

Indicative Sale Plan

126.6m

Drumsh

Mast

Tk

125.3m +

FOR SALE

**Development land off Drumshoreland Road,
Pumpherston, Livingston, EH53 0LQ**

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

Pon

Development land off Drumshoreland Road, Pumpherston, Livingston, EH53 0LQ

An exciting opportunity to acquire a site benefitting from planning permission in principle for 22 residential units extending to 0.98ha or thereby.

- Planning permission in principle for residential development (22 houses)
- Well located
- Rural yet accessible location
- Adjacent to Pumpherston Golf Course
- Fantastic commuter location
- Ideal residential development opportunity
- Rare opportunity

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 is situated on the outskirts of Pumpherston, near Livingston in West Lothian in an accessible yet relatively rural situation adjacent to Pumpherston Golf Club.

Access can easily be taken to the Central Belt transport links including the M8, A71 and M9.

Adjacent to the site is Pumpherston Golf Club which offers Pumpherston is a popular village on the outskirts of Livingston, offering a pleasant residential setting while remaining extremely convenient for everyday amenities and commuting including The Centre and Livingston Designer Outlet, which provide an excellent selection of shops, restaurants, cafés and leisure facilities.

There are local shops and services within the surrounding area, while schooling is available locally at both primary and secondary level. For those who enjoy the outdoors there are plenty of pleasant walking routes and green spaces nearby, including Almondell and Calderwood Country Park which offers extensive woodland walks and scenic riverside trails.

Commuters are particularly well served, with excellent transport links close by. Livingston North and Uphall railway stations provide regular services to both Edinburgh and Glasgow, while the nearby M8 motorway allows straightforward road access across the Central Belt. As such, the location offers an ideal balance between village living and easy connectivity to the surrounding towns and cities.

Livingston – approx. 2 mile
Edinburgh – approx. 16 miles
Glasgow – approx. 32 mile

Access

The site can be accessed directly from the public highway.

What3words:

///remix.broadcast.sober

Directions

From the Newbridge roundabout take the A89 towards Broxburn, after approximately 2 miles take a left turn towards Almondell and Calderwood Country Park. After approximately 1 mile turn right onto Drumshoreland Road and continue for approximately 1.5 miles past the golf club and the site will be on your left hand side.

Description

The site benefits from planning permission in principle which was recently granted for residential development (22 houses).

Relevant Site Planning History

Application number	Date	Proposal	Decision
0837/P/24	09 July 2026	Planning permission in principle for a 0.98ha residential development	Granted

Indicative house types

House type	Description	Size (m2)	Number
A	4 bed Detached	125	6
B	3 bed Detached	112	3
C	4 Bed detached	125	3
D	4 Bed Detached	125	3
E	3 Bed Detached	112	6
F	3 Bed Detached	112	1

Services

Utility services including mains water, electricity and drainage are understood to be available adjacent to the site.

Planning & Development

Prospective purchasers should make their own investigations and enquiries into the planning consents and all relevant information, and seek professional advice if required.

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.

Wayleaves

TBC

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

Ian Fraser,
Thorntons Law LLP
65 Haymarket Terrace,
Edinburgh,
EH12 5HD
01312 258705
ifraser@thorntons-law.co.uk

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.

Method of sale & guide price

Offers for the subject as a whole are sought in excess of £800,000.

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 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.



Restrictions

The property is not understood to be affected by conservation area status, lease restrictions, listed building status, real burdens, permitted development restrictions or Tree Preservation.

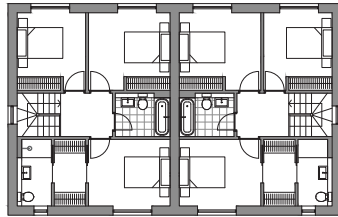
Protected species surveys have been undertaken. Appropriate mitigation measures have been identified and can be implemented in accordance with statutory requirements.

