

An aerial photograph of a residential development site. A red outline highlights a specific plot of land in the center-right of the image. This plot contains several buildings, including a large, dark-roofed structure and a smaller, light-colored building. The surrounding area includes a residential neighborhood with houses and green roofs to the left, and a large green field to the right. A road runs horizontally across the bottom of the image.

FOR SALE

16 Raw Holdings Development Site

East Calder, West Lothian, EH53 0HN

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

16 Raw Holdings Development Site

East Calder, West Lothian,
EH53 0HN

A unique opportunity to acquire a site with planning permission in principle for a 0.28-hectare residential development on the edge of the popular town of East Calder.

- Accessible location with excellent transport links.
- Good local amenities and a wider range in Livingston.
- Attractive semi-rural location.

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 country walks.

Access Access is currently taken from Langton Road heading into East Calder via the main entrance to 16 Raw Holdings. It may be that a new access would have to be created for the development.

What3words:

Middle of land – seashell.below.driftwood

Directions

From Edinburgh follow the A71 west for approximately 6 miles before turning right towards East Calder, the property will be on the right after about 300 metres.

Description

16 Raw holdings is a traditional smallholding on the edge of the town of East Calder. The site with approved planning in principle extends to approximately 0.28 hectares (0.69 acres). The site currently comprises of level ground that has historically been used for arable farming and hard standing yard space including a large steel portal framed agricultural shed.

The proposal is to develop a small infill site within the settlement boundary of East Calder. The adjacent land has been developed for residential housing, and it has been deemed by the council that the development of this site at 16 Raw Holdings would be compatible with that development.

Further details about the approved planning permission in principle are available from the selling agents.

Tenure

The property is offered for sale as a freehold title property.

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



Relevant Site Planning History

Application number	Date	Proposal	Decision
0472/P/24	5/11/25	Planning permission in principle for a 0.28ha residential development	Granted
0578/P/23	3/7/23	Planning permission in principle for a 0.28ha residential development (amended from 6 houses)	Withdrawn
0583/P/22	27/6/22	Planning permission in principle for the erection of 6 houses	Refused
0297/P/22	1/4/22	Planning permission in principle for the erection of 6 houses	Withdrawn

Services

The property benefits from mains electricity and water supplies.

Planning & Development

The most recent planning application was granted permission on 5th November 2025 under planning reference 0472/P/24

Mineral Rights

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

Local Authority

West Lothian Council
 West Lothian Civic Centre
 Howden South Road
 Livingston
 West Lothian
 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.

Solicitor

Thorntons Solicitors
 65 Haymarket Terrace
 Edinburgh
 EH12 5HD
 Ref – Tim McKeown

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.

Method of sale & guide price

Offers for the subject as a whole are sought in excess of £285,000

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.

Broadband/Mobile signal

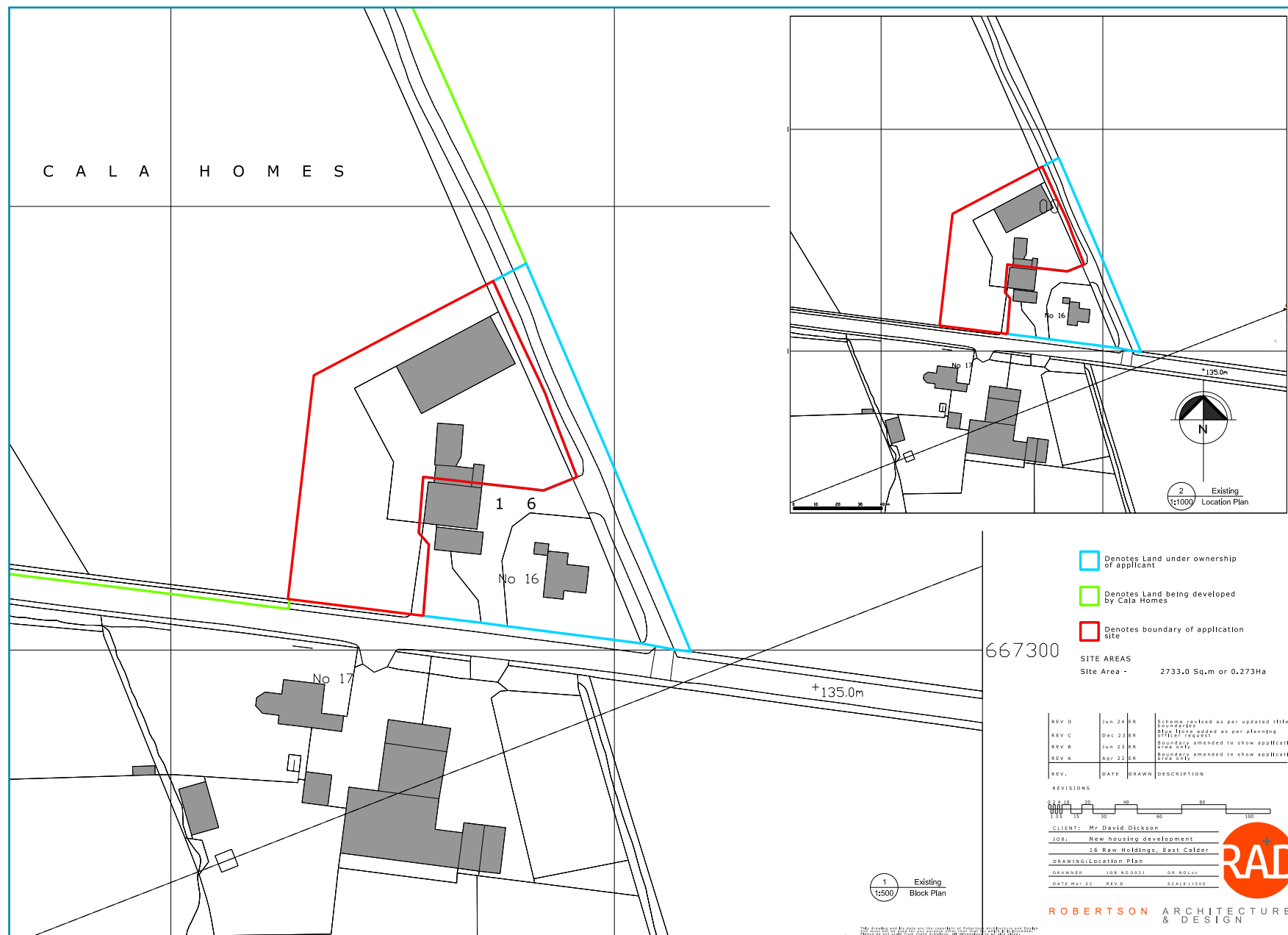
We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

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 and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

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.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

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 – August 2026

