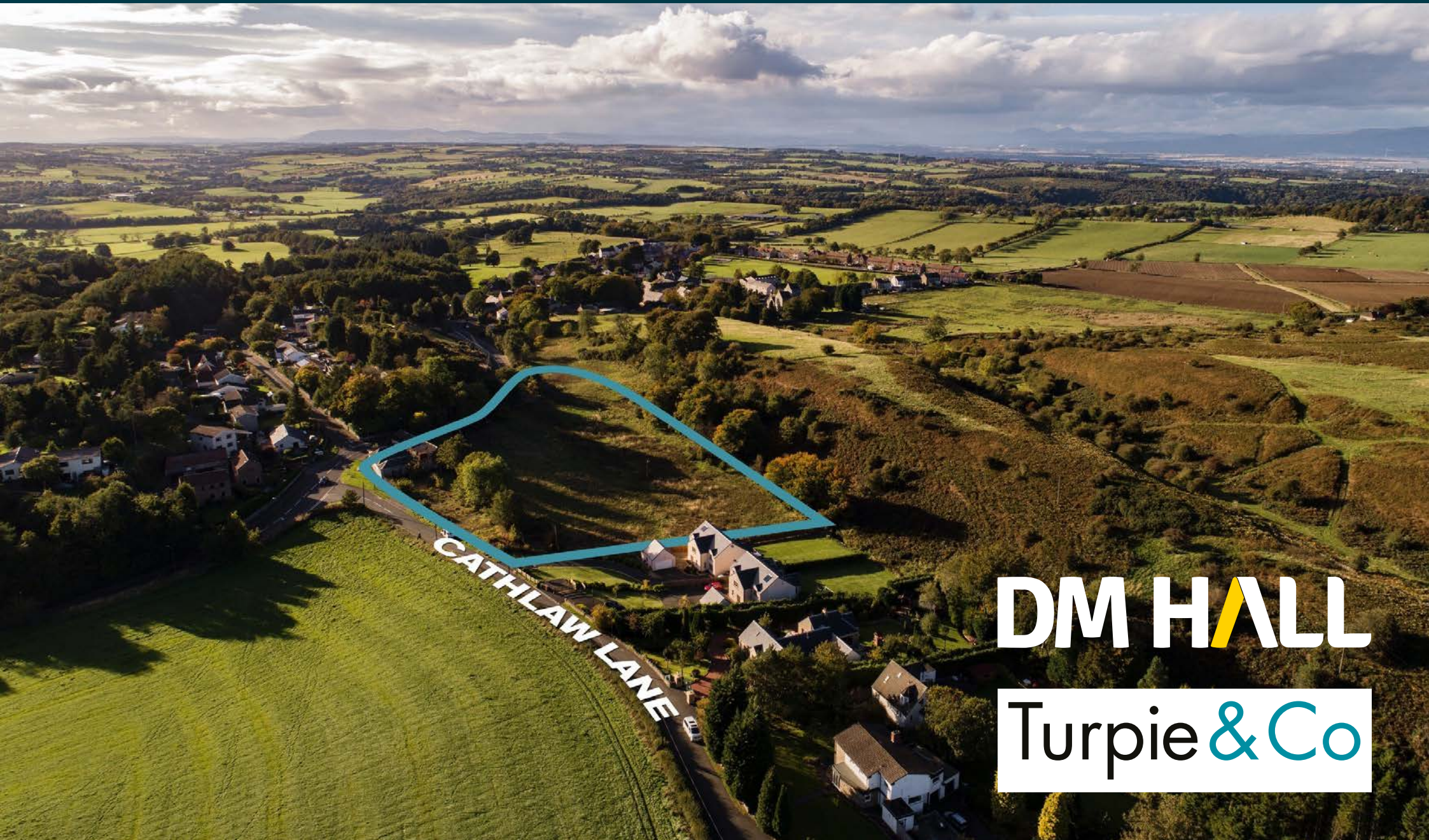


# RURAL REDEVELOPMENT OPPORTUNITY

LAND & BUILDINGS BY CATHLAW LANE • TORPHICHEN • WEST LoTHIAN • EH48 4NN



**DM HALL**

Turpie & Co

# Property Details

A rare opportunity to acquire a former agricultural property with lapsed planning consent and land extending to 1.84 hectares (3.65 acres) in all.

