

# BREAKERS YARD FOR SALE 40 STATION ROAD, ARMADALE, WEST LOTHIAN, EH48 3LJ

APPROX 1.55 ACRES (0.63 HA) IN TOTAL WITH NEW PURPOSE BUILT SHED

## DESCRIPTION

Long established scrap yard of over 30 years, extending to approx. 1.55 acres, close to the M8. The site includes a recently built shed (60' x 40' x 16' to eaves) with a concrete floor, profile steel roof and wall cladding.

The yard sits just to the west of the B8084 and to the south of the railway line, approx. 400m west of Armadale railway station, Asda and the Brewers Fayre. There is security fencing along its northern and eastern boundary and extensive areas of hardcore within. There is a very high spec tarmac access road from the public road. An unrestricted right of access exists from the public road.

Having been used over the prescriptive period of 20 years, the site should secure formal planning consent as a breakers yard. Scope for car sales / light industrial use. The seller may agree to an offer subject to the purchaser securing such a consent. Various uses that might be considered are mainstream housing, low cost housing, vehicle sales, and vehicle and caravan storage.

The site is very visible from the new Airdrie-Bathgate railway line (which borders the site to the north for 240 metres) therefore a more aesthetically pleasing use might be desired by the local authority, eg, car sales. The seller has agreed to pay for a pre-planning application enquiry to establish what use the council would allow. Current local plan is the West Lothian Local Development Plan October 2015.



**OFFERS OVER : £120,000**



  
**mccrae & mccrae** Ltd  
Chartered Surveyors, Estate Agents, Planners & Valuers

McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,  
Dunfermline, Fife, KY12 7PD 01383 722454





Improved access to yard



Rear section of yard



Entrance to yard



Steel shed (60' x 40' x 16' to eaves)





Interior of Shed



Interior of Shed

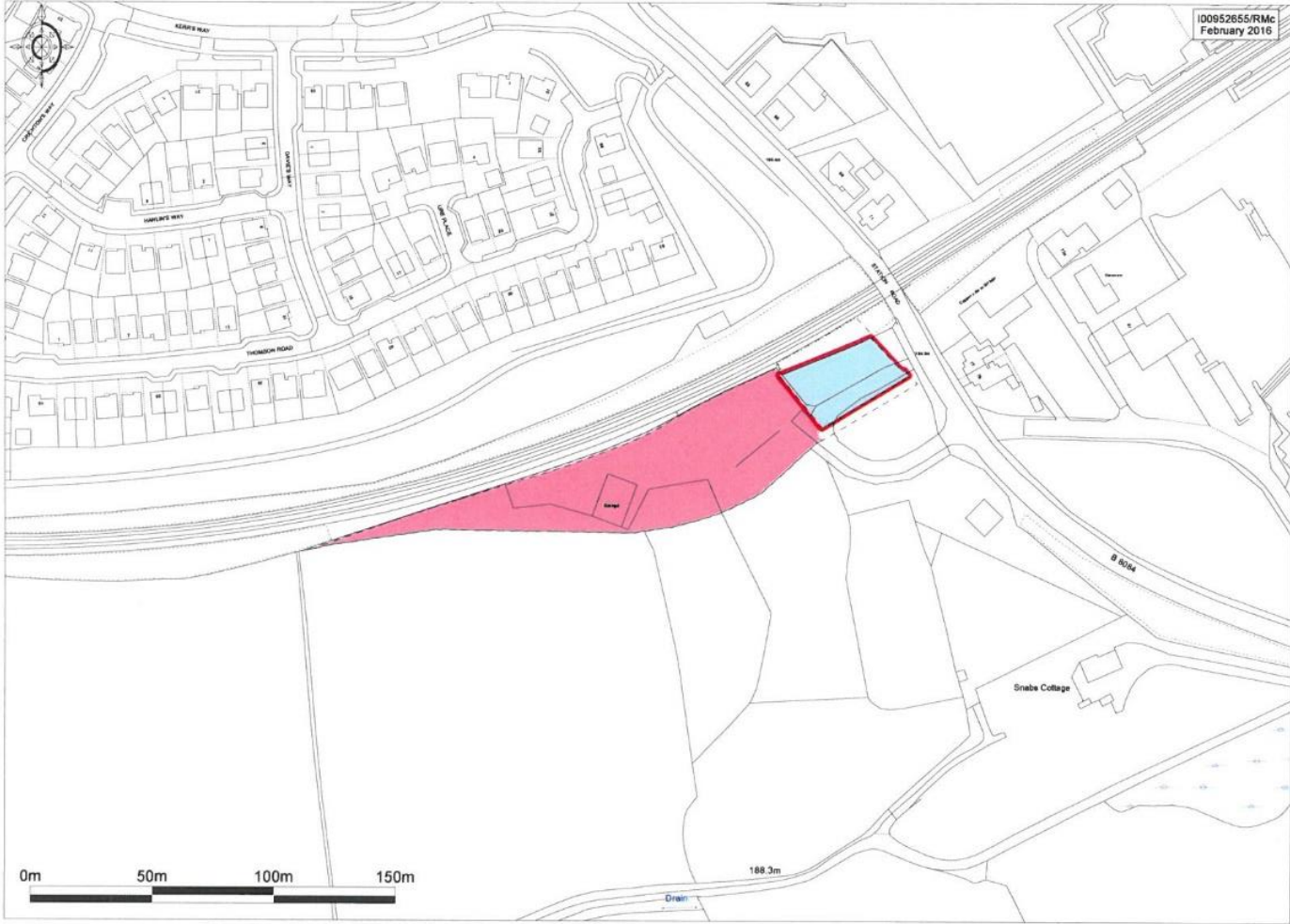


Interior of Shed



Interior of Shed

LAND AT ARMADALE HAULAGE YARD  
STATION ROAD, ARMADALE



The pink and blue areas are included in the sale. The blue area extends to approx. 0.24 acres and the entire site extends to approx. 1.55 acres. The blue area was sold to the current owners by Network Rail. The entire site lies to the west of the B8084. 25 metres of the site fronts onto the B8084.

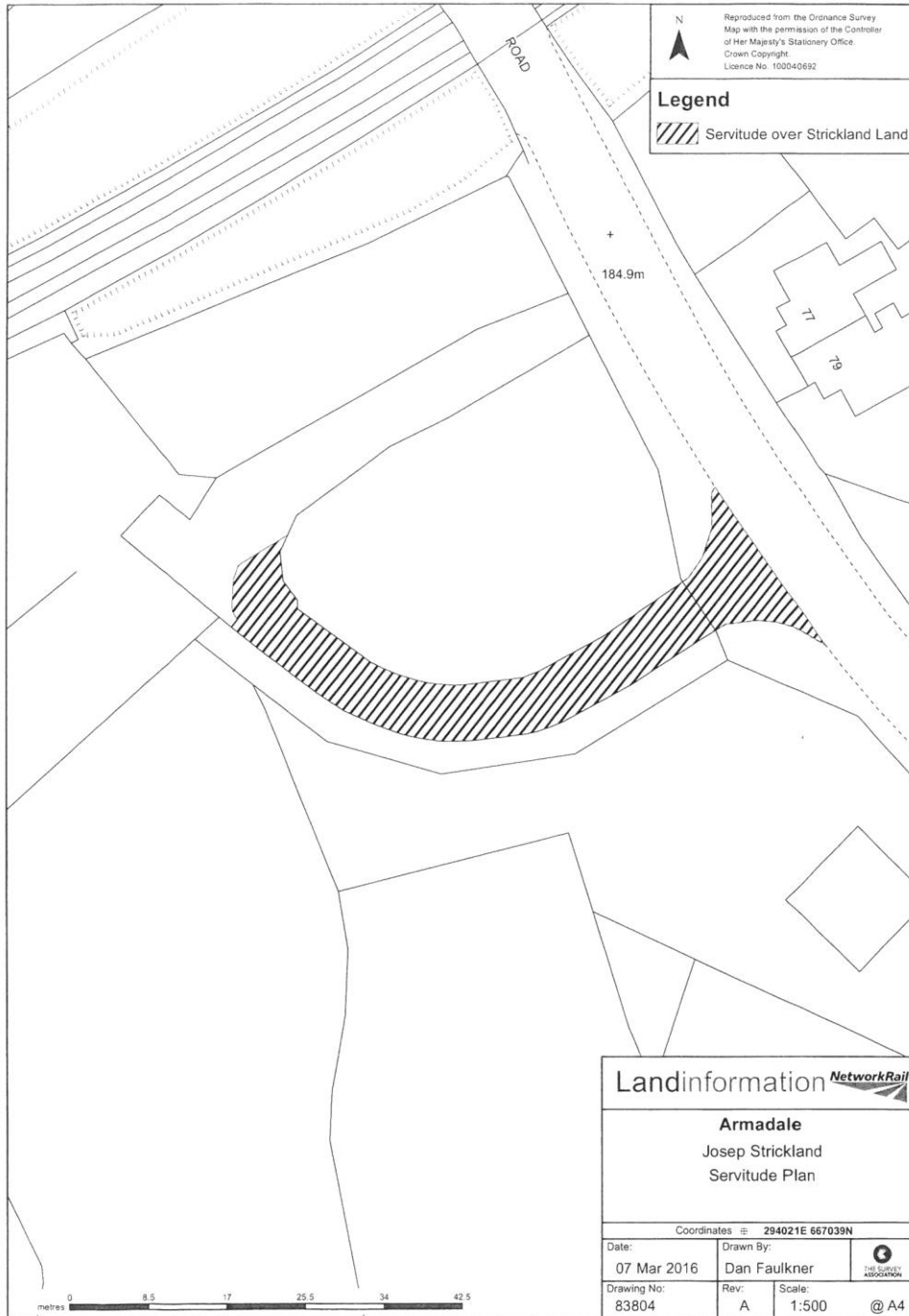


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This plan illustrates the right of access into the lands for sale. This is a first class, tarmac access road of approx. 60 metres. There are no restrictions on the use of the access road.



