



**FOR SALE**  
**OUTSTANDING DEVELOPMENT OPPORTUNITY**

**LAND AT LIMEFIELD MAINS**  
**SOUTH EAST OF POLBETH,**  
**WEST LOTHIAN, EH55 8QL**



**BALLANTYNES**  
CHARTERED SURVEYORS  
ESTATE AGENTS & LETTINGS





# LAND AT LIMEFIELD MAINS, SOUTH EAST OF POLBETH, WEST LoTHIAN, EH55 8QL

WINCHBURGH 5 MILES

EDINBURGH 15 MILES

EDINBURGH AIRPORT 9 MILES

GLASGOW 37 MILES

## LOCATION

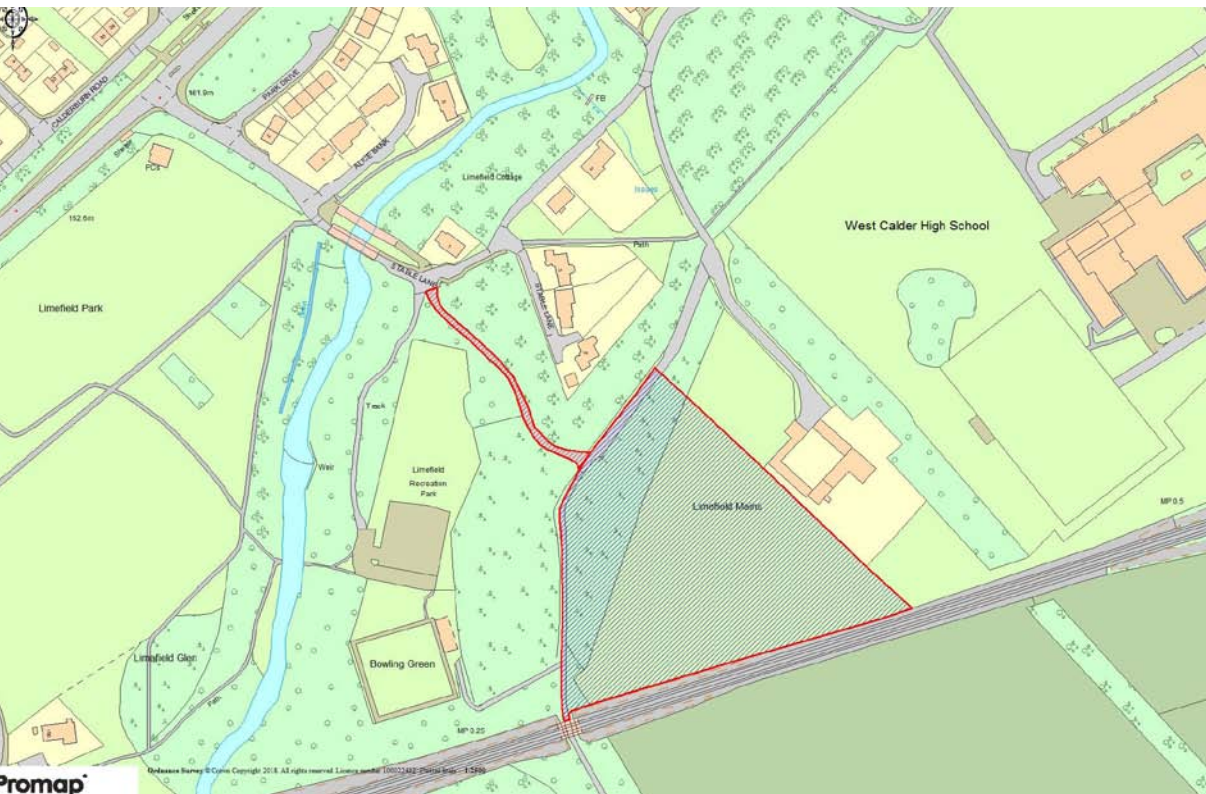
The site is located within the on the outskirts of Polbeth just off Stable Lane. Polbeth is a small village situated in the southern reaches of West Lothian. Livingston and Bathgate are 10 minutes and 20 minutes by car respectively and easy access to the M8 and M9 motorway networks ensure swift travel times throughout the central belt and beyond.

The train station in West Calder provides frequent high-speed links to Glasgow and Edinburgh. West Calder offers a good range of local shops, with more extensive high street favourites available at The Centre in Livingston. Popular local primary schools include Parkhead, Woodmuir and St Mary's. Secondary education is provided at St Kentigern's and, opening in summer 2018, the new West Calder High School. Great local nurseries abound, offering versatile care packages to suit your needs. Outdoor pursuits are well catered for with Polkemmet, Almondell and Beecraigs country parks all within easy reach by car.

