

5.2 acres of strategic land at Whitburn

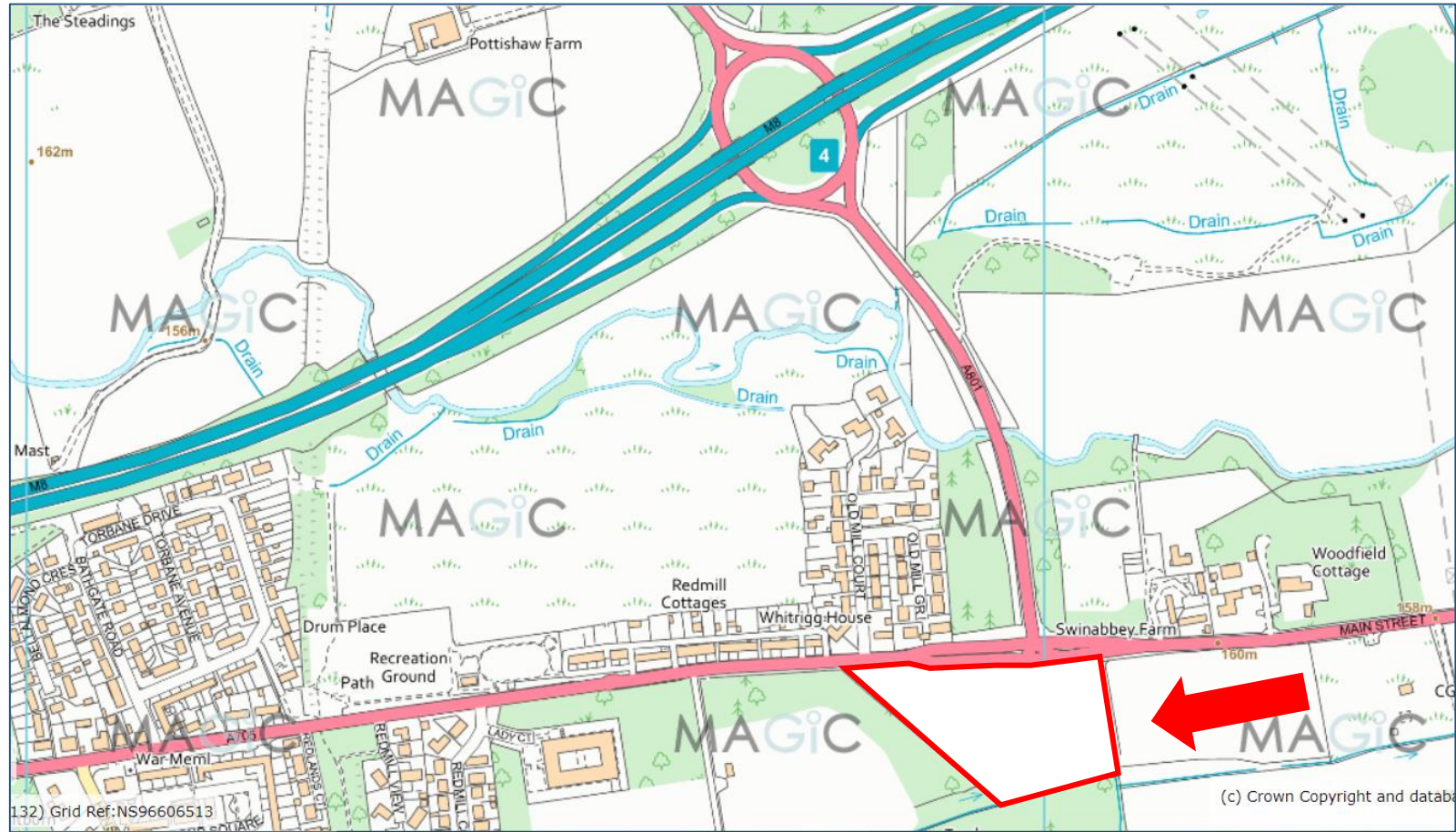


About 5.2 acres of strategic land at Whitburn

Whitburn 1 mile, Bathgate 3 miles, Livingston 6.5 miles, Edinburgh Airport 14 miles, 21 miles, Glasgow 25 miles, Glasgow Airport 35 miles

About 5.2 acres (2.15ha) of strategic land lying south of the T-junction at the A801 and A705 to the east of East Whitburn, West Lothian.

The land is presently zoned as open countryside but there is potential to develop it for roadside services, hotel/conference centre or housing, subject to planning consent.



(c) Crown Copyright and database rights 2021. Ordnance Survey 100022861.

