



FOR SALE

DEVELOPMENT

Development Site, Redmill Park, Main Street, East Whitburn, EH47 0PN

Total Site Area approximately 8.6 acres (3.48 hectares)

Excellent location close to Junction 4 of the M8

Development opportunity for a variety of uses subject to planning

Offers over £500,000 exclusive

LOCATION:

Whitburn is situated in the West Lothian district of Scotland approximately equidistant between Edinburgh and Glasgow. The town has the benefit of good road communication links lying to the south of the M8 motorway, being accessed from Junction 4 and the newly created J4A as part of the Heartlands Project which is transforming the area into a popular living and working destination.

The town is of an increasingly residential nature due to its excellent communication links to Glasgow, Edinburgh and other local towns.

The site itself is situated on the eastern boundary of East Whitburn, West Lothian in close proximity to Junction 4 of the M8. The site sits directly off Main Street, approximately 21 miles from Edinburgh and 25 miles from Glasgow.

The location of the site is shown on the undernoted plan:

DESCRIPTION:

The subjects comprise a relatively level parcel of land extending to approximately 8.6 acres (3.48 hectares). The site is bounded by private roads to the east, Main Street (A705) to the north, private housing to the west (Redmill Court) and shrub land to the south. To the south east of the subject site lies a large secure hard standing vehicle storage facility occupied by Copart Car Auctions and a Care Home operated by HC ONE lies to the north west of the site.

PLANNING:

All planning enquiries should be put forward to West Lothian Council. Further information regarding previous planning applications can be found on the West Lothian planning portal under the references 0975/P/03 and 1032/FUL/01.

PRICE:

Offers in excess of £500,000 exclusive of VAT are invited for the purchase of the development site.

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:-

DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)
Fax: 0131 477 6016

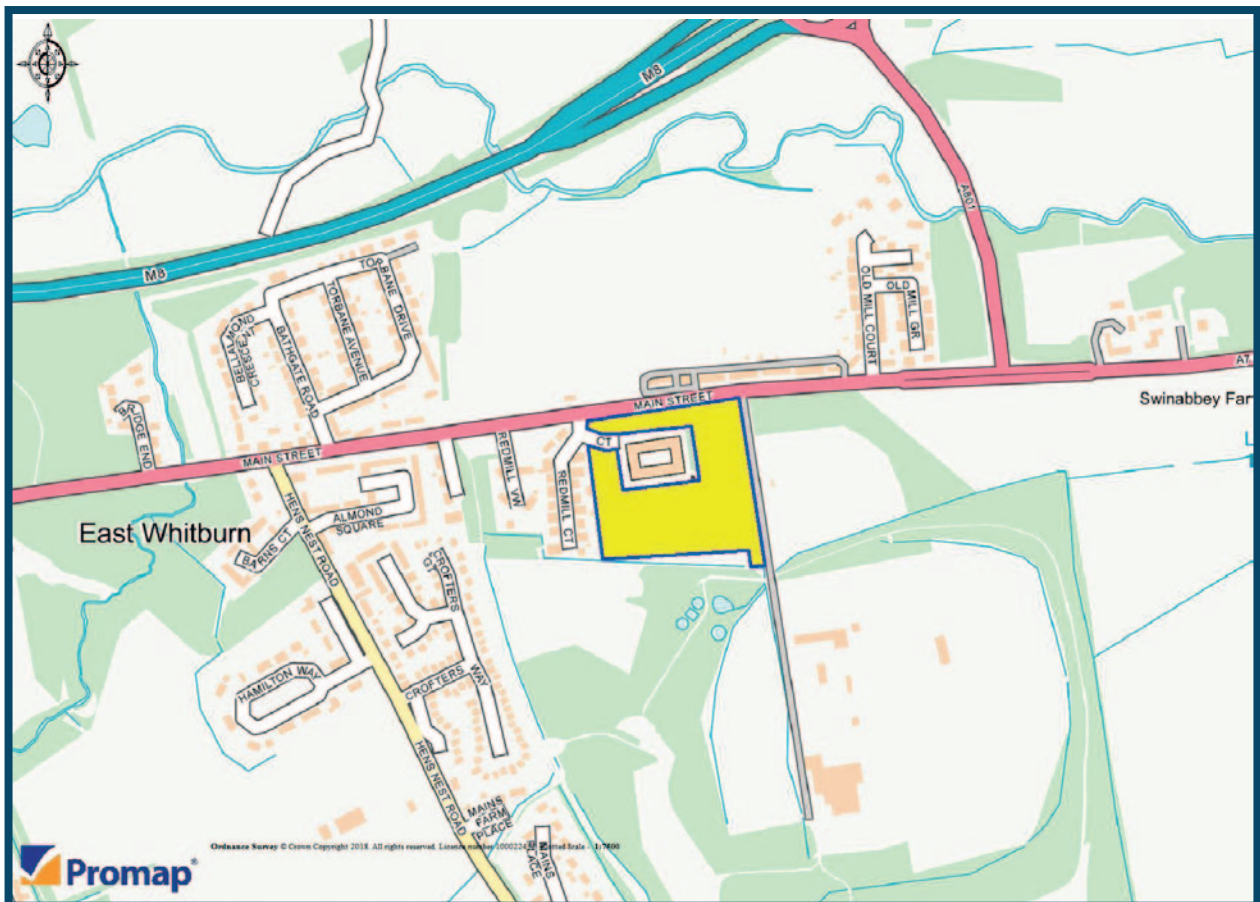
EMAIL: ben.mitchell@dmhall.co.uk
ross.chinnery@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA#

Date of publication: 11 September 2018



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.