



LAND AT CHARLESFIELD ROAD

Livingston

Residential development opportunity extending to 16.38 acres (6.63 ha) with Planning Permission in Principle.



LOCATION

The subject site is located in Livingston, the largest town in West Lothian. Livingston is around 16.5 miles west of Edinburgh and around 33.5 miles east of Glasgow, connected to both via the M8 motorway. It is a well-connected central belt town with a number of bus routes connecting across Livingston, the central belt and to Edinburgh. The nearest railway station to the subject site is Livingston South, approximately 1.7 miles south east. Edinburgh International Airport is around 11.5 miles north east of the subject site.

The site at Charlesfield Road is adjacent to the town centre where the town's key amenities are located. There is an abundance of retailing provision together with a selection of bars and restaurants within The Centre and Livingston Designer Outlet shopping centres with key retailers including Primark, M&S, Next, H&M and Asda. The site has excellent access to supermarkets with the closest including: Morrisons (c. 0.4 miles), Sainsbury's (c. 0.5 miles), Aldi (c. 0.6 miles) and Asda (c. 1.1 miles).

The site is within the school catchment for Bankton Primary School and St Ninian's Primary School. Secondary level education is provided at James Young High School and St Margaret's Academy.



DESCRIPTION

The subject site is located on Charlesfield Road and extends to approximately 16.38 acres (6.63 ha). The vacant brownfield site is broadly rectangular in shape and currently houses three vacant industrial units. There is a mature tree belt on the north western boundary of the site. A cycle path runs through the centre of the site.

The site has two vehicular access points:

1. From a private road at the south western boundary, accessed from Charlesfield Road;
2. Garbett Road

The surrounding area is a mix of residential and commercial uses. The site is bounded to the north by office properties; to the south by Charlesfield Road with open space and residential beyond; to the east by Almondvale Roundabout with office and retail beyond; and to the west by commercial buildings.

The existing industrial buildings on site will be demolished by the vendor.



PLANNING

Reference: 0129/P/19

Proposal: Planning permission in principle for a 6.63 Ha residential development with associated open space, landscaping, access and infrastructure (as amended to include employment space)

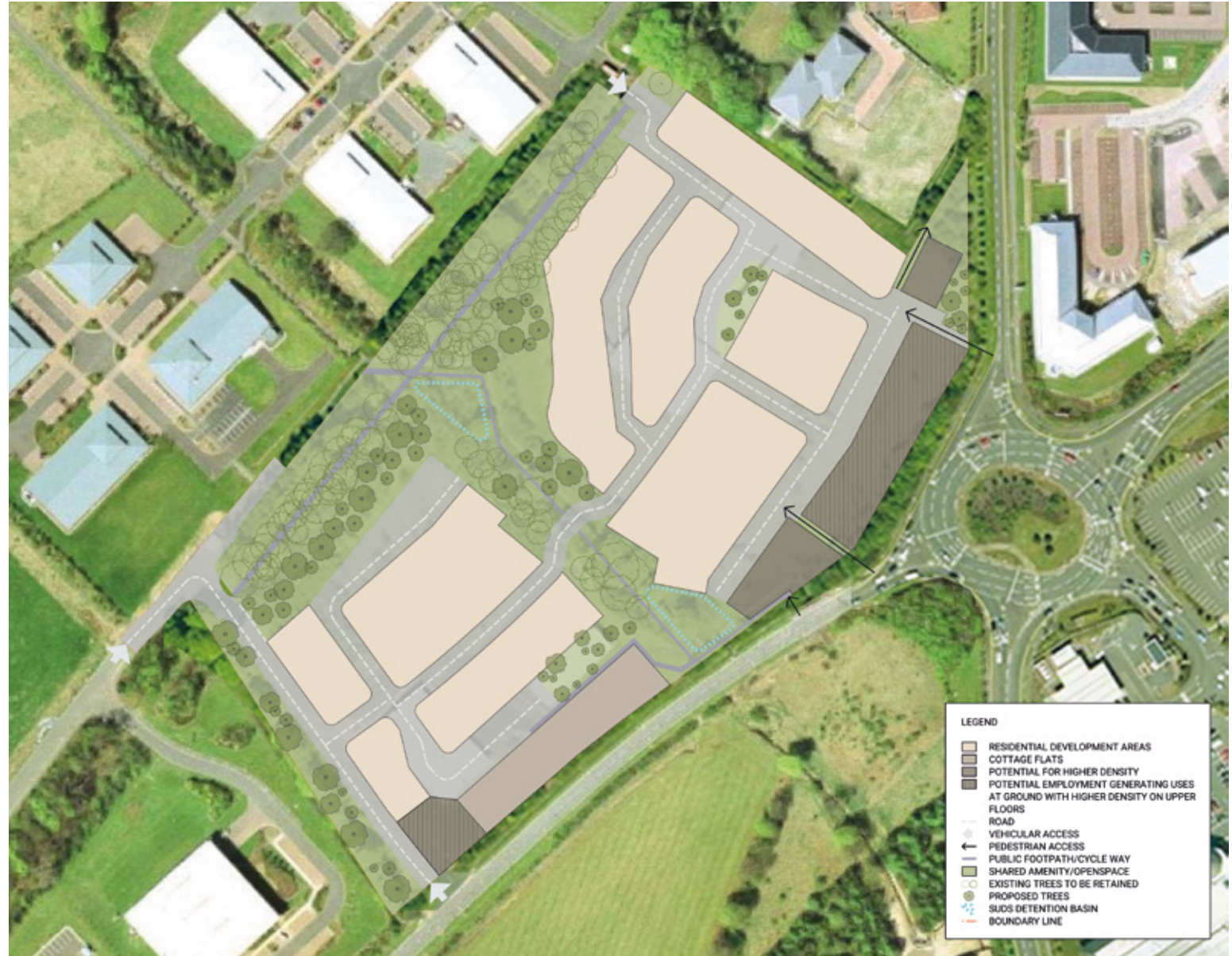
Decision: Granted (16/12/2020)

Comment: The application for Planning Permission in Principle has an approved masterplan layout showing the development areas / densities the council would like to see delivered.

There is a S75 Agreement in place outlining the developer contributions. Affordable Housing at 25% of the overall development must be delivered on site. There are also contributions required for education, public art, cemetery provision, play area and an off-site footpath connection. The footpath connection relates to provision of a footpath to connect Almondvale Road and The James Young High School. The full Decision Notice and S75 Agreement are also available on request.

The site is not located within a Conservation Area and does not contain any Listed Buildings.

For further information on planning, Craig Gunderson, Savills can be contacted on +44 (0) 7807 999 711 / craig.gunderson@savills.com. West Lothian Council can also be contacted on 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 set and to receive any further information.

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 Savills.



Savills Edinburgh
Wemyss House
8 Wemyss place
Edinburgh
EH3 6DH
T: +44 (0) 131 247 3700

Danielle Corker

dcorker@savills.com
+44 (0) 7973 944 607

Ben Brough

bbrough@savills.com
+44 (0) 131 247 3730

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

August 2021