Indicative Plan

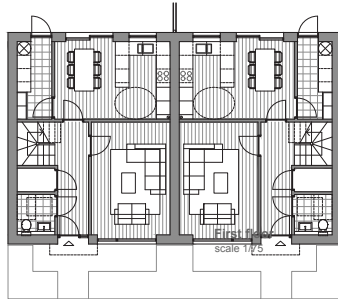


Site plan
scale 1/250

Indicative Plan

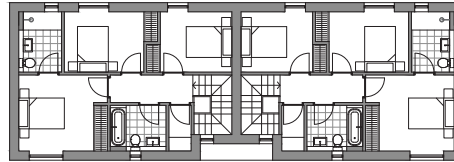


First floor
scale 1/100

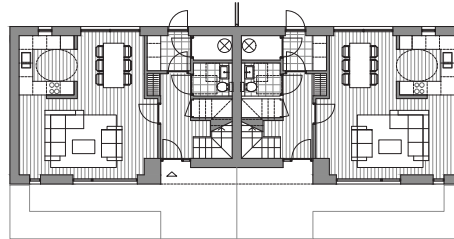


Ground floor
scale 1/100

House type B - 112m²
Detached, 3 bedrooms

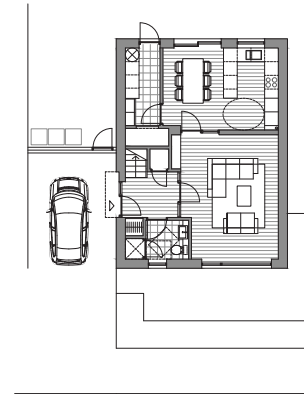


First floor
scale 1/100



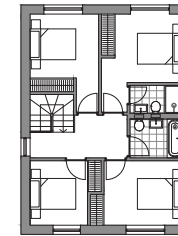
Ground floor
scale 1/100

House Type E - 112m²
Detached, 3 bedrooms

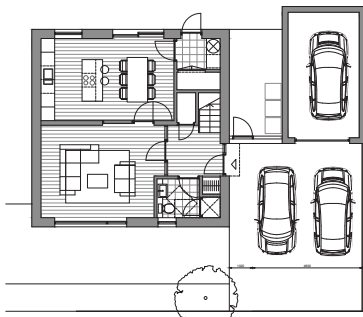


Ground floor
scale 1/100

House Type A - 125m²
Detached, 4 bedrooms

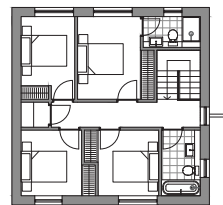


First floor
scale 1/100

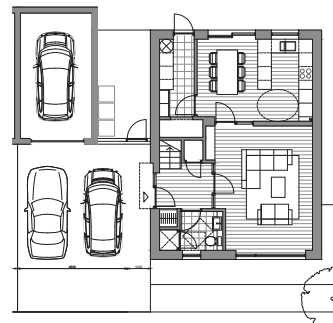


Ground floor
scale 1/100

House Type D - 125m²
Detached, 4 bedrooms

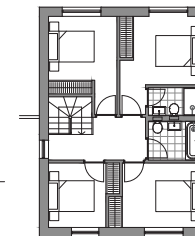


First floor
scale 1/100



Ground floor
scale 1/100

House Type C - 125m²
Detached, 4 bedrooms



First floor
scale 1/100

REV. DATE DETAILS BY
Planning Application

META
architecture

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Drumshoreland Road Site
(Local plan ref: H-PU 2)
Pumpherton, West Lothian
Typical Indicative house types

CDR(PL)003

Revision: Drawn by: GN
Scale/Format: 1:100 @A1 Date: 16.09.24
This drawing is intended for Planning Application only.

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0 1 2 3 4 5m 10m 1:100@A1

Rights of way

The property is not understood to be subject to any public rights of way, footpaths or bridleways.

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 – July 2026 Photos taken – July 2026

