

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

**FOR SALE**  
**LAND AT NEWHOUSES ROAD**

BURNSIDE, BROXBURN, EH52 5NZ

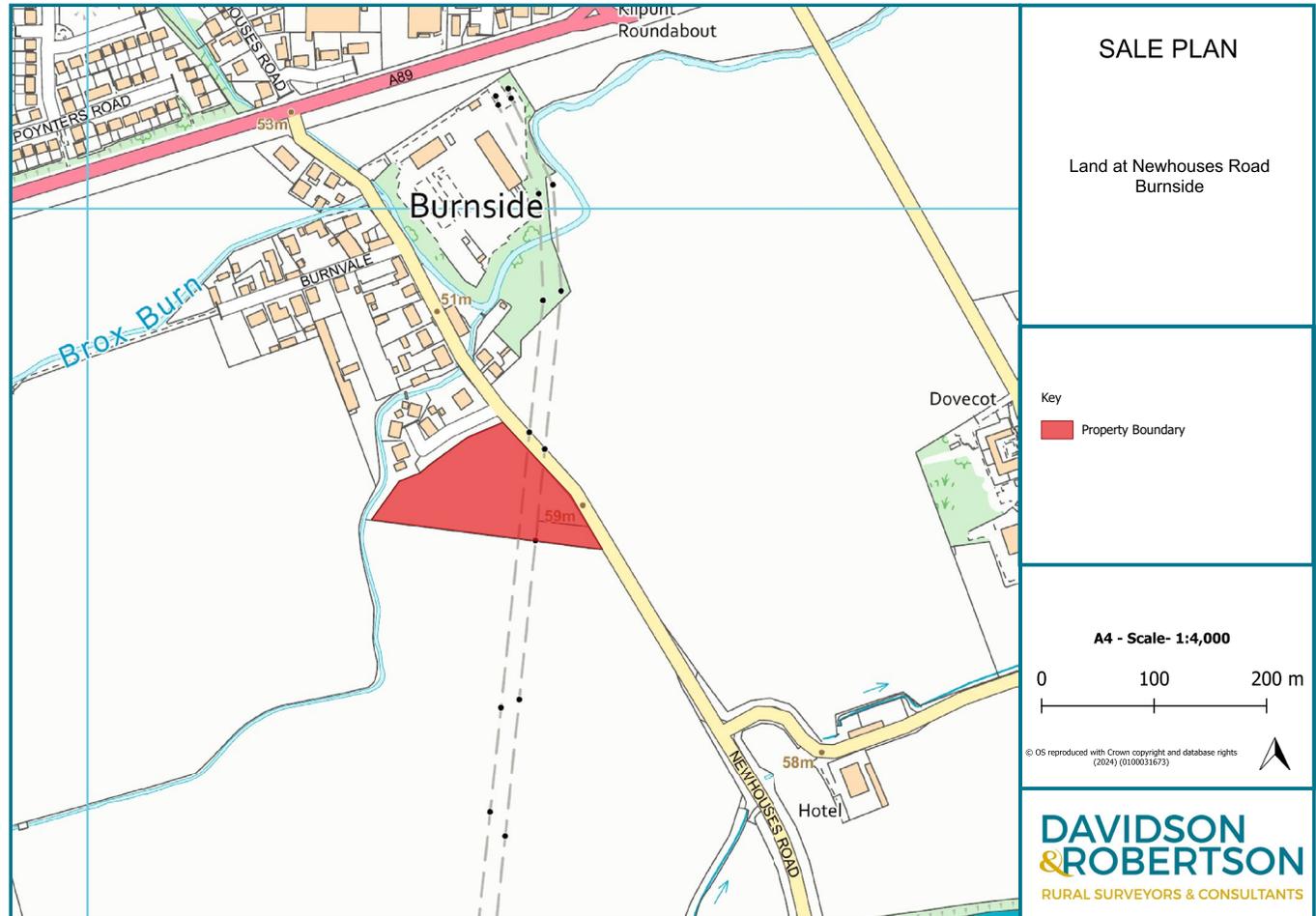
# Land at Newhouses Road

Burnside, Broxburn, EH52 5NZ

A unique opportunity to acquire a parcel of land comprising of approximately 3.3 acres (1.33ha).

- Future development potential
- Close proximity to Edinburgh
- Good transport Links

The land is situated close to the town of Broxburn which is a popular commuter town located approximately 13 miles west of the centre of Edinburgh. The land benefits from good access to the M8 & M9 and other transport links.



## Selling agents

### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)

### Situation

The land is located to the south of Broxburn, and is approximately 12 miles from the centre of Edinburgh. Broxburn offers a variety of local amenities, including supermarkets, cafés, restaurants, and essential services.

Edinburgh – 12 miles  
Stirling – 18 miles  
Glasgow – 25 miles

### Access

Access to the land can be taken directly via Newhouses Road.

### What3words:

///burst.skylights.cookie

### Directions

From Edinburgh, head west on the A8 heading towards Broxburn and Glasgow, go straight over the Newbridge Roundabout onto the A89, follow the A89 for approximately 1.5 miles taking the 1st exit from the roundabout to stay on the A89. After 0.2 miles turn left onto Newhouses Road, the land is located on the right-hand side after 0.2 miles.

## SALE PLAN

Land at Newhouses Road  
Burnside

Key  
 Property Boundary

A4 - Scale- 1:4,000

0 100 200 m

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### Description

The land at Newhouses Road, Broxburn extends to approximately 3.3 acres (1.33ha) and presents potential for future development, subject to obtaining the necessary consents. Currently, the site is predominantly grassland and is used for grazing. Located in a quiet area, the land offers attractive countryside views, roadside access, and convenient connections to wider transport routes, including the M8 and M9.

The field is separated from the public road by an unadopted verge, but uninterrupted access has been taken since the present owner took title in 2017 and so far, as he is aware since it was acquired by his family.

### Services

It is understood there are water and electricity supplies nearby.

### Planning & Development

A planning application was previously submitted in 2018 for planning permission in principle which was refused at the time. There has since been the introduction of the National

Planning Framework 4 and West Lothian Council are currently calling for sites for the next local development plan (May 2025).

### 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.

### Local Authority

West Lothian Council  
7 Whitestone PI, Bathgate EH48 2HA

### 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

Peterkin & Kidd  
6-8 High St  
Linlithgow  
EH49 7AF  
01506 845191

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 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.

Photographs Taken: January 2025  
Particulars Prepared: February 2025

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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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