**Offers over £100,000 per acre
subject to planning consent**

Example of a Log House which may secure planning consent within the open countryside setting

These are photographs of a Latvian log house which has been imported and built at Eastfield farm. This is two log houses. They were made in Latvia and shipped to Britain on lorries and reassembled in a week. The land for sale is zoned in the local plan as open countryside and as such would likely secure planning consent for a managers house which could be occupied on a full time basis but normally you would need to apply for three other log houses as well or maybe two log houses and some pods. It has to be a business and the planners would normally put a condition on the auxiliary house that they can't be occupied by one family for more than 4 months in the year.





The land for sale can be seen on the south side of this junction



The land for sale is on the left



The land for sale is on the left of the A705



The land for sale is on the right



The land for sale is on the right



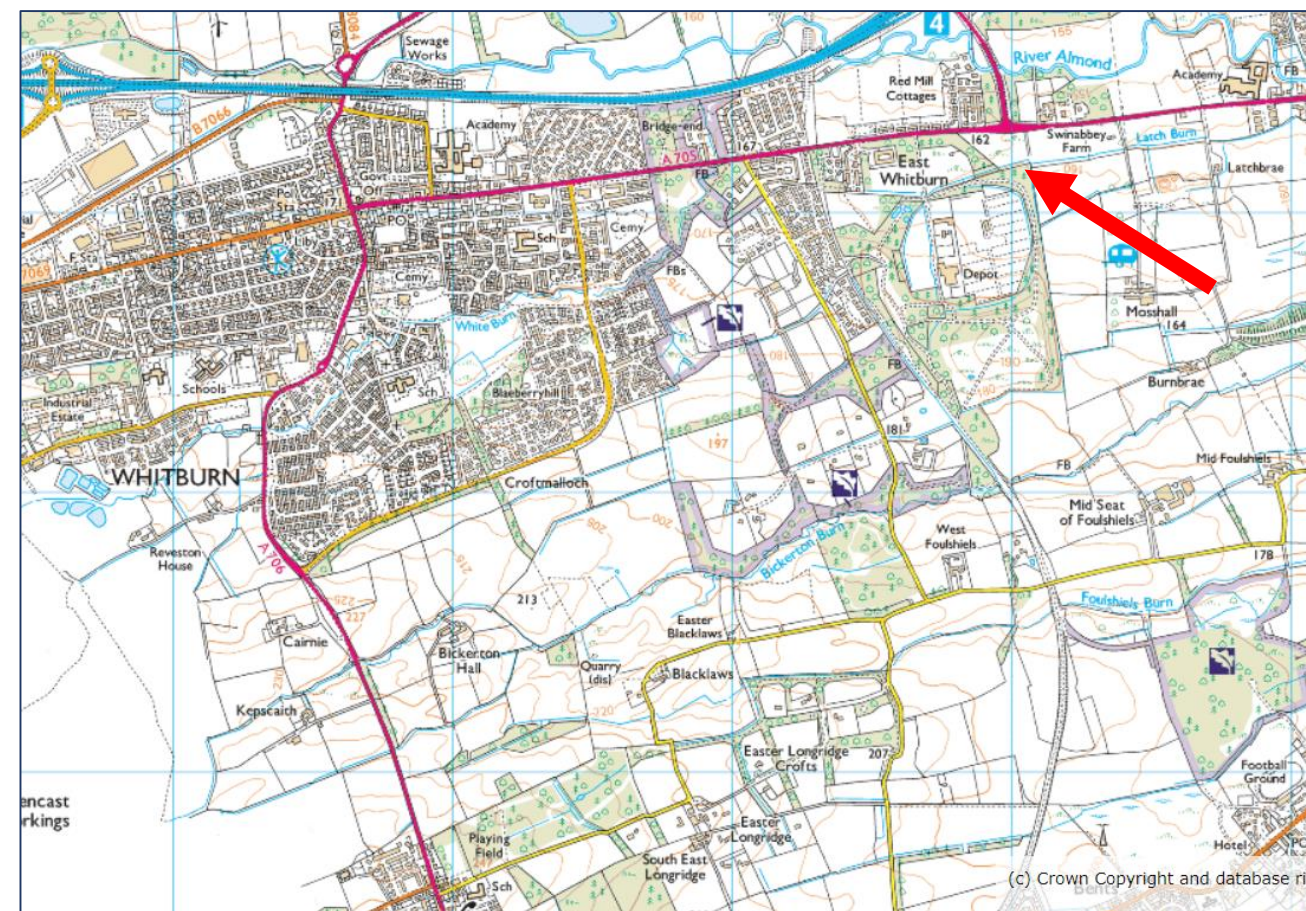
