

# MAJOR RESIDENTIAL DEVELOPMENT OPPORTUNITY

WITH POTENTIAL FOR ROADSIDE RETAIL / DRIVE THRU RESTAURANT USE

## FOR SALE

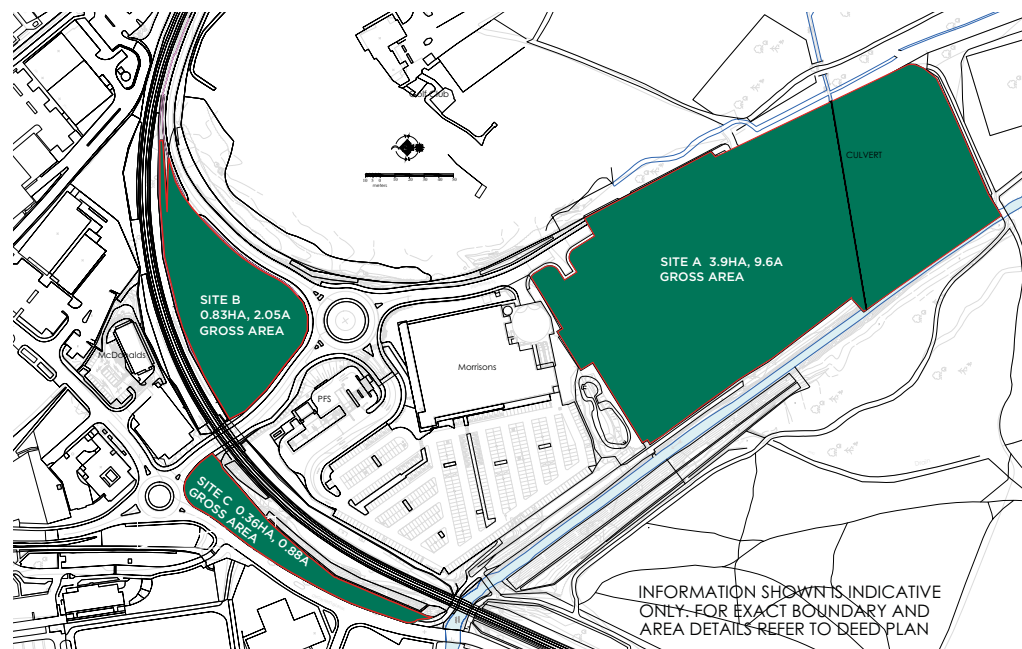
### WHITBURN ROAD | BATHGATE | EH48 7XN

- 12.53 acres (5.09 hectares) over 3 separate sites
- Adjacent to Morrisons, McDonalds and Bathgate Retail Park
- Within a short walking distance of main railway station
- Benefits from extant planning consents for residential development of 200 units
- Available on a phased basis