Linlithgow 4.1 miles (approximately)  
Edinburgh 22 miles (approximately)  
Glasgow 31 miles (approximately)

Approximately 1.84 hectares (3.65 acres)

Offers Over £175,000

## LOCATION

The development site is situated at the corner of Cathlaw Lane and is a prominent landmark on the Southern gateway to the village of Torphichen.

Transport links include rail connections from Bathgate (2.6 miles) and Linlithgow (4.6 miles), as well as Armadale (4 miles) which is a short car journey away, and Polmont and Falkirk provide further connections. Torphichen is also well placed for national and international air travel: Edinburgh International Airport is less than 20 miles away via the M9, and Glasgow International Airport is equidistant along the M8.

The proposed houses would fall into the catchment area for Linlithgow Academy and the local primary school, Torphichen Primary School, is within easy walking distance.

There is a full range of supermarkets and shopping facilities in nearby Bathgate and Linlithgow, and The Livingston Designer Outlet is just over 8 miles away. Torphichen itself has a traditional village shop and pub too.

The neighbouring countryside is some of the finest in Central Scotland. The Avon Gorge, Beecraigs, Polkemmet and Muiravonside country parks are within easy access. There are some fascinating walks through the Bathgate hills and in the nearby, historic burgh of Linlithgow with its picturesque palace and loch.

Local leisure opportunities include everything from fishing to horse-riding and golf. In Bathgate and Linlithgow, you will find well equipped sports centres too.

## DESCRIPTION

The property is situated to the southeast of Torphichen, accessed from the B792 onto Cathlaw Lane. Vehicular entry to the site is currently closed but parking is available next to this for temporary viewing purposes only.



This former agricultural property is bounded by a road to the south and to the west and has a ruinous farm building with hardstanding and a field area. We understand the property was formerly an agricultural property but more recently used as a petrol station. The site extends to approximately 1.84 hectares (3.65 acres).

Planning Permission was obtained in 2020 for residential development which has now lapsed. The immediate land to the east has been developed for high end residential purposes.

The land extends to approximately 1.31 hectares (3.23 acres) in total of Class 5:1 rough grazing. We understand that approximately 1.57 acres is identified as a high-risk area of surface flooding according to SEPA Flood Maps. The ruinous buildings and area of hardstanding occupy approximately 0.17 hectares (0.42 acres).

	Ha	Acres
1.57 Potential flood plain	0.67	1.57
1.66 Rough Grazing Class 5.1	0.17	1.66
Ruinous Farm Building (0.42)	1.00	0.42
<b>TOTALS</b>	<b>1.84</b>	<b>3.65</b>

The subjects offer great potential for redevelopment, smallholding or commercial purposes, subject to obtaining the necessary consents.

#### SERVICES

Water and electricity can be found nearby, no connections are in place currently. We are not aware of any septic tanks or drainage connections over the property and purchasers will need to make their own enquiries in that regard.

#### PLANNING

The site has lapsed planning permission in principle, consented in 2020, with conditions which can be viewed on the West Lothian planning portal reference Planning reference O626/P/17, alternatively a full data pack is available from the Selling Agents.

Interested parties enquiring on future planning applications can obtain a quotation for independent advice from Paul Hughes of Glen Etive Projects:

<https://www.glenetiveprojects.co.uk/contact-us>  
paul@glenetiveprojects.co.uk  
0785 256 8874

#### SEPA

According to SEPA flood maps, the map currently shows that there are short and long term flood risks at the site, particularly to the northern boundary, a recognised flood plain. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>



## ACCESS & BOUNDARIES

The property is accessed from a public road. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

## RATEABLE VALUE

No rateable value currently applies to this agricultural property. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).

