

PROPERTY PARTICULARS

BLUE Planning & Development



1.23 Acres

Housing Land for Sale

Armadale – Stonerigg Farm, Bathville

PROPERTY PARTICULARS

LOCATION

Armadale is a small self contained community situated almost equi-distant from Glasgow & Edinburgh. Standard amenities are available within Armadale, with more comprehensive facilities in Livingston and Bathgate.



DESCRIPTION

The land is relatively flat grazing land extending to 1.23 acres and is located next to Upper Bathville and Anderson Avenue on the outskirts of Armadale, enjoying superb, uninterrupted views of the countryside to the Ochil Hills and beyond.

PLANNING

A detailed planning application for residential development is currently lodged with West Lothian Council. Heads of Terms for Section 69 and 75 Agreement, as presented by West Lothian Council are available upon request.

SERVICES

Foul and surface water drainage will be dealt with by way of a new sewer connection and there will be new surface water drainage.

Water supply will be by way of a new public supply.

Access to the development will involve the construction of a new altered access onto a public road.

PRICE

Offers Invited.

VAT

Intending purchasers must satisfy themselves as to the instance of VAT in any transaction.

VIEWING

By arrangement with BLUE Planning & Development.

LEGAL EXPENSES

Each party to bear their own legal expenses, however, the incoming party will be responsible for any stamp duty and registration dues incurred in connection with this transaction.

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending purchasers/tenants should not rely on these particulars but satisfy themselves by inspection of the property.
2. The marketing agents have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. These particulars are not intended to, nor, shall they form part of, any legally enforceable contract.
4. All plans based upon Ordnance Survey are reproduced with the sanction of Controller of HM Stationery.

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