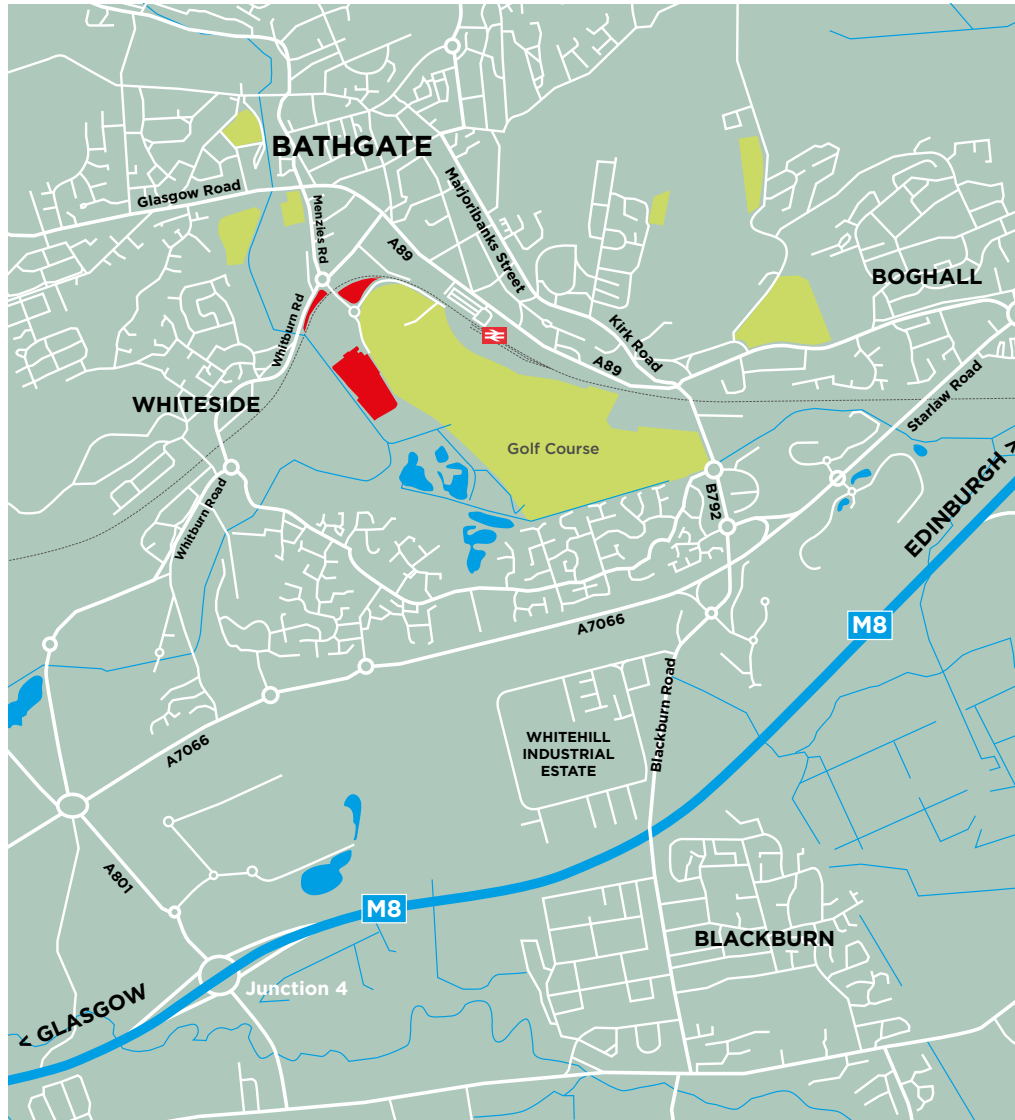


# OVERVIEW

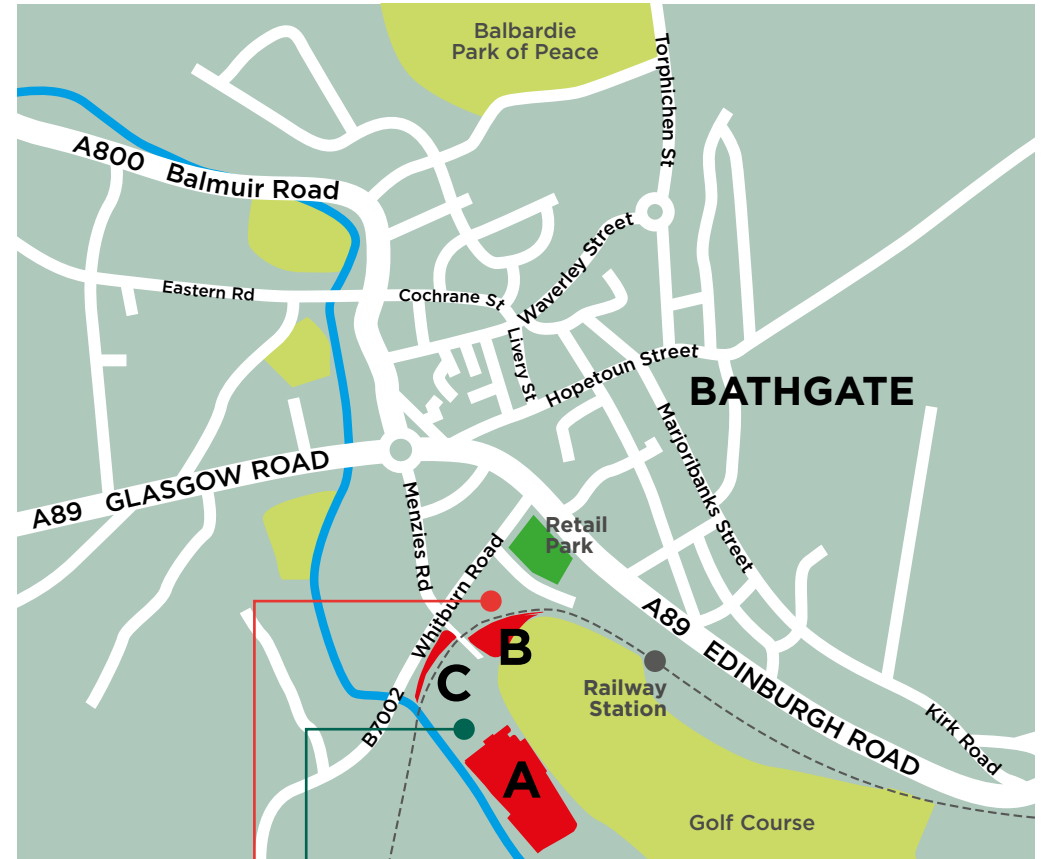
- Exceptional development opportunity formed over 3 sites for residential and retail/restaurant/leisure.
- Planning consent granted on Site A in September, 2013 for 200 units (63 houses/137 apartments).
- On 10th September, 2015 this consent was implemented and confirmed by the Local Authority.
- In the period 2015-18 site A was extensively remediated under licence from SEPA (Ref; WL/57).
- West Lothian Council's planning department will consider further residential development on on site B to include a mix of private and affordable housing, subject to planning and all other consents.
- Site C is most suited to a commercial use to include retail, restaurant/ drive thru or leisure, subject to planning and all other statutory consents.