## ENVIRONMENTAL AND HERITAGE CONSERVATION

Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land. We understand that the local area has a history of Coal Mining but we are not aware of any specific mining history over the subjects of sale. No Coal Mining Reports or Site Surveys have been carried out over the property.

## CLAWBACK PROPOSAL

A negotiable clawback clause will be included in the missives of sale. This will entitle the seller to 50% of any uplift in value arising from the grant of planning permission for any form of development (residential, commercial, infrastructure or other), valid for a period of 25 years. For full details, please contact the selling agents.

## PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

## LOCAL AUTHORITY

West Lothian Council  
<https://www.westlothian.gov.uk/contactus>

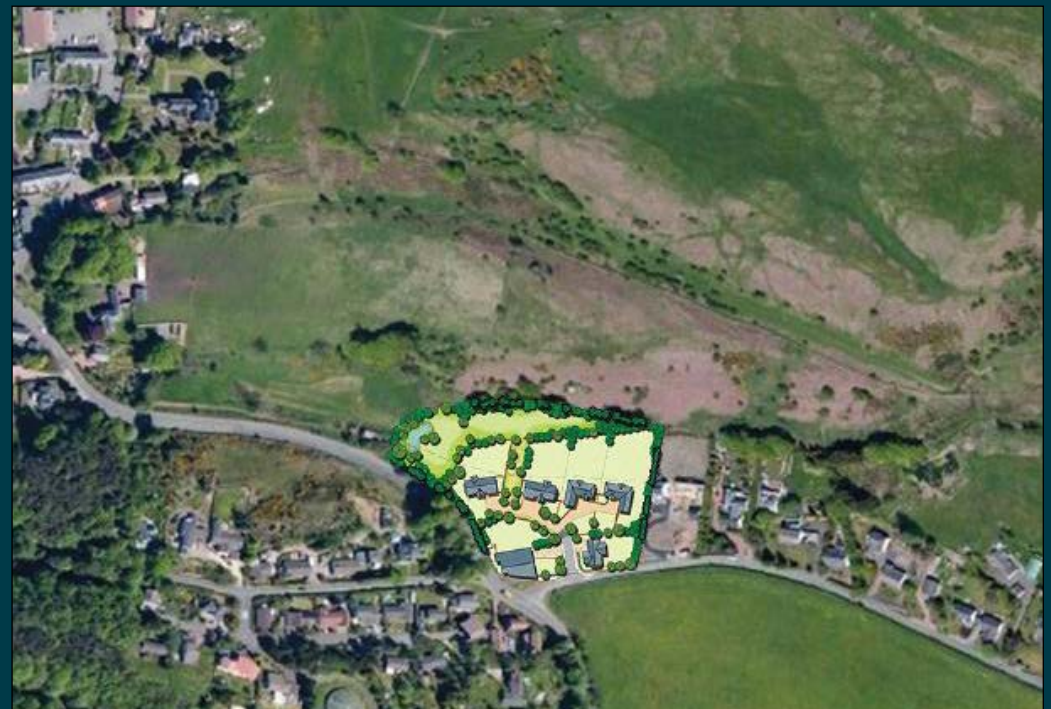
## SOLICITOR

Graham Ritchie  
Partner  
Sneddon Morrison  
Solicitors  
36-46 North Bridge Street  
Bathgate  
EH48 4PP

