



Residential House Plot
Drovers Bank, Pardovan Farm Steadings
Philpstoun, EH49 7RZ

- Fully Serviced Building Plot Including Mains Gas
- Situated in Attractive Rural Location
- Planning Permission for Substantial Detached Dwelling



LOCATION:

Philpstoun is a small village situated in a semi-rural location, a short drive from the towns of Linlithgow and Bo'ness.

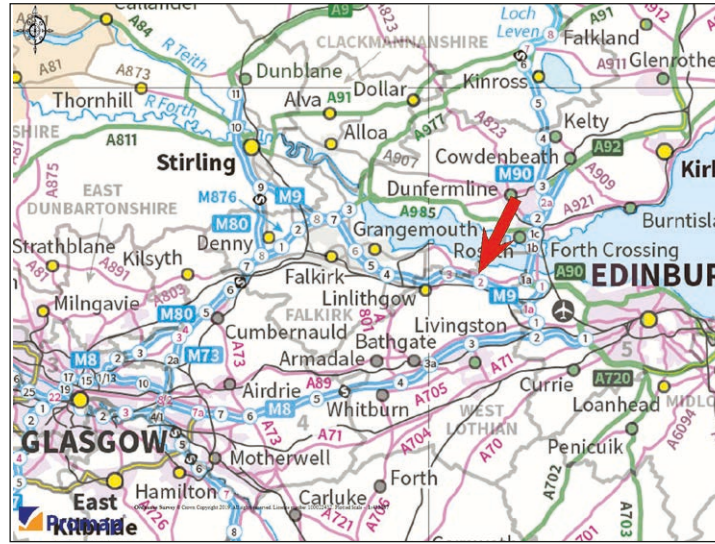
The historic and picturesque town of Linlithgow lies approximately 18 miles west of Edinburgh City Centre and is ideally placed for those commuting on a daily basis with a regular railway line available from Linlithgow Station, to various destinations including Edinburgh, Glasgow and Stirling. Alternatively a number of major road links allow for ease of commuting to Edinburgh or west towards Glasgow or north into Fife.

Linlithgow benefits from a wide range of amenities to meet every day needs including shops, supermarkets, health centre, library. Local Primary School and Linlithgow Academy are within the catchment area for the site.

DESCRIPTION:

This substantial plot has planning for a four bedroom detached villa and is positioned immediately to the rear of Pardovan House and to the front of Drovers Bank. The plot is fully serviced including mains gas and is essentially rectangular in shape, predominantly flat and presently forms a small paddock.

The plot extends to approximately 490 sq.m.



PLANNING:

Planning consent was granted under reference number PPA-400-2081 for the erection of two detached, four bedroom dwelling houses. A copy of the planning notice and all relevant correspondence is available from the joint agents on request.

The northmost plot has now been sold.

PRICE:

Offers are invited for the benefit of our client's heritable interest in the site.

CLOSING DATE:

It is likely that a closing date for offers will be set and interested parties should therefore register their interest with the joint agents.

Our clients reserve their right to sell the site without setting a closing date and, in setting a closing date and are not bound to accept the highest or indeed any offer received.

VAT:

All rent, prices, premiums, etc are quoted exclusive of VAT (if applicable).

VIEWING AND FURTHER INFORMATION:

Viewing by Appointment Only.

To arrange a viewing contact:



Andrew Peel
Property Agent
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01786 463111



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