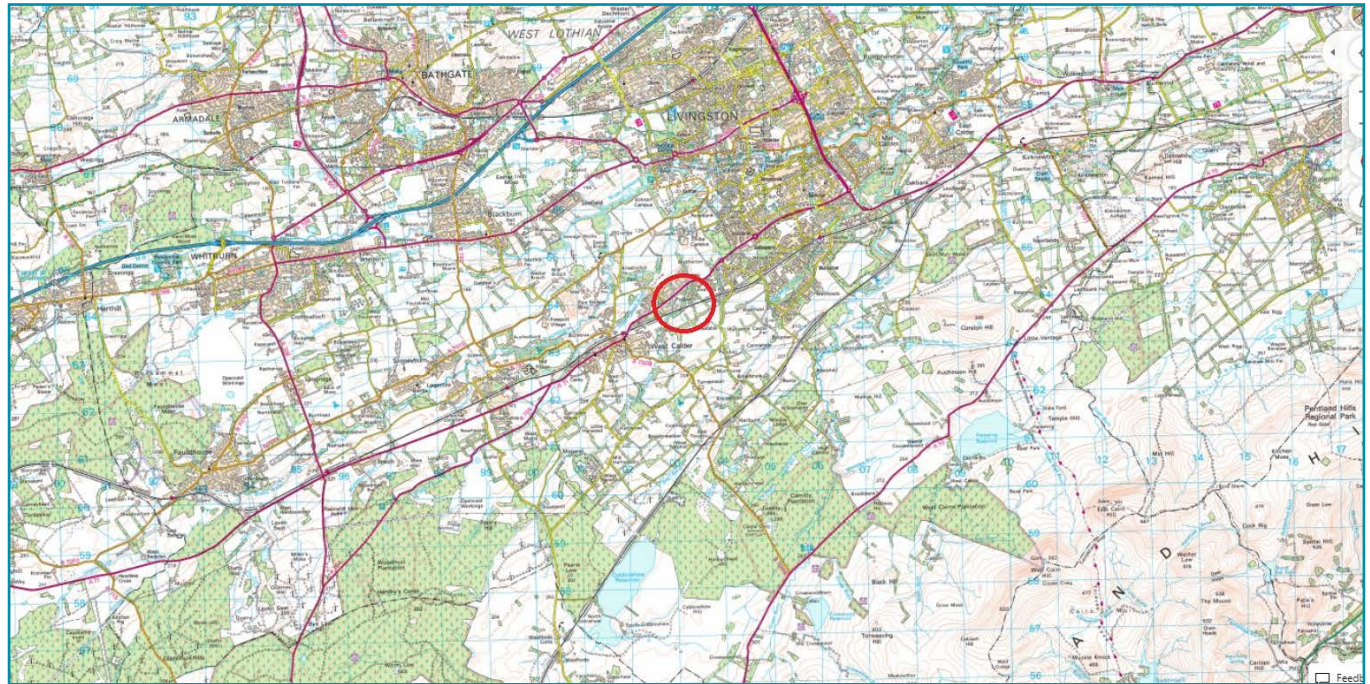
Available as Whole.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

The site at Limefield Mains Steading is located on the outskirts of Polbeth. Polbeth is a well-located small village, just a 10-minute drive from Livingston and a 20-minute drive from Bathgate.

There is also easy access to the M8 and M9 providing good transport links to the central belt and beyond.

The train station at West Calder provides trains to Glasgow and Edinburgh, and West Calder itself offers a range of local amenities.

Access

From the A71 access to the site is taken from Park Drive on to Stable lane currently. Please see the enclosed title plan showing the proposed new access for the development. Please contact the Sellers Solicitor for further information.

What3words:

petrified.plotter.relieves

Postcode:

EH55 8QL

Directions

From Glasgow join the M8 towards Edinburgh, at junction 4 take the A801 exit towards Bathgate and Whitburn. At the Whitburn interchange take the 3rd exit onto the A801, then turn left onto Main Street / A705 for approximately 1 mile before turning right onto the B792.

Turn left onto A71 and follow before turning right onto Park Drive and continue onto Stable Lane.

From Edinburgh join the A71 for approximately 20 miles before turning left onto Park Drive and continuing onto Stable Lane.