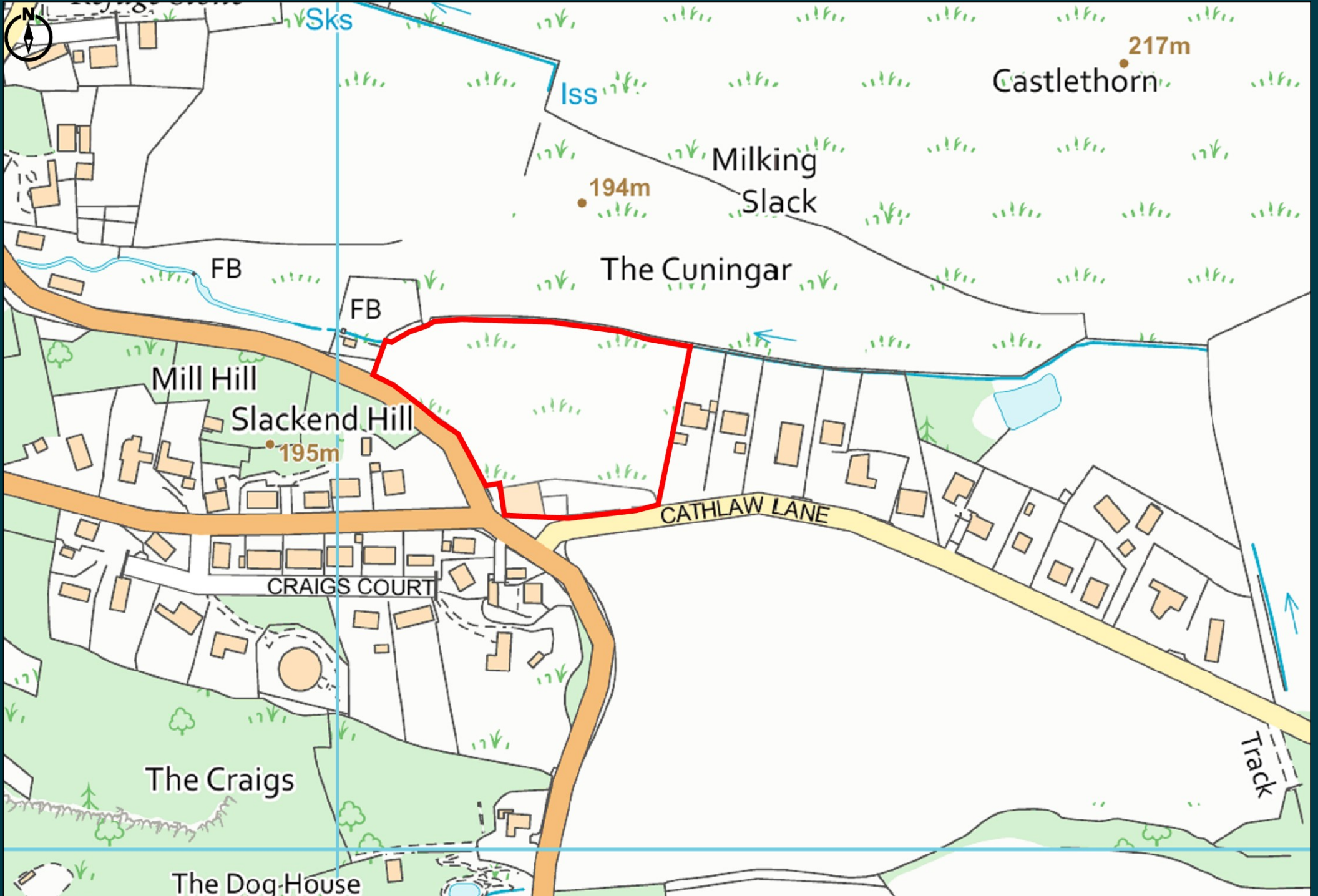
## THIRD PARTY SERVITUDES AND BURDENS

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.









## HEALTH AND SAFETY

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the ruinous farm building (access is not permitted on the grounds of Health and Safety) and uneven land surfaces. No structural or conditional surveys have been carried out on the property.

## VIEWINGS

Are by appointment and may be accompanied. Appropriate caution should be exercised at all times in relation to the Health & Safety statement above.

## DIRECTIONS

The postcode is EH48 4NN, which will also be identified by a DM Hall and Turpie & Co 'For Sale' board. Alternatively, please use the following link: <https://w3w.co/smirking.fetching.applauded>

## CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## ENTRY

By mutual agreement.

## OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Offers should set out the following:

- The identity of the purchaser
- All bids should include a guaranteed minimum price
- Clear details of any conditions attached to the offer
- Proposed timescale for conclusion of missives

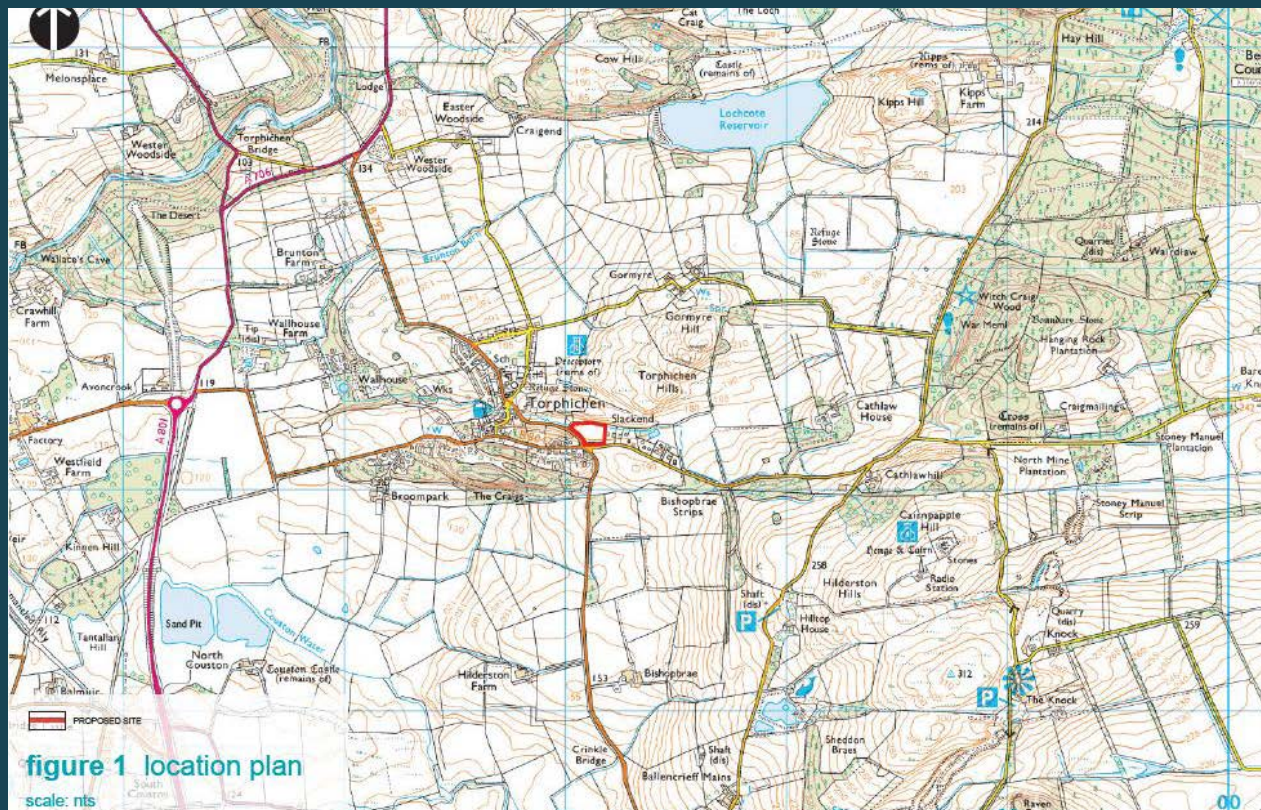
## VAT

All prices quoted are exclusive of VAT which is not understood to be chargeable.

**DM HALL**  
**Turpie & Co**



RURAL DEPARTMENT | 01786 833 800



# Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

**ANTI-MONEY LAUNDERING COMPLIANCE** DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. 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 when 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..

**PARTICULARS AND MISREPRESENTATION** The following note is of crucial importance to intending viewers and/or purchasers of the property, DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken June 2020. Particulars prepared August 2025.

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