

**FOR SALE**

**Residential Development Opportunity**

Race Road, Bathgate, EH48 2AP

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS





# Residential Development Opportunity

Race Road, Bathgate, EH48 2AP

- Semi-Rural Residential Development for 15 units
- Commuting distance of Stirling, Edinburgh and Glasgow
- Planning Reference LIVE/0291/FUL/14

## Selling Agents

Davidson & Robertson  
Riccarton Mains  
Currie  
Midlothian  
EH14 4AR

Tel: 0131 449 6212

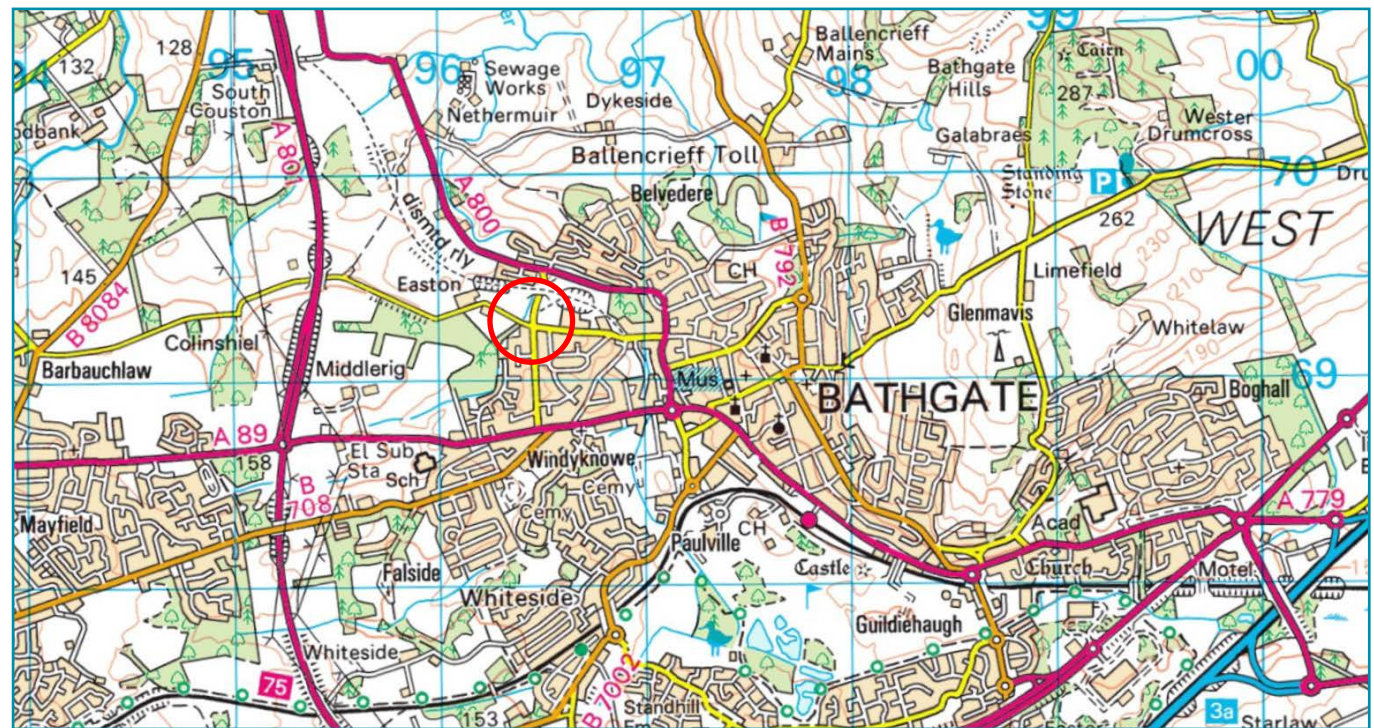
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)

## Location

Accessed from Race Road, the development site is located within walking distance of Bathgate town centre with easy access to both the M8 and M9 motorways for commuting across the central belt. The site is ideal for commuters with a regular mainline train station approximately 1 mile south east.

Edinburgh Airport is approximately 17 miles east with regular domestic and international flights.

Bathgate offers a range of amenities including, local and national retailers, supermarkets, banks, sports facilities and primary and secondary schooling.



## Site Plan



### Description

An excellent development opportunity benefitting from Minded to Grant status for fifteen units. The site extends in all to 1.16ha (2.86 acres) and is well positioned with access from Race Road.

The plots vary in size between 407m<sup>2</sup> and 1298m<sup>2</sup> and range from 2 bed up to 5 bed houses. There have been a number of prestigious, small scale developments completed in the vicinity in recent years making the neighbourhood an appealing prospect for buyers.

### Planning

Planning Reference: LIVE/0291/FUL/14. The subjects have completion of the Minded to Grant status, subject to completion of the legal agreement, to include a contribution payment to West Lothian Council of approximately £95,000.

### Technical Information Pack

A technical information pack has been prepared containing the location of utilities, the Minded to Grant decision details, associated plans and elevations and information on the legal agreement. Access to the Technical Information Pack is available to interested parties upon request.





### Mineral Rights

To the extent they are included within the vendor's title.

### Solicitors

Ledingham Chalmers  
Suite A3, Stirling Agriculture Centre  
Stirling  
FK9 4RN

### Sale Subjects

The land outlined red on the site plan which lies to the east of Race Road shall be conveyed as part of the transaction. The area outlined red on the site plan to the west of Race Road shall have rights granted over it to enable works to fulfil the conditions of the consented development.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Local Authority

West Lothian Council  
West Lothian Civic Centre

Howden Road  
South Livingston  
EH54 6FF

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents.

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.



### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