Description

The site at Limefield Mains Steading is located south east of the village of Polbeth and extends to approximately 2.78 acres.

The site benefits from planning permission to convert the existing steading to form six houses (including alteration and extension of 3 existing houses) and 4 offices and the erection of 8 houses. The is granted under planning reference 0203/FUL/23 granted in December 2024, a renewal of previous planning reference 052/FUL/17 by West Lothian Council.

Prospective purchasers should make their own investigations into any planning and building consents and seek relevant professional advice.

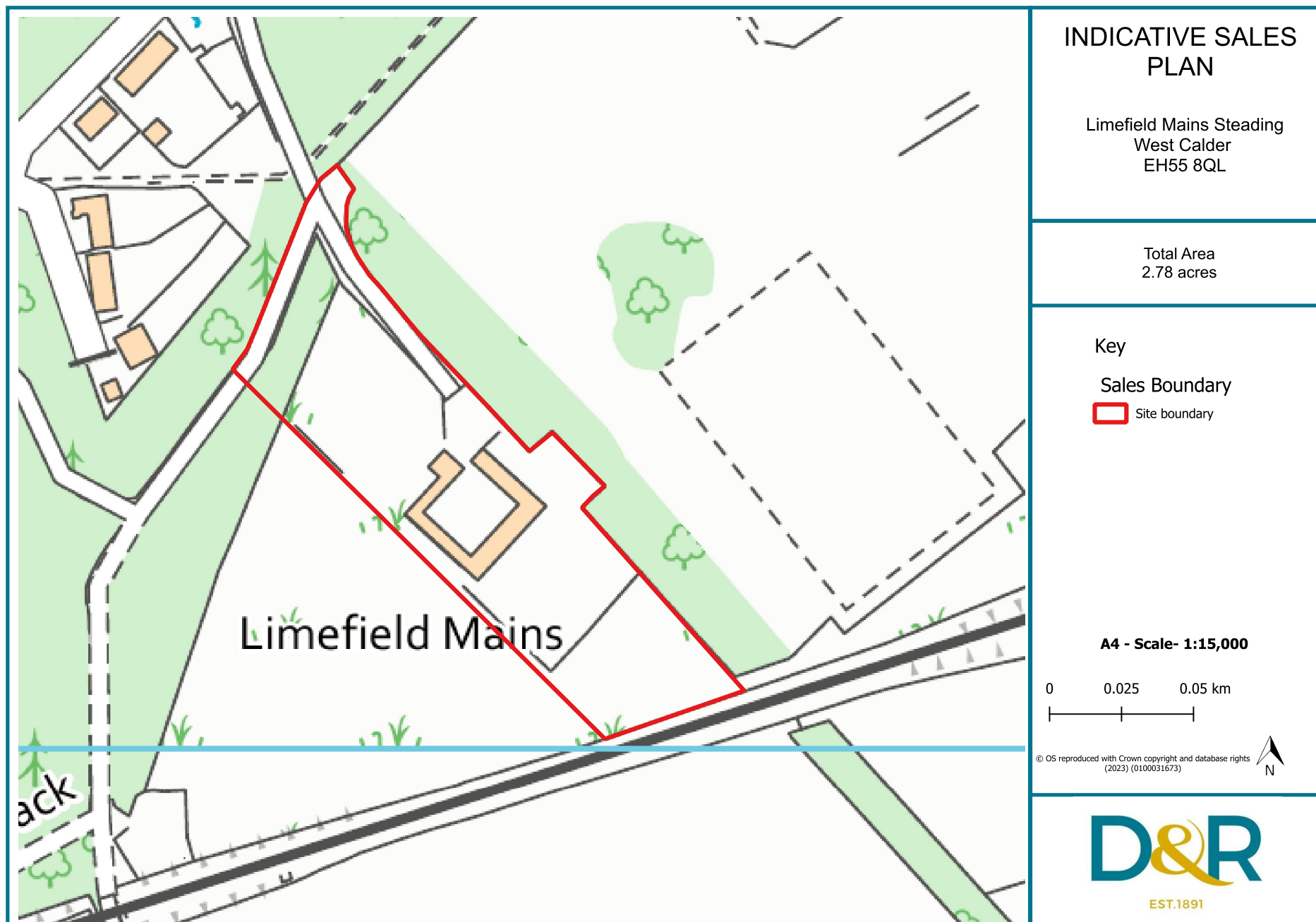
Services

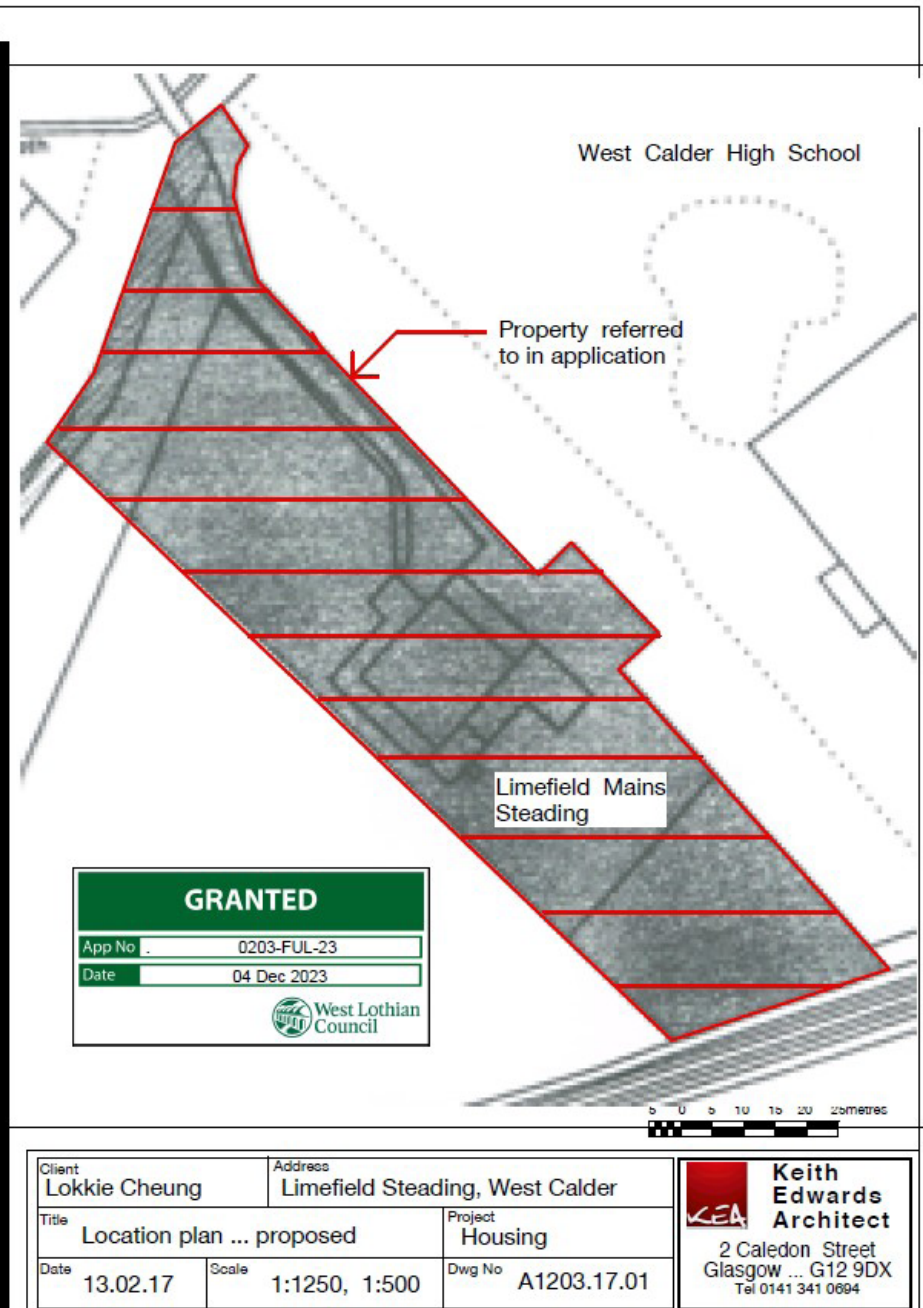
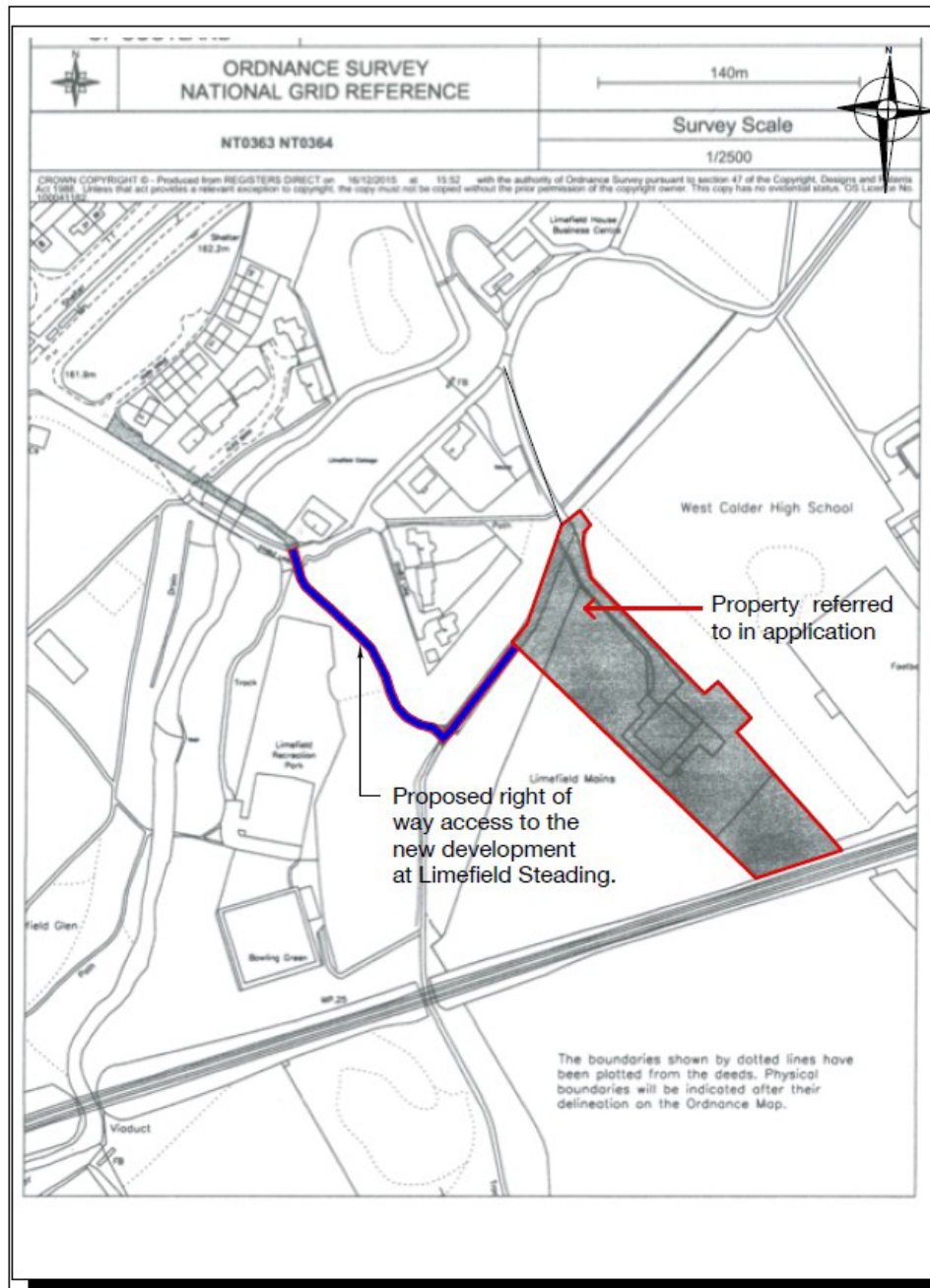
It is understood that water and electricity have been on the site previously, however these are currently not in use.

