



Colinshiel Farm, Bathgate Road,
Armadale, West Lothian, EH48 2PE

- 21.5 Acres (8.70 hectares)
- Residential Development Opportunity
- Identified in the LDP for Residential

LOCATION

Armadale is a traditional West Lothian town with good links to both Glasgow and Edinburgh.

The subjects are located approximately one mile to the north of Armadale Train Station which is on the main Glasgow to Edinburgh line. In addition, the subjects benefit from five local primary schools in the immediate vicinity, whilst Armadale Academy is located approximately one mile to the west of the subjects.

Armadale is well served by local shops, an Xcite Swimming Pool/Gym and benefits from an Asda Supermarket located close to Armadale Train Station.

Polkemmet Country Park and Whitburn Leisure Centre are located within a 10 minute drive of the subject property.

SITE DESCRIPTION

The land for sale extends to approximately 21.5 acres (8.70 hectares). The residential development opportunity has a well positioned edge of town location with the site providing attractive views over the neighbouring countryside.

PLANNING

The West Lothian Local Development Plan (LDP) was adopted in September 2018.

The land is identified for residential development (allocation H-AM 5) in the adopted LDP. This allocation identifies 20 hectares of land for residential development with an indicative capacity of 135 units. The table below sets out the details of this residential allocation and site delivery requirements.

The land also forms part of the wider Armadale Core Development Area (CDA). POLICY CDA 1: Development in the Previously Identified Core Development Areas details that:

"The Council will continue to support housing and mixed used development within those parts of West Lothian previously designated Core Development Area (CDAs) in Armadale, East Broxburn/ Winchburgh and Livingston & Almond Valley subject to the preparation of master plans to be approved by the Council. Infrastructure requirements are identified in Appendix 2 and further details will be provided in subsequent supplementary guidance and the Action Programme. Any related planning obligations will require to meet the policy and legal tests set out in Policy INF 1.

Planning conditions and legal agreements will be used to secure infrastructure funding and proper phasing of development. Developer contributions will be sought in accordance with Scottish Government Circular 3/2012 'Planning Obligations and Good Neighbour Agreements' ; as interpreted by emerging case law and amended by subsequent amendments and legislation. Contributions will also be required to remedy deficiencies in local facilities and amenities which result from proposed developments.

A diversity of house types, tenures and densities must be provided within these areas. Within the mixed use areas net housing densities shall average at least 25 residential units per hectare. Affordable housing shall be provided within the previously identified CDAs in accordance with policy HOU 4 (Affordable Housing and relevant Supplementary Guidance)."

Site Ref	HLA Ref	Site Name	Are (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 5	Part of Armadale CDA and carried forward from WLLP	Colinshiel (Site A	20.0	135	Site to be the subject to masterplan Link road to A89 required	Access to be determined by master plan	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past working and an assessment and/or investigation may be required. The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and/or remediation may be required. The site may have archaeological potential and an assessment and/or investigation may be required. A wetland area within this site is being considered as a Local Biodiversity Site (LBS). Small watercourses running along the north eastern boundary of the site should not be culverted. A physical stand-off from the site boundary should be observed and should contribute to the green network

Appendix 2 of the LDP sets out the following specific infrastructure requirements for Armadale:

PRICE

Offers are invited for the site.

Parties should note their interest to Graham + Sibbald in the first instance to be kept informed of any closing date set.

REQUIREMENTS FOR INFRASTRUCTURE, LOCAL FACILITIES AND AMENITIES FOR HOUSING PROPOSALS IN CORE DEVELOPMENT AREAS:

Schools

- Two single stream primary schools (or equivalent); and
- Contribution to cost of funding Public Private Partnership (PPP) scheme to extend Armadale Academy;

Transport

- New distributor road network serving the southern expansion of the town linking Lower Bathville, A801 and B8084;
- New distributor road serving expansion at Colinshiel linking East Main Street with B8084;
- Network of pedestrian and cycleway links including new cycleway connections to National Cycle Route 75 and links to the paths in the surrounding countryside;
- Dualling the A801 between Boghead Roundabout and M8 junction; and
- Contributions to park and ride provision on the south side of Armadale railway station

Local Facilities and Amenities

- Enhancement of open space area at Black Moss between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- Woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the west edge of the allocations at Standhill;
- Extension of Armadale Road Town Walk (re-named Davie Kerr Heritage Trail) into both the Colinshiel and Standhill areas;-
- Contribution to improved library facilities;
- Management plan for Colinsheil Wood;
- If facilities of a district level are not able to be provided within the new settlement boundary due to space constraints, then facilities in neighbouring district parks (Balbardie Park, Bathgate and proposed district park in Whitburn), should be extended and upgraded to meet the increased demand.





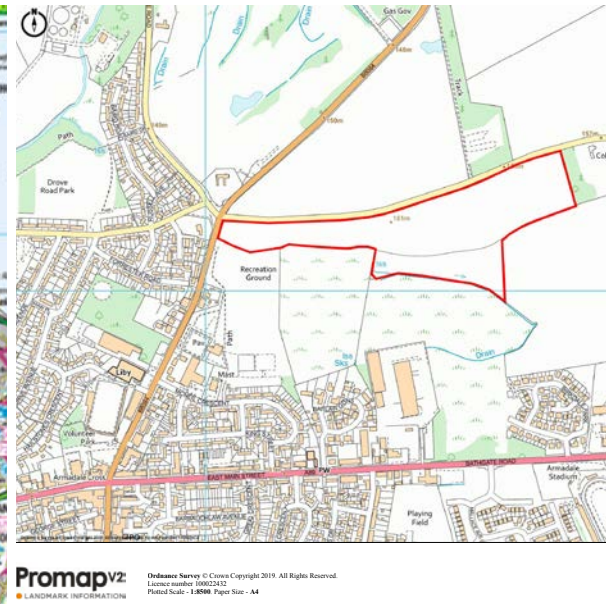
Further Information



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