



LAND AT RAW COTTAGES, RAW COTTAGES,
EAST CALDER, EH53 0HS

OFFERS OVER £125,000

DM HALL
CHARTERED SURVEYORS

Particulars of Sale

Land parcel with development potential, subject to obtaining the necessary consents

Livingston 5 Miles
Edinburgh 12 Miles

Approximately 0.45 Ha (1.13 Acres)

Guide Price £280,000

LOCATION

East Calder is a popular village located in West Lothian. It forms part of 'the Calders (together with Mid and West Calder), three small neighbouring communities situated west of Edinburgh and south of the "New Town" of Livingston. The property is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre. The property is within easy reach of the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport a short drive away. East Calder has three primary schools, the non-denominational East Calder and Calderwood Primary Schools, and St Paul's RC School. The non-denominational schools are in the catchment area for West Calder High School, while St Paul's is in the catchment for St Margaret's Academy, served by a school bus. The village also has its own nursery. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

DESCRIPTION

A unique opportunity to acquire a parcel of land in the heart of East Calder. This land parcel is understood to have previously served as a quarry site. The site may represent suitability for smallholding, equestrian or development subject to obtaining the necessary consents. No site investigation reports or technical information remain publicly available on the planning portal from a previous application, however a request for such information may be made to the local authority. The previous planning reference is 0109/FUL/19. A third party owns the road to the west (a right of access is granted over) and further lands north of this property, contact details for the owners are available through the selling agents. Purchasers should familiarise themselves with the most up to date information from SEPA: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>.



There are two areas identified as being at low risk of surface water flooding. Whilst it is recognised that the land may represent development value, the site is not currently allocated for development. Purchasers should seek advice in relation to long term prospects, particularly in relation to current key policies and environmental factors concerning previous quarry use. A boundary fence will be erected by the purchaser of North Cottage which was recently marketed for sale. Purchasers will need to make their own enquiries regarding service connections.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

DIRECTIONS

For satnav purposes the property postcode is EH53 0HS. The entrance drive passes two other cottages. What3words: ///dizziness.rated.coach

SOLICITORS

Peterkin & Kidd 1 Market Steet Mid Calder Livingston EH53 0AP

LOCAL AUTHORITY

West Lothian Council

DATE OF ENTRY

Date of entry shall be by mutual agreement.

VIEWING

Strictly by appointment with the Selling Agents Baird Lumsden 01786 833800 or info@dmhbl.co.uk. Information on your current address, contact details and buying position will be requested prior to a viewing being confirmed.

ANTI MONEY LAUNDERING (AML) REGULATIONS

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering (Information on the buyer) Regulations 2017. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only where supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

CONTACT

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PARTICULARS AND MISREPRESENTATION

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