# LOCATION



# LOCAL AMENITIES



# BATHGATE

Bathgate has an indigenous population of 20,400 in West Lothian within easy commuting distance to both Glasgow & Edinburgh lying 5 miles west of Livingston and adjacent to the M8 motorway. The town benefits from good secondary and primary schools provision within a short distance from the development site and has attracted major residential developments such as The Wester Inch scheme with over 2,200 units. The town is well served by a variety of national and local retailers, restaurants and leisure users to include Tesco, Morrisons, Aldi, Lidl, Home Bargains and Greggs.

Bathgate's road and rail infrastructure is excellent offering accessible commuting routes to Glasgow (38 minutes drive) and Edinburgh (45 minutes drive). The new Bathgate to Airdrie line opened in October 2008 offering regular trains to Glasgow (40 minutes) and Edinburgh (30 minutes).



BATHGATE RAIL STATION



WESTER INCH



TESCO



MORRISONS

## DESCRIPTION

3 separate development sites offers significant opportunity for residential led development.

Site A extends to 9.6 acres (3.9 hectares) and is generally flat. A culvert runs east to west across the site as shown in blue on photograph opposite. The site has excellent views over the historic Bathgate Golf Course to the east and the Bog Burn runs along the western boundary. The site has unburdened access from a new distributor road to the east of the Morrisons supermarket.

Site B extends to 2.05 acres (0.83 Ha) and forms an island site between the main access of Whitburn Road and the rail line. The site has direct access off the road infrastructure and is ideally suited to further housing development to support adjacent site A.

Site C extends to 0.88 acres (0.36 Ha) and benefits from a prominent location with excellent road frontage at the main entrance to the overall development. A McDonalds drive thru restaurant lying to the north has recently been extended to provide additional car parking. Site C would suit a retail, leisure or restaurant use, subject to planning.



## PLANNING

Site A benefits from an extant planning consent for 200 residential units (ref 0115/P/08 & 0748/MSC/12) approved on 20th September, 2013. On 9th September 2017 work commenced on site and West Lothian Council confirmed that all consents were extant. In June 2019 West Lothian Council's Planning Department indicated that a complimentary housing development would be considered on site B to accommodate a mix of private and affordable units.

## FURTHER INFORMATION

Significant further information is available on technical, planning and legal matters via a secure data web site – [www.avisonyoung.co.uk/bathgate](http://www.avisonyoung.co.uk/bathgate). Please log on and register to activate access to this data. Note, our clients anticipate unconditional offers. It is therefore essential that all interested parties thoroughly review this data prior to submitting an offer.



# OFFERS

Offers are invited for the Heritable Interest in all or each of the development sites. We recommend that all parties note interest in this opportunity to the selling agents as we anticipate a closing date for offers will be set.

# CONTACT

Please contact the joint agents for further information.



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Upon the instructions of



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The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of the agents have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: June 2019.