

Lot 39, Falkirk Road, Linlithgow,

West Lothian EH49 7PG

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Heritable Land with Development potential (subject to consents)

www.acuitus.co.uk

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Property Information

Heritable Land with Development potential (subject to consents)

- Heritable Site with Potential for Future Development (subject to relevant consents)
- Total Site Area of approximately 0.78 Ha (1.92 acres)
- Adjacent to Stockbridge Retail Park with Occupiers Including Pets at Home, B&M Homestore in addition to Aldi and Barnardos with Stores Next to the Site.
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Lot 39
Auction 3rd November 2022

Vacant Possession
Status Available

Sector Development
Auction Venue Live Streamed Auction

Location

Miles 19 miles west of Edinburgh
Roads M9
Rail Linlithgow Railway Station - Main Glasgow-Edinburgh ScotRail Line
Air Edinburgh Airport (12 miles east)

Situation

The site is located in the West Lothian town of Linlithgow, approximately 20 miles west of Edinburgh between Junctions 3 and 4 of the M9 motorway. With a population of approximately 13,500, Linlithgow is a very popular commuting town. Linlithgow train station is approximately 5 minutes walk from the site, with trains every 15 minutes, to Glasgow and Edinburgh. 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, Pets at Home and B&M Home Store.

Tenure

Heritable. (Scottish equivalent of English Freehold)

EPC

N/A

Description

The site comprises a roughly rectangular shaped site extending to approximately 0.78 Ha (1.92 acres) including an access road. There is a dedicated road accessing the site from Falkirk Road. The adjoining house also has the right of access over this road. The site was a timber pallet manufacturing facility. The buildings were demolished approximately 8 years ago and the site is now generally level.

VAT

VAT is not applicable to this lot.

Planning

The site has 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. Interested parties are recommended to make enquiries with West Lothian Council

