



LAND AT HOGHILL FARM

Oakbank Road, East Calder, EH53 0JR

Residential development opportunity extending to approximately 19.74 acres (7.99 hectares) with Planning Permission in Principle for up to 90 new homes





LOCATION

East Calder is a popular village and is ideally situated as a commuter location between the largest cities in Scotland, Edinburgh and Glasgow. The village is well connected by virtue of its location. There are strong road links via the A71 and M8 which provide direct access to both Edinburgh City Centre and Glasgow City Centre. The village boasts excellent bus connectivity and the nearest train station is at Kirknewton (1.6 miles south east) which provides regular services East and West. Edinburgh International Airport is 7.5 miles north east, providing international connectivity.

The village has two primary schools; East Calder Primary and St. Paul's Primary. Secondary school provision is provided at West Calder High School and St. Margaret's Academy. East Calder offers a nursery school as well as a range of local amenity. There is a sports centre with artificial football pitches, two bowling greens, a doctors' surgery, a dentist, a post office, three local supermarkets as well as convenience stores, hairdressers, a local pub and takeaways, and Mansefield Play and Skate Park. Livingston offers an out-of-town shopping destination with the McArthurGlen Outlet and a range of large supermarkets.

The nearby Almondell and Calderwood Country Park offers sweeping cycle paths, quiet nature trails, tranquil picnic and exciting play areas in 220 acres of woodland and is home to a wealth of wildlife. Other local amenities include Championship Golf & Country Clubs (Dalmahoy Country Park and Deer Park), Jupiter Artland, and Edinburgh Climbing Centre to name but a few.



DESCRIPTION

The subject site is located on Oakbank Road and extends to approximately 19.74 acres (7.99 hectares). The vacant greenfield site is irregular in shape. The site is bounded to the north by mature woodland and housing on Hoghill Court, to the east lies housing on Broompark View and Hoghill Crescent, to the south lies Oakbank Road and further agricultural land and to the west lies Linhouse Water and areas of dense mature woodland, some of which forms part of the Mid Calder Conservation Area.

The majority of the surrounding area is occupied by residential development however there are some commercial uses throughout. Access to the site is provided via Oakbank Road.



PLANNING

Reference: 0176/P/21
(Appeal Reference: PPA-400-2137)

Proposal: Residential Development with access, open space, landscaping, SuDS and associated infrastructure

Decision: Appeal decision granted on 05 January 2023

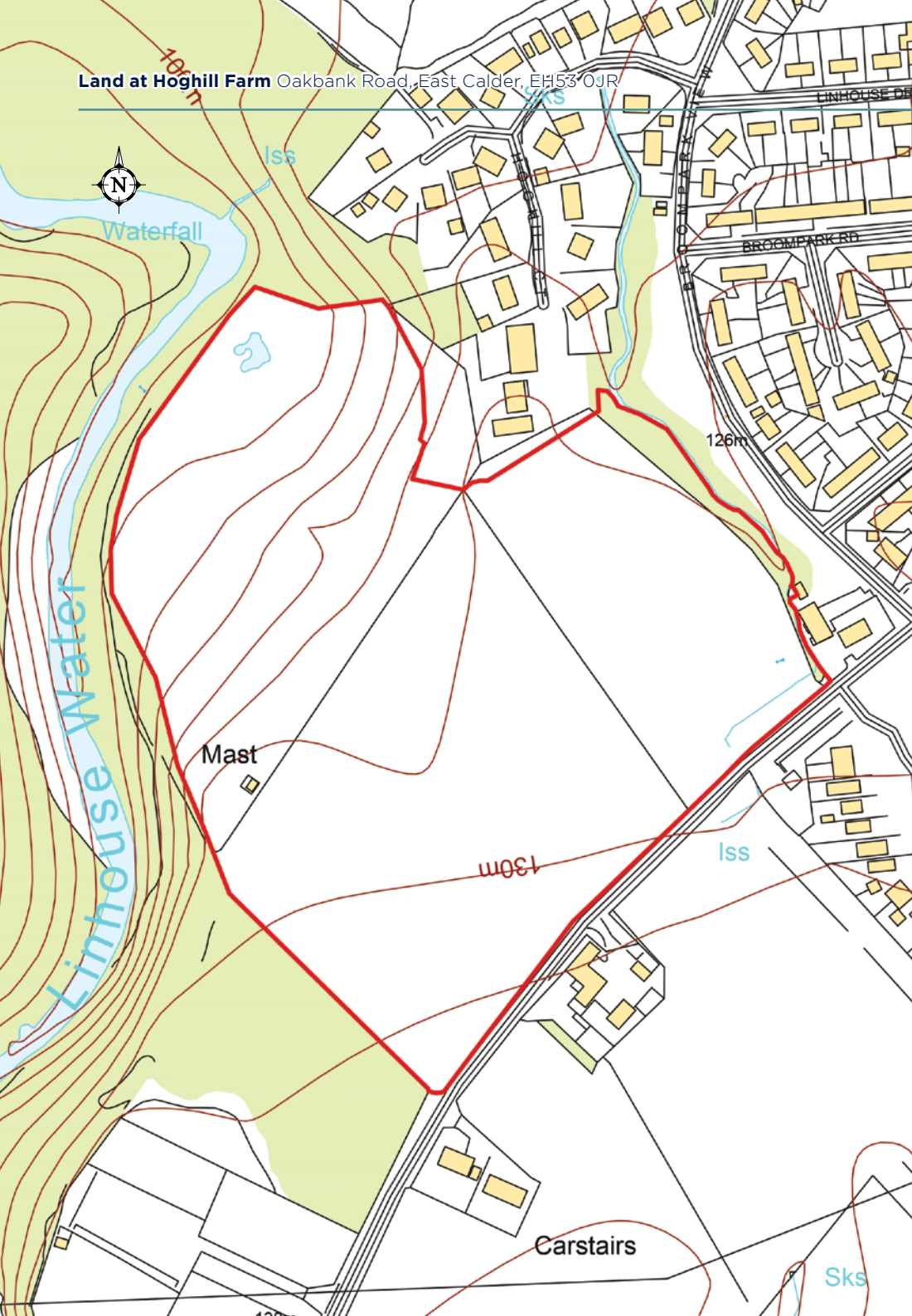
Comment:

There is an agreed S75 Agreement in place outlining developer contributions. The application for Planning Permission in Principle was approved with a layout showing up to 90 units, 25% of which are affordable. The indicative masterplan shows the development on the south-eastern part of the site, with the northern area of the site laid out as public open space.

Development on site must not exceed 90 housing units due to a Roads restriction on Oakbank Road.

For further information on planning, please contact West Lothian Council; planning@westlothian.gov.uk.





METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date sent and to receive any further information. There is a strong preference for unconditional offers.

Strict timetables regarding agreed dates of entry will be required.

The owner reserves the right to sell the property without reference to any other party.

FURTHER INFORMATION

A full technical pack of information is available to interested parties. Please contact Savills for access to the dataroom.

CONTACT

For further information and all viewing requests, please contact the sole marketing agents:

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