

FOR SALE

Development Opportunity at Mossend

Mossend, West Calder, EH55 8RZ

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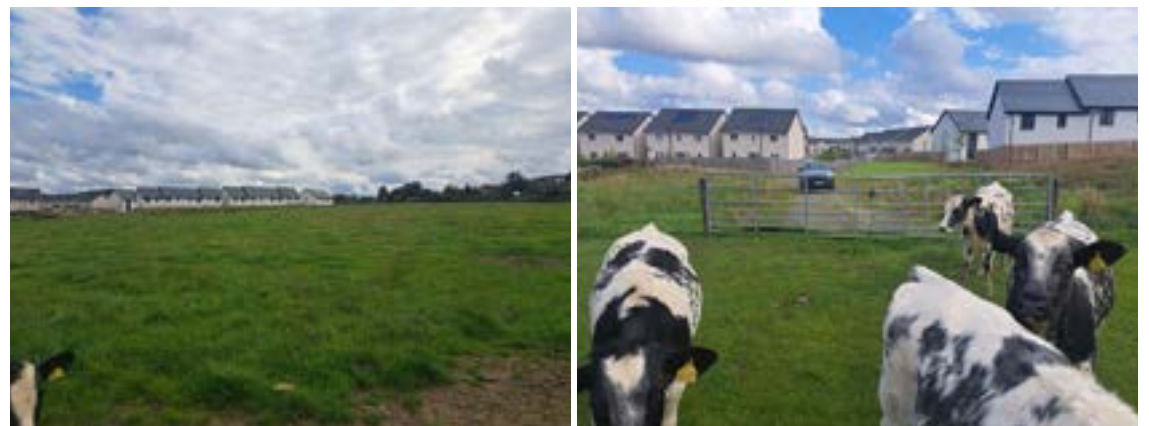
An opportunity to acquire a development site extending to approximately 2.25 acres (0.91ha) on the fringe of the popular commuter village of West Calder.

Planning permission has previously been granted for residential development as part of a wider project. As such, it is believed there is a strong possibility that planning permission would be granted again.

Located adjacent to existing settlement
Close to A71 leading to Edinburgh
Close to Pentland Hills Regional Park
Planning permission previously granted

Selling agents

Davidson & Robertson	Tel:	0131 449 1155
Rural Centre	Fax:	0131 449 5249
West Mains	Email:	sales@drrural.co.uk
Ingliston	Web:	www.drrural.co.uk
EH28 8LT		



Situation

The site is situated to the west of the historic village of West Calder which provides a range of local amenities and services. Its location makes it a popular rural commuter village with a railway station for Edinburgh and Glasgow.

West Lothian is a popular region for residential development due to its accessibility to the key transport links throughout the Central Belt as well as its proximity to idyllic rural locations such as the Pentland Hills Regional Park. West Calder is in a prime location to benefit from these pull factors.

Livingston – 3 miles
 Edinburgh – 17 miles
 Glasgow – 29 miles

Access

Access is taken from the Monarch's Way development off Mossend View road.

What3Words address: ///tickling.sprinter.boardroom

Description

The site is located in the Mossend suburb of West Calder which is currently undergoing other residential development. At present, the site comprises of 2.25 acres of un-zoned bare grassland with the potential for residential development subject to the relevant investigations and approvals.

Planning permission has been granted in the past as part of a larger residential development. Access to the site is taken through the Monarchs Way development, all relevant access and servitude rights to the site have been secured, subject to the adoption of the roads and services in Monarchs Way.

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 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.

Solicitor

Brodies LLP
 58 Morrison Street
 Edinburgh
 EH3 8BP
 Tel: 0131 228 3777
 Ref – Graeme Leith

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.



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.