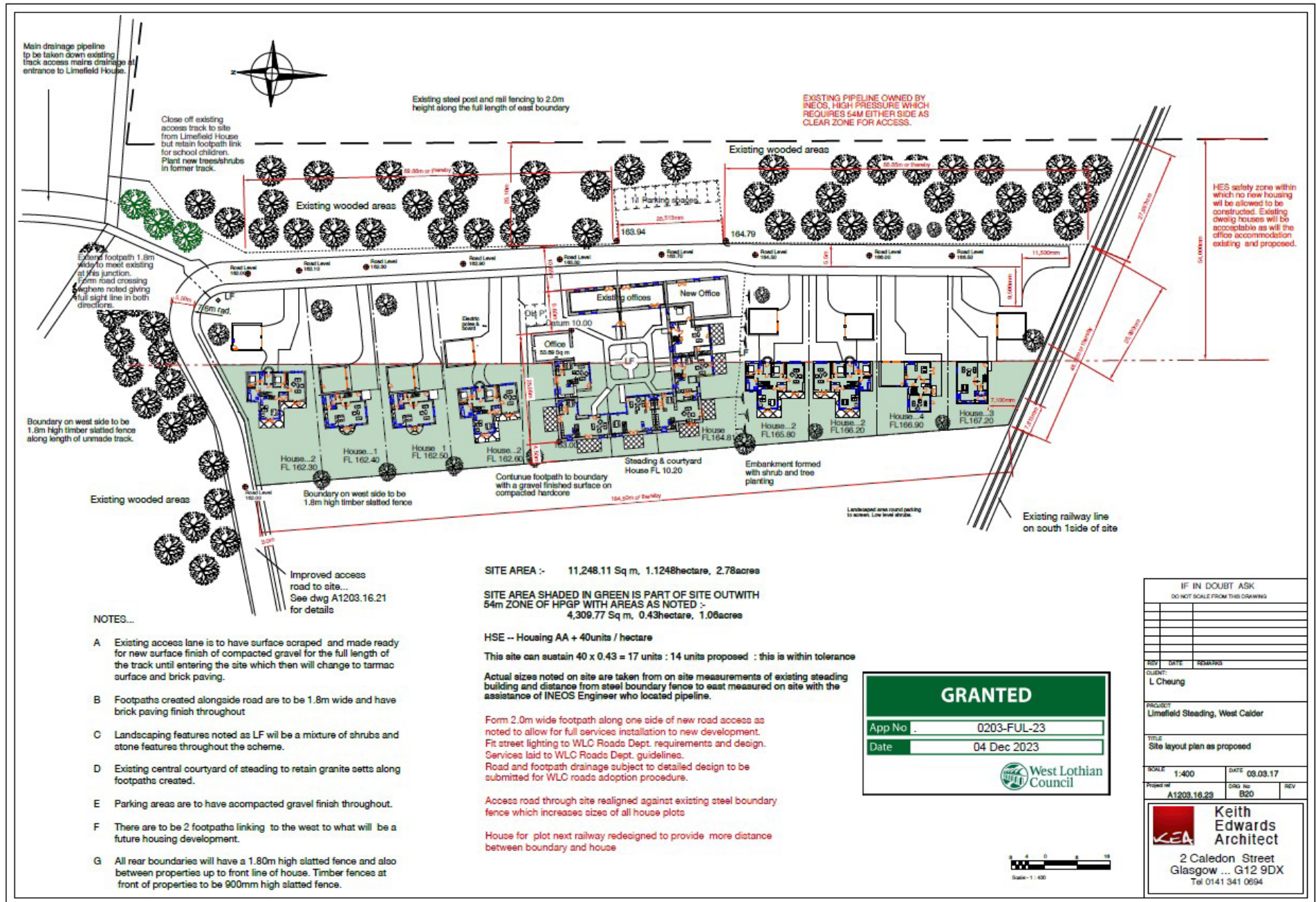
Prospective purchasers should make their own investigations into any services and seek relevant professional advice.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances. Please be aware that the site is currently in a redundant state.







Planning & Development

Prospective purchasers should make their own investigations into any planning and building consents and seek relevant professional advice.

Sporting Rights

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

Mineral Rights

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

Health & Safety

Given the potential hazards of the property we request that you take as much care as possible when making your inspection of the property for your own personal safety.

Local Authority

West Lothian Council
7 Whitestone Pl
Whitehill Industrial Estate
Bathgate
EH48 2HA
Tel: 01506 280000

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.

Solicitor

Mellicks incorporating Naftalin Duncan & Co.
FAO J Scot Dickson
160 Hope Street
Glasgow
G2 2TL
DX GW23
Tel: 0141 332 0902

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

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.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

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.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared: June 2024

Photographs Taken: June 2024

