

Land at Houston Road West

LIVINGSTON

Opportunity to Purchase Land with Development Potential in Livingston



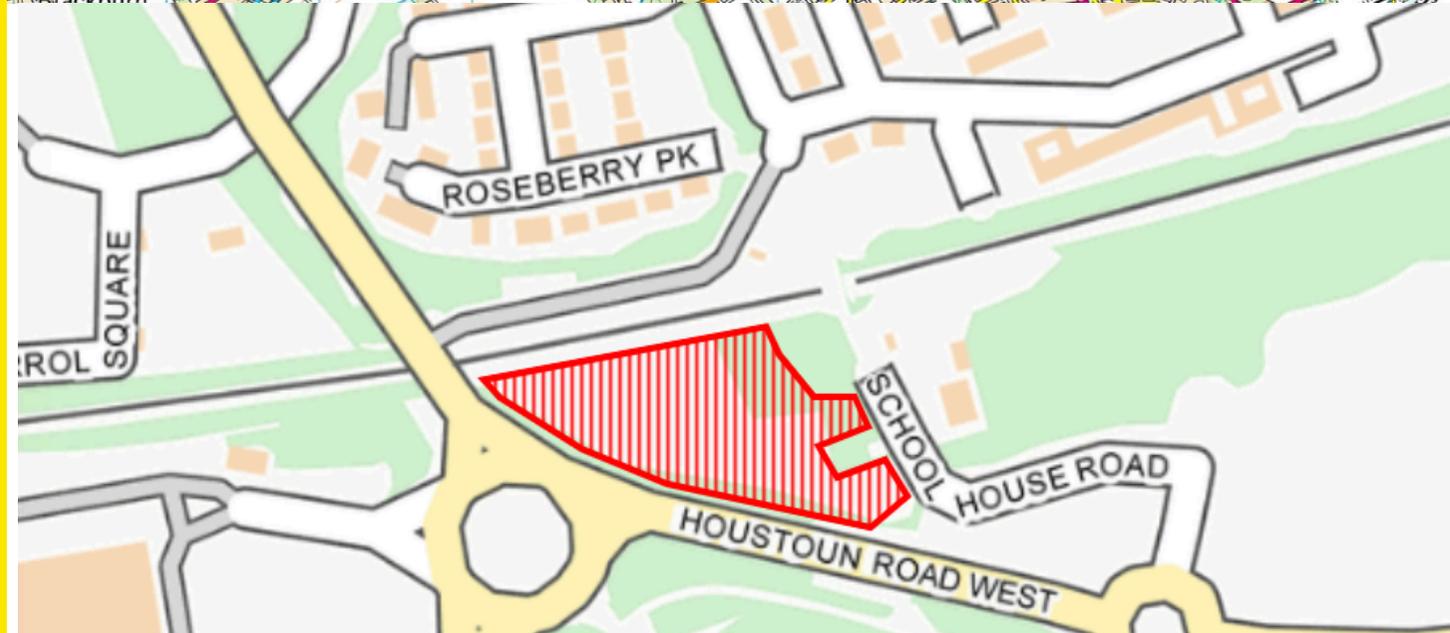