## DESCRIPTION

The site is located south east of Polbeth and extends to an approximate site area of 1.8 hectares (4.4 acres). The site is triangular in shape, comprising mainly open ground with an area of mature woodland and is mainly level with a band of mature trees located on the northern and western edge of the site. The site is bound by a railway to the south and Limefield Mains, a renovated steading, to the east.

Access will be taken from the existing lane off Stable Road and the necessary rights of access will be provided to allow the road to be constructed to the required standard. The access road is shaded red on the attached plan.





## PLANNING

The site is allocated within the current West Lothian Local Plan (Adopted in 2012) as Housing Site HWc12 with capacity for approximately 20 units. The new West Lothian local Development Proposed Plan is due for adoption imminently and identifies the site as “white land” with general development policies being applicable.

Previously the site benefited from a planning consent (0133/2005 for 18 large detached houses). The development was never started and as such the planning consent lapsed.

There are no listed buildings within the site and the site does not sit within a Conservation area.

Parties should seek their own professional advice in relation to planning.

## BIDDING PROCESS

Ballantynes will administer the sale of the land at Limefield Mains on behalf of the client and all enquiries should be made to

Ballantynes in the first instance. The heritable Interest (freehold) is offered for sale as a whole with vacant possession.

Parties should register their interest in order to be kept advised of any Closing date being set. Please note that agents acting on behalf of potential bidders must advise Ballantynes for whom they are acting .

Bidders should note the following information will be required

- Bidding Parties Name
- Headline price and method of payment
- Development layout – identifying potential numbers, layouts and proposed house/flat types.
- Details of proposed scheme including development coverage
- Clawback and overage provisions
- Conditions of purchase
- Timetable of purchase
- Evidence of Board approval
- Legal representative details.

The owner reserves the right to sell the property without any reference to any other party.

Interviews may be held after the closing date. The client shall not be bound to accept the highest or indeed any offer.

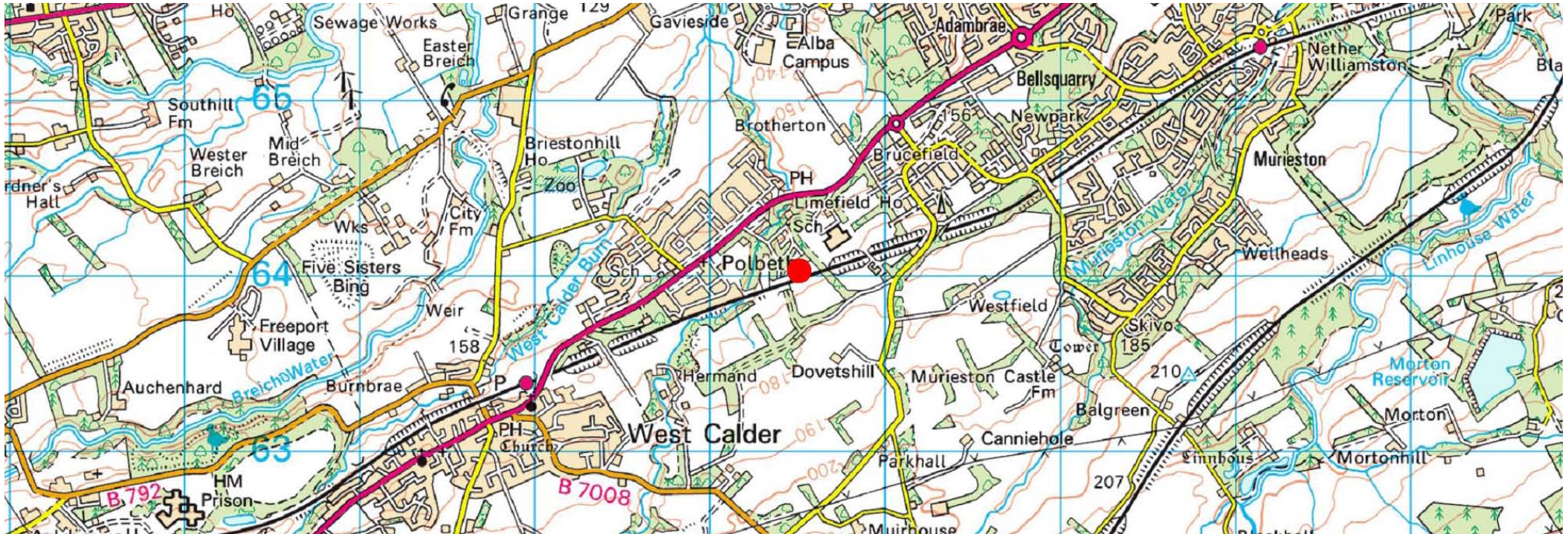
## VIEWING

Viewing is available by appointment – Please contact the sole agent Ballantynes to arrange a site visit.

## CONTACT

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Managing Director

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Ballantynes for themselves, and for the Sellers of this property whose agent they are, give notice that:

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2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
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April 2018