Completion Period

4 weeks

DISCLAIMER

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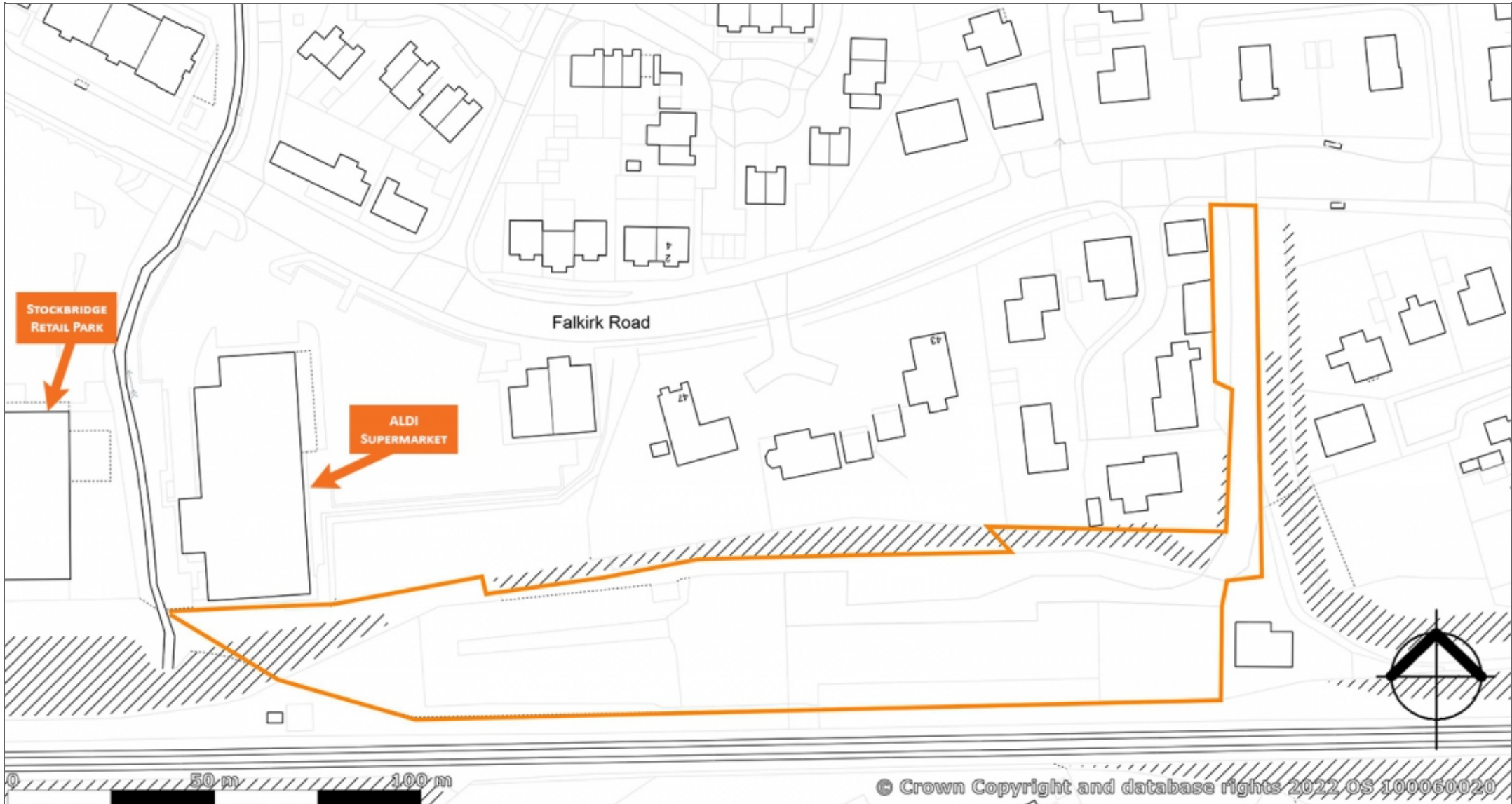
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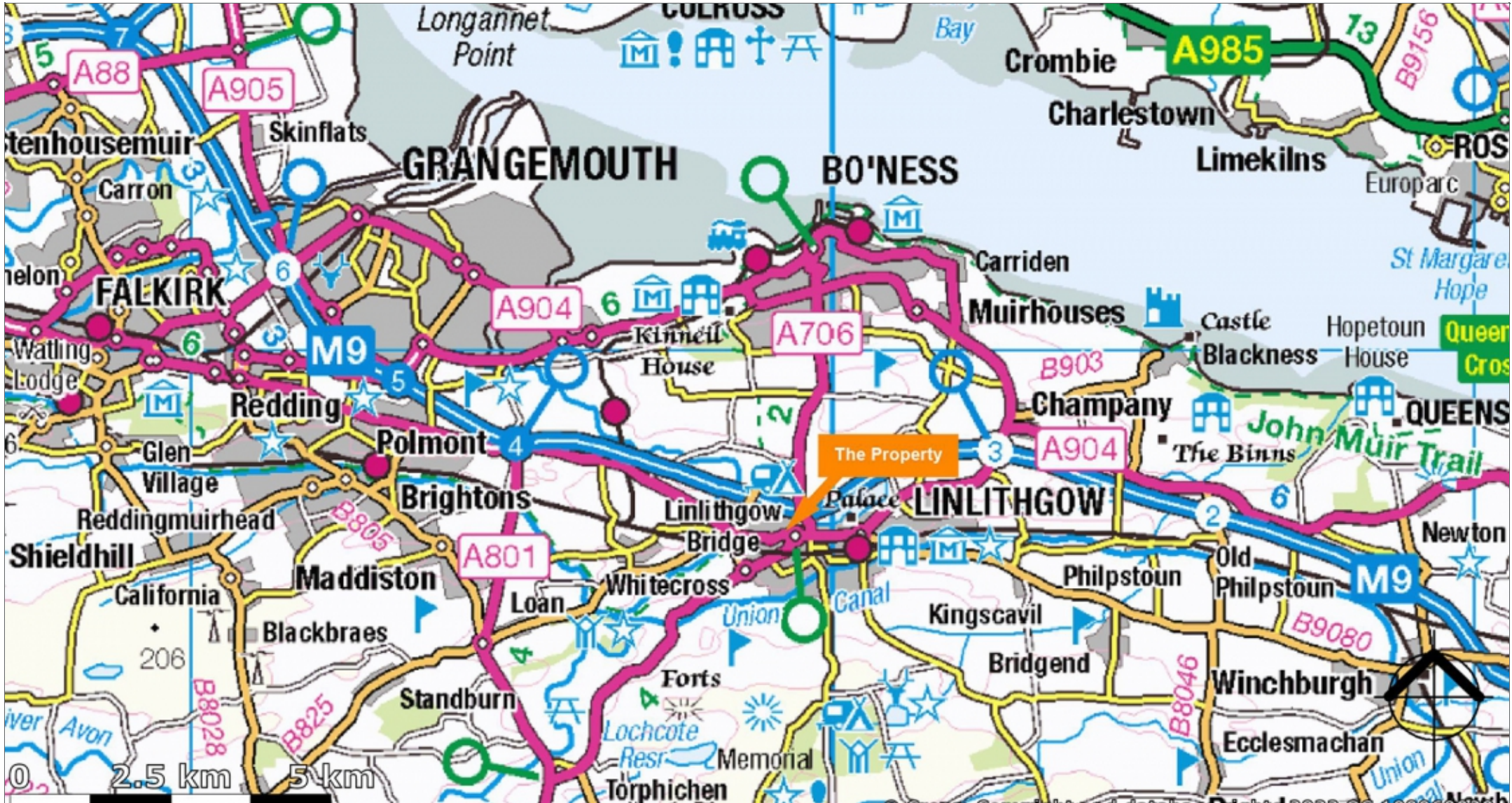
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Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Burges Salmon LLP

Darren Thomson
0131 314 2156
darren.thomson@burges-salmon.com

Robert Forman
0131 314 2126
Robert.Forman@burges-salmon.com

Associate Auctioneers



Ryden LLP

Greg Limb
0131 473 3221
greg.limb@ryden.co.uk

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September 2020

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