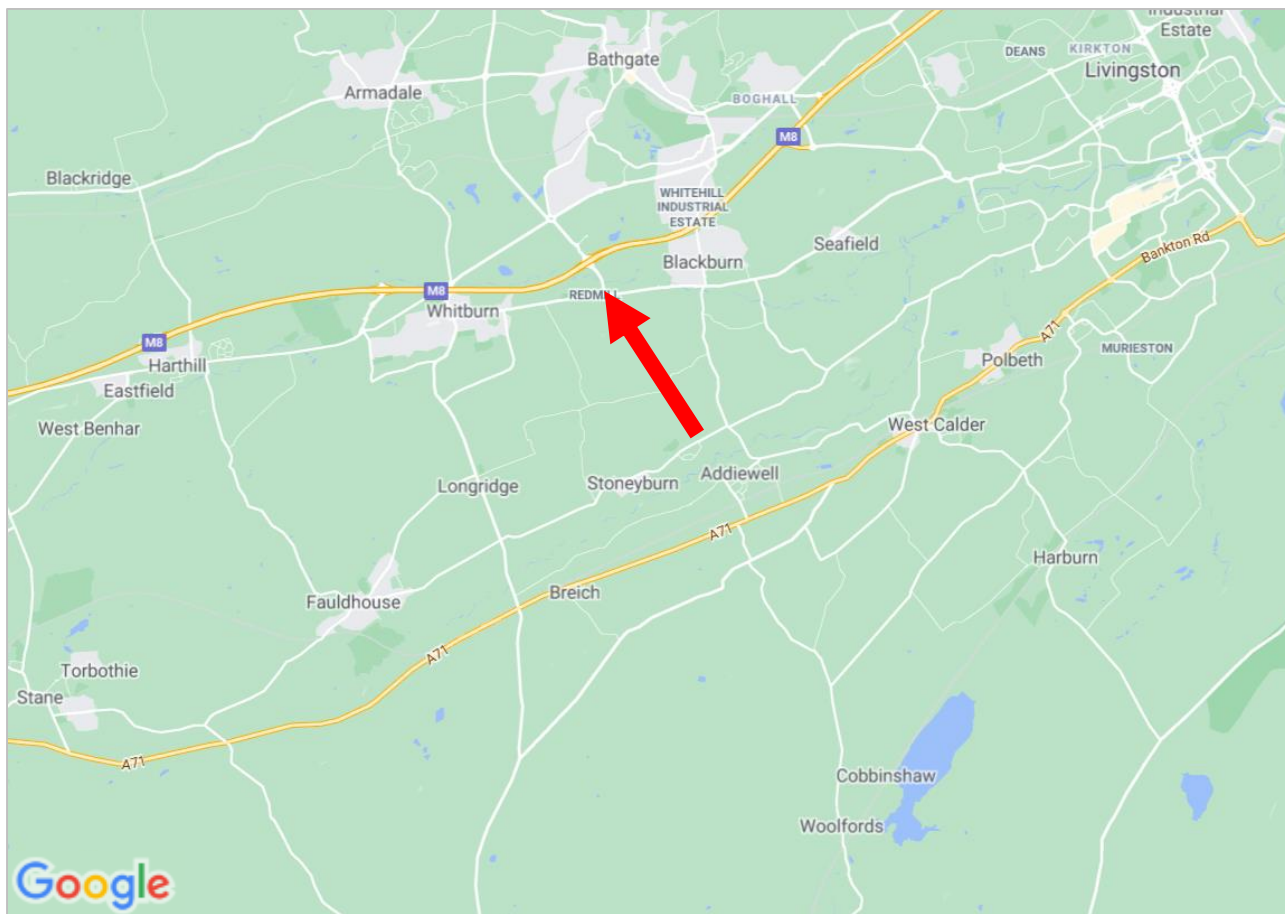
The land for sale is on the right



The land for sale is behind the road signs



The land for sale is on the left



(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861.

Directions

From Edinburgh or Glasgow: Take the M8 and exit at junction 4. Take the A801 south. As you arrive at the first T-junction the land for sale is on the south side of the T-junction straight ahead of you.

From Livingston town centre: Take Ladywell West Road, going straight through two roundabouts to join Eliburn Road. At the next roundabout take the first exit towards the A705 and go straight through the next roundabout onto the A705. Follow the A705 for just over four miles. As you reach the junction with the A802 the land for sale is on your left hand side.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

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.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. 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.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk