For Sale Residential Development Opportunity with Detailed Planning Permission for 48 apartments

B9080 / Edinburgh Road, Linlithgow EH49 6AA

- 1.89 acres (0.77 hectares)
- Prominent frontage on B9080
- Conveniently placed for access to Linlithgow Train Station & High Street
OPPORTUNITY

Savills is delighted to present to the market an opportunity to acquire land extending to 1.89 acres (0.77 hectares) in the town of Linlithgow which is one of the most desirable residential suburbs in West Lothian. The site benefits from Detailed Planning Permission for 48 apartments.

LOCATION

The site is located in the town of Linlithgow which lies 19 miles to the west of Edinburgh City Centre and 30 miles to the north west of Glasgow and has a population of approximately 13,000 residents. Linlithgow is a popular commuter location, historically renowned as the birth place of Mary Queen of Scots and has retained many of its historic, charming features.

The town has strong transport connections to both Glasgow and Edinburgh and is centrally placed for access to the larger towns of Stirling and Dunfermline, both of which lie within a 30 minute drive, whilst Falkirk Town Centre lies only 8 miles to the west of the site.

The site is situated on the eastern side of Linlithgow on the north side of the B9080 / Edinburgh Road which forms a major route through the town, providing connections to Edinburgh and the wider motorway network. The M9 runs to the north of Linlithgow and can be accessed via Junction 3, which lies 2 miles to the north of the site. Regular bus services are available on Edinburgh Road with connections to Dunipace, Arnothill, Bridgend and Edinburgh. Linlithgow Train Station is located less than 0.5 miles to the west of the site, providing direct services to Glasgow Queen Street and Edinburgh Waverley in under 30 minutes.

Linlithgow High Street and Regent Shopping Centre are situated less than 0.5 miles to the north west of the site, where a range of local convenience retail can be found together with bars, cafés, restaurants and community facilities. A wider retail offering is available at Stockbridge Retail Park, which lies 1.5 miles to the west of the site with national operators including Sainsbury’s, Aldi and B&M.

The site is well placed for access to a variety of sports and recreational facilities offered in the town. Linlithgow Sports Club is located to the north of the site providing Tennis Courts, a Bowling Green and Cricket Club, as well as Linlithgow Golf Club and Kings View Golf Centre which are within a 5 minute drive of the site. The town is also home to two football clubs and a rugby club. Linlithgow Palace and Loch are situated to the north of the settlement, providing picturesque walking trails and water sports for the community.

Local schooling is provided by Low Port Primary School and St Joseph’s Primary School which lie 0.5 miles to the north west of the site. Secondary schooling is provided by Linlithgow Academy, West Lothian’s highest performing secondary school and is one of the key features in attracting families to the town.
DESCRIPTION

The site available for sale comprises a vacant yard which is broadly rectangular in shape and extends to approximately 1.89 acres (0.77 hectares). The site benefits from extensive frontage onto the B9080 / Edinburgh Road which forms a main route through the town.

The brownfield site is bound to the north by the train line, to the south by the B9080 / Edinburgh Road and overlooks residential housing. The east of the site is bound by an existing warehouse and to the west by a residential flatted development, however the character of the area is predominantly residential in nature.
PLANNING

The site lies within the jurisdiction of West Lothian Council and benefits from a Planning Consent which was granted on appeal on the 2nd August 2019 (Planning Ref: 0201/ FUL/18). The planning consent is for the delivery of 48 apartments together with parking, landscaping and associated works.

The Vendor has agreed the Section 75 for the site which is available to view upon request.

A summary of the approved accommodation at the site is outlined in the table below:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Description</th>
<th>Area (sq ft)</th>
<th>No Units</th>
<th>Total Sq ft (NIFA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type A</td>
<td>2 Bed Apartment</td>
<td>721</td>
<td>10</td>
<td>7,211</td>
</tr>
<tr>
<td>Type B</td>
<td>2 Bed Apartment</td>
<td>764</td>
<td>20</td>
<td>15,281</td>
</tr>
<tr>
<td>Type C</td>
<td>3 Bed Apartment</td>
<td>936</td>
<td>2</td>
<td>1,873</td>
</tr>
<tr>
<td>Type D</td>
<td>3 Bed Apartment</td>
<td>1,012</td>
<td>4</td>
<td>4,050</td>
</tr>
<tr>
<td>Type E</td>
<td>3 Bed Apartment</td>
<td>1,195</td>
<td>10</td>
<td>11,951</td>
</tr>
<tr>
<td>Type F</td>
<td>3 Bed Apartment</td>
<td>1,582</td>
<td>2</td>
<td>3,165</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>48</td>
<td>43,531</td>
</tr>
<tr>
<td>Car Parking</td>
<td>70 spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A Design Statement for the site has been prepared by Holmes Miller.

A previous planning consent was granted on 4th June 2015 for the development of a retail unit extending to 1,115 m² (12,000 sq ft) with loading bay and parking (Planning Ref: 0089/FUL/15).

Any planning enquiries in respect of alternative uses for the site should be directed to West Lothian Council’s Planning Department.

TECHNICAL INFORMATION

A technical pack of information is available to interested parties upon registration of interest with the Selling Agent.
OFFERS

Our Clients are inviting offers for heritable interest in the subjects as a whole. Offers should be made in a heads of term format.

Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

CONTACT

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