

Prime Development Site

**FOR
SALE**

**1 Simpson Parkway
Kirkton Campus
Livingston
EH54 7BH**

- **PROMINENT LOCATION**
- **WELL ESTABLISHED LOCATION**
- **SUITABLE FOR A NUMBER OF USES; COMMERCIAL, RESIDENTIAL LEISURE (SUBJECT TO PLANNING)**
- **4.65HA (11.5 ACRES)**



ALMONDVALE RETAIL PARK

MORRISONS

**LIVINGSTON DESIGNER OUT-
LET & TOWN CENTRE**

BANNATYNE HEALTH CENTRE

**FUTURE RESIDENTIAL
DEVELOPMENT**



LOCATION

Livingston is located in the heart of central Scotland on the M8 corridor approximately 18 miles west of Edinburgh and 30 miles east of Glasgow.

Livingston is a key commercial centre and is continuing to expand with a population in excess of 45,000 and a catchment of 1.8 million. The town offers extensive retail facilities including Almondvale Shopping Centre and McArthur Glen Designer Outlet. Livingston also has the largest gathering of industrial manufacturing distribution and service sector operators in East Central Scotland. The town is also where the head office of West Lothian Council is based.

THE SITE

The site extends to 4.65 hectares (11.5 acres) thereby and was previously occupied by a manufacturing facility. The factory has now been demolished and cleared to floor level.

The site is bounded to the north and west by Simpson Parkway and to the north east by Gregory Road. The site immediately to the south of the subjects is owned by Royal London (Gladman) who recently received planning consent for residential development.

The site offers excellent development opportunity for a number of uses subject to planning.

TITLE

The site is held on Heritable interest.

TOWN PLANNING

Planning authority West Lothian Council.

Planning consultant:
Jess Powell
Colliers International
0131 240 7500

The adjoining land owner (Gladman/Royal London) have recently obtained planning approval for residential development;

Planning link: <https://planning.westlothian.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=PEBCT2RJLU600>

Application ref: 0844/P/18

ROADS/SITE ACCESS

Access to the site is available via two existing junctions from Simpson Parkway and from Gregory Road.

TECHNICAL INFORMATION

A package of technical information is held by the vendor and can be accessed and downloaded from a data room with further information available on request from the selling agents.

The information available in the data room includes; Site Plan, Topographical Survey, Ground Investigation, Interpretive Report, Ecological Appraisal, Tree Survey, Aerial Photographs TIA, Title Plans.

PRICE

Offers are invited for the heritable interest in the site and interested parties are advised to note their interest in writing so they can be kept up to date with any closing date that may be set.

VIEWING & FURTHER INFORMATION

Further information available from the sole selling agents Montagu Evans.

Bryce Stewart
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bryce.stewart@montagu-evans.co.uk

**MONTAGU
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