

Ryden | Residential Land & Development

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For Sale

Residential Development Opportunity



West Lothian LDP (Draft) Allocation for residential use

Offers on a subject to planning basis considered



**Falkirk Road, Linlithgow
West Lothian EH49 7PG**



0.7 Ha (1.75 acres)

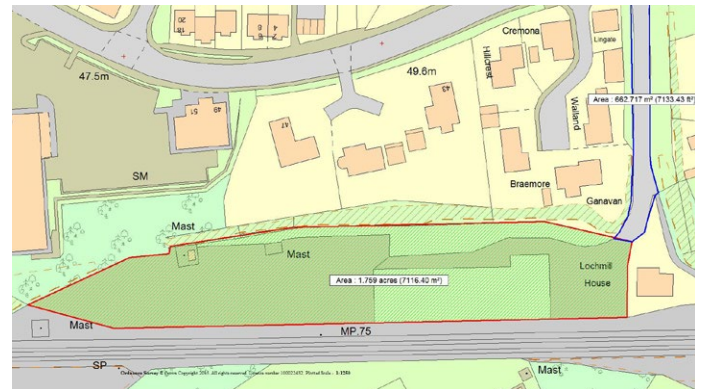
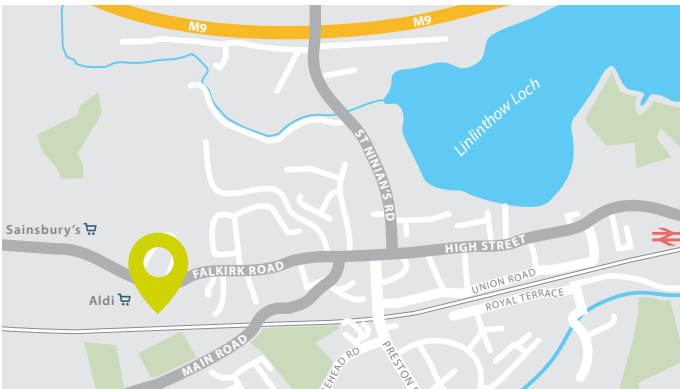
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Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900



LOCATION

The site is located within the attractive West Lothian town of Linlithgow which lies approximately 20 miles west of Edinburgh between Junctions 3 and 4 of the M9 motorway. The town has an approximate population of 13,500 and is a very popular commuting town for both Edinburgh and Glasgow having excellent road links, as well as being on the main Edinburgh/Glasgow railway line. Linlithgow train station is approximately 5 minutes walk from the site, with trains every 15 minutes, to the two largest cities in Scotland.

More specifically, the site is located approximately a half mile west of the town centre just to the south of Falkirk Road. The surrounding area is of a mixed residential and commercial nature with private housing to the north and east and a small retail park to the west with tenants including Aldi and Argos.

DESCRIPTION

The site comprises a roughly rectangular shaped site extending to approximately 0.7 Ha (1.75 acres). Access to the site is by means of a dedicated road running from Falkirk Road with the adjoining house having the right of access over this road.

The site was formerly utilised as a timber pallet manufacturing facility. The buildings were demolished approximately 6 years ago and the site is now generally level and ready for development.

PLANNING

The site has recently obtained status as a new allocation within the West Lothian Draft Local Development Plan (Site Reference: H-LL5) and has identified the site for housing with a capacity for 18 units with access to be via the existing access onto Falkirk Road.

TECHNICAL INFORMATION

A Phase 1 Site Investigation Report is available on request from the sole selling agents.

OFFERS

Offers are invited for the heritable interest in the site. Consideration will be given to offers that are on a subject to planning basis. In the event that a number of interests are received, a closing date may be set for offers in due course. Interested parties should confirm their note of interest to the selling agents, Ryden.

FURTHER INFORMATION & VIEWING

Please contact the sole selling agents, Ryden, 7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN.

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