## **THE SALE OF THE SITE AS A WHOLE OR IN LOTS AND FOR SALE AS IT STANDS**

The sellers may sell the site in lots. They wish to sell in its current condition so it would be up to the purchaser to tidy up the site.

## **RATES**

The property has a rateable value of £3,650 but is eligible for Small Business Bonus Relief of 100%, because it's well under the £15,000 threshold (providing that this is the only business being carried out by the occupier in Scotland).

## **PROPERTY MISDESCRIPTION**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared November 2018.

## **CLOSING DATE**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## **VIEWING AND REGISTERING AN INTEREST**

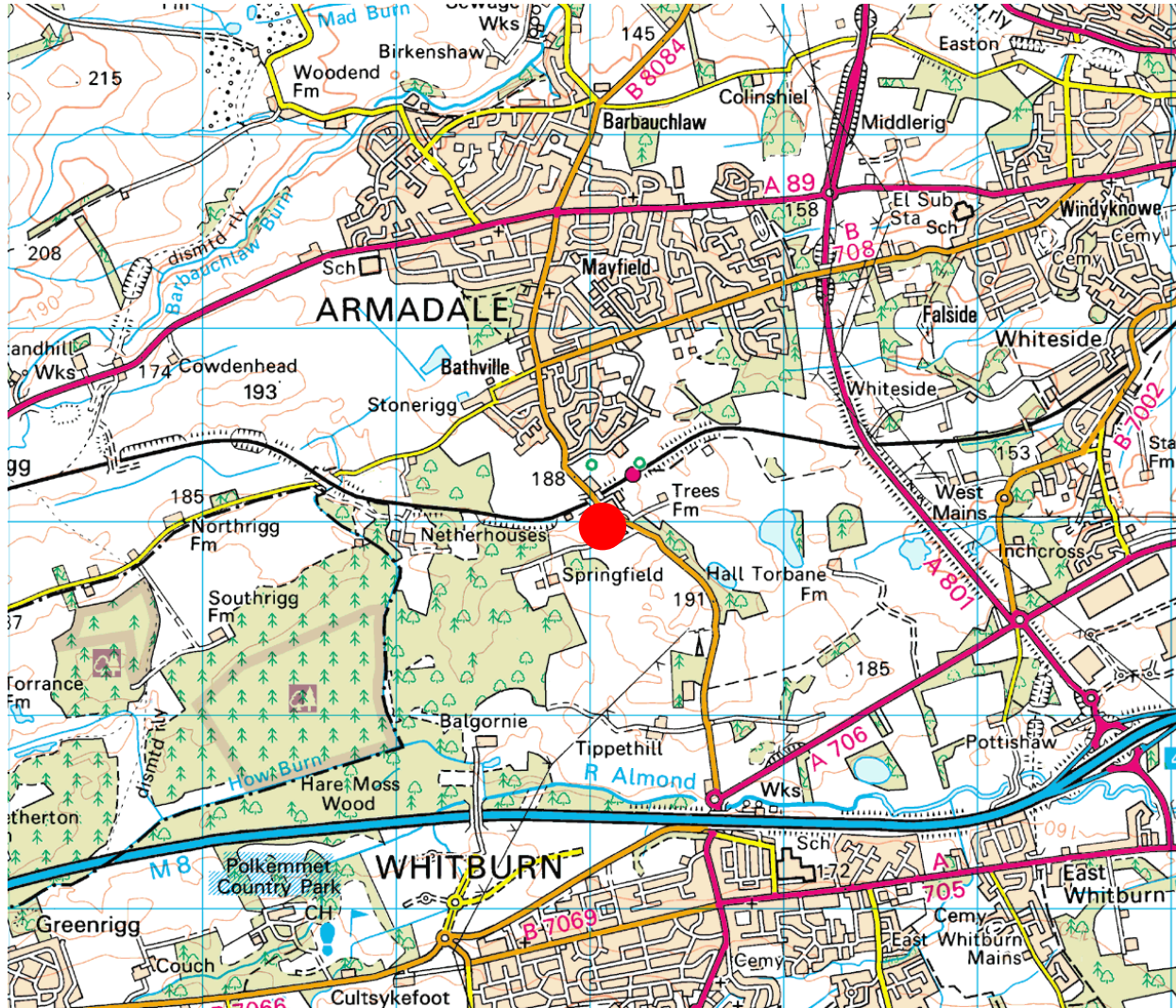
For the yard interested parties are free to use pedestrian access at their own convenience. To arrange a viewing to include the inside of the building – and to register an interest - please contact the selling agents, McCrae & McCrae Ltd or Rod McCrae on 07711 561814.

## **OFFERS**

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

## DIRECTIONS

From the M8 Edinburgh – Glasgow Motorway: At junction 4, take the A801 exit to Bathgate/Whitburn/Falkirk. Continue along the A801 for about a mile. At the second roundabout take the second exit onto the A706. Continue for about a mile until you reach a roundabout. Take the second exit towards Armadale on Station Road (B8084). Continue on this road for just over a mile. The yard is on your left just before you reach a bridge taking you over the railtrack.



**M8 JUNCTION 4**