



FOR SALE
OUTSTANDING DEVELOPMENT OPPORTUNITY

NIDDRY FARM STEADING
WINCHBURGH, WEST LoTHIAN, EH52 6QT

ON THE INSTRUCTIONS OF:



HOPETOUN

BALLANTYNES
SURVEYORS & ESTATE AGENTS



NIDDRY FARM STEADING, WINCHBURGH, WEST LoTHIAN, EH52 6QT

WINCHBURGH 0.5 MILES EDINBURGH 15 MILES
EDINBURGH AIRPORT 9 MILES GLASGOW 37 MILES

1.1 HECTARES (2.74 ACRES) OF LAND FOR SALE SUBJECT TO PLANNING PERMISSION

LOCATION

Winchburgh is a small village located approximately 11 miles to the west of Edinburgh city centre. The village has its own primary school, with secondary schooling available at nearby Broxburn. The village has a good range of shopping outlets on nearby Main Street, with further amenities to be found at Kirkliston and Broxburn, including excellent sporting and recreational facilities

An efficient public transport network operates throughout the village with regular buses into Edinburgh and throughout West Lothian. The city bypass and main motorway networks are also within easy reach.

DIRECTIONS

From the Newbridge Roundabout take the A89 to Broxburn and follow the road for 1.5 miles. Turn Right on Penial Place and follow the road for 1.1 miles. At the junction turn left over the bridge and follow the road for a further 0.4 miles and turn left up a dirt track.

DESCRIPTION

Niddry Farm Steading is a collection of traditional stone built buildings and more modern steel portal framed buildings located just to the south of Winchburgh. The property extends to approximately 1.1 hectares (2.74 acres). Please note the existing farmhouse is not included within the sale however may be available by separate negotiation. Hopetoun Estates will retain a right of access to the farmhouse and any proposed steading design will need to take account of the access and car parking for the farm house.

PLANNING

The site sits outside the settlement boundary and so is not allocated within the current Local Development Plan or emerging Local Development Plan. However, there are policies within the Supplementary Planning Guidance regarding development in the countryside, which support development of brownfield sites, conversion and re-use of rural buildings etc. It is expected that any application would be made in joint names with both the preferred bidder and Hopetoun Estates.

EMA Architects have been consulted with regards to a potential massing plan for the site in its entirety and a copy of this is available to parties that register their interest. The plan provides a potential capacity of approximately 20 residential units.

Further architectural advice can be sought directly from EMA Architects

Craig Main

EMA Architects
42 Charlotte Square, Edinburgh EH2 4HQ
Tel: 0131 247 1450

Further planning information can be obtained from West Lothian Planning Department at:

West Lothian Council
West Lothian Civic Centre, Howden South Road, Livingston
United Kingdom EH54 6FF

SERVICES

There is mains (3-phase) electricity and water. There is no gas, nor mains drainage on site and interested parties would require to satisfy themselves as to connections and capacity.

NEW ACCESS

As part of the sale process a new Agricultural access road will be required to be provided by the purchasers to allow access to the farm land to the rear of the site.

VAT

Please note the property is subject to VAT and bidders should allow for this within their bid

BIDDING PROCESS

Ballantynes will administer the sale of the Niddry Farm Steading on behalf of Hopetoun Estates 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.

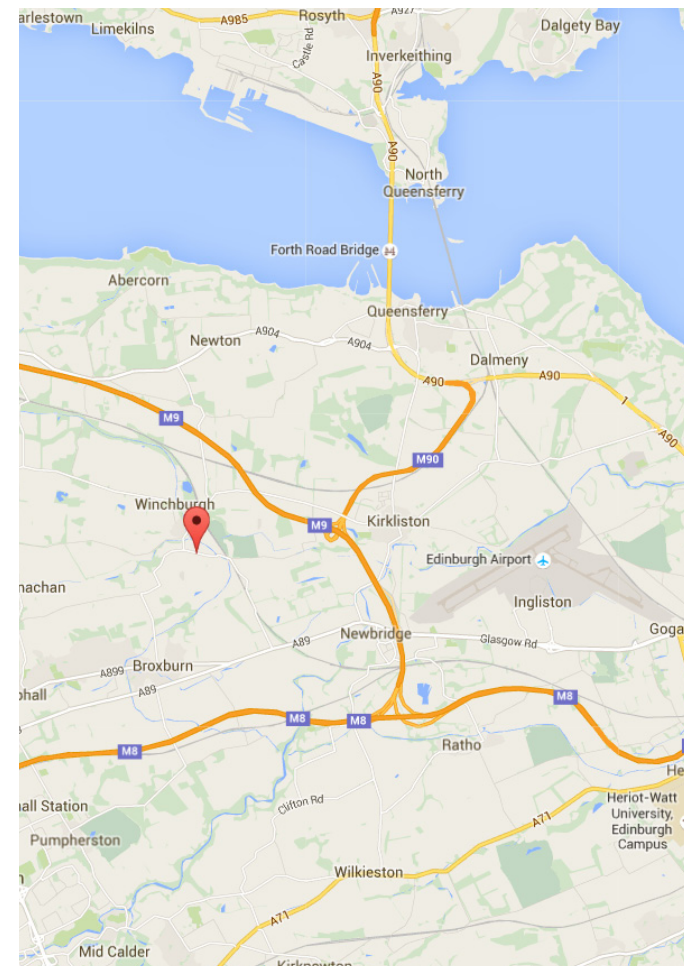
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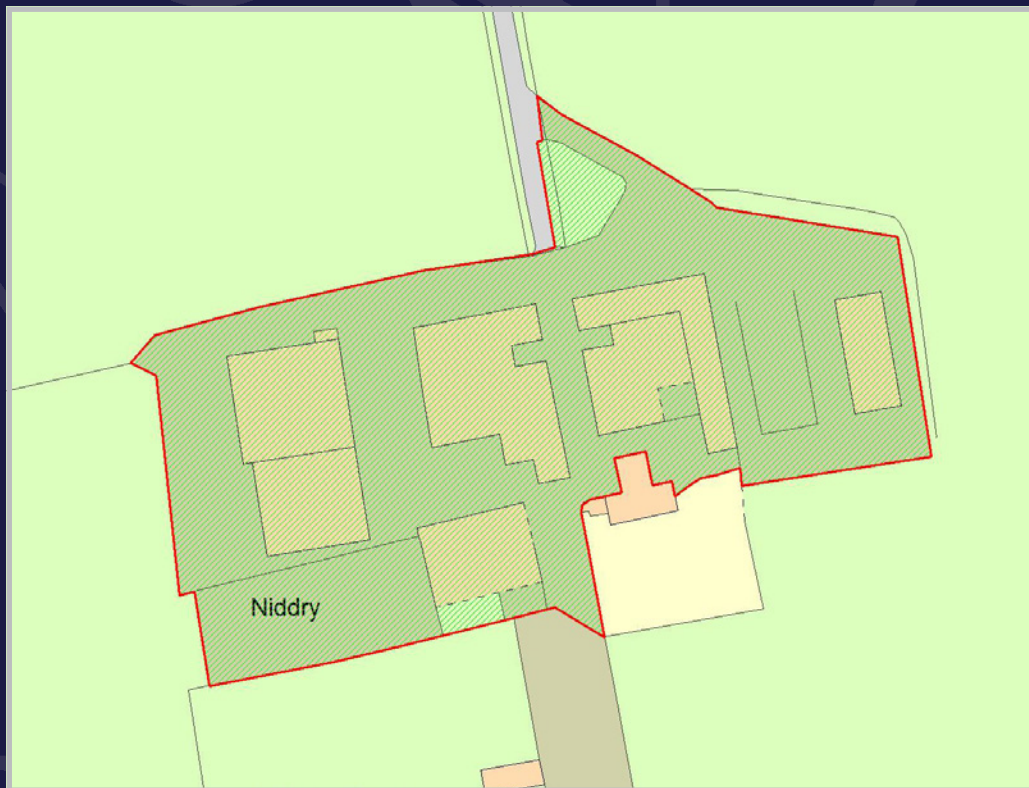
Important Notice

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

1. All particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
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.
3. No person in the employment of Ballantynes Scotland Limited has any authority to make or to give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property or in relation to Ballantynes Scotland Limited, nor into any contract on behalf of the sellers.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

July 2016





Site plan of existing buildings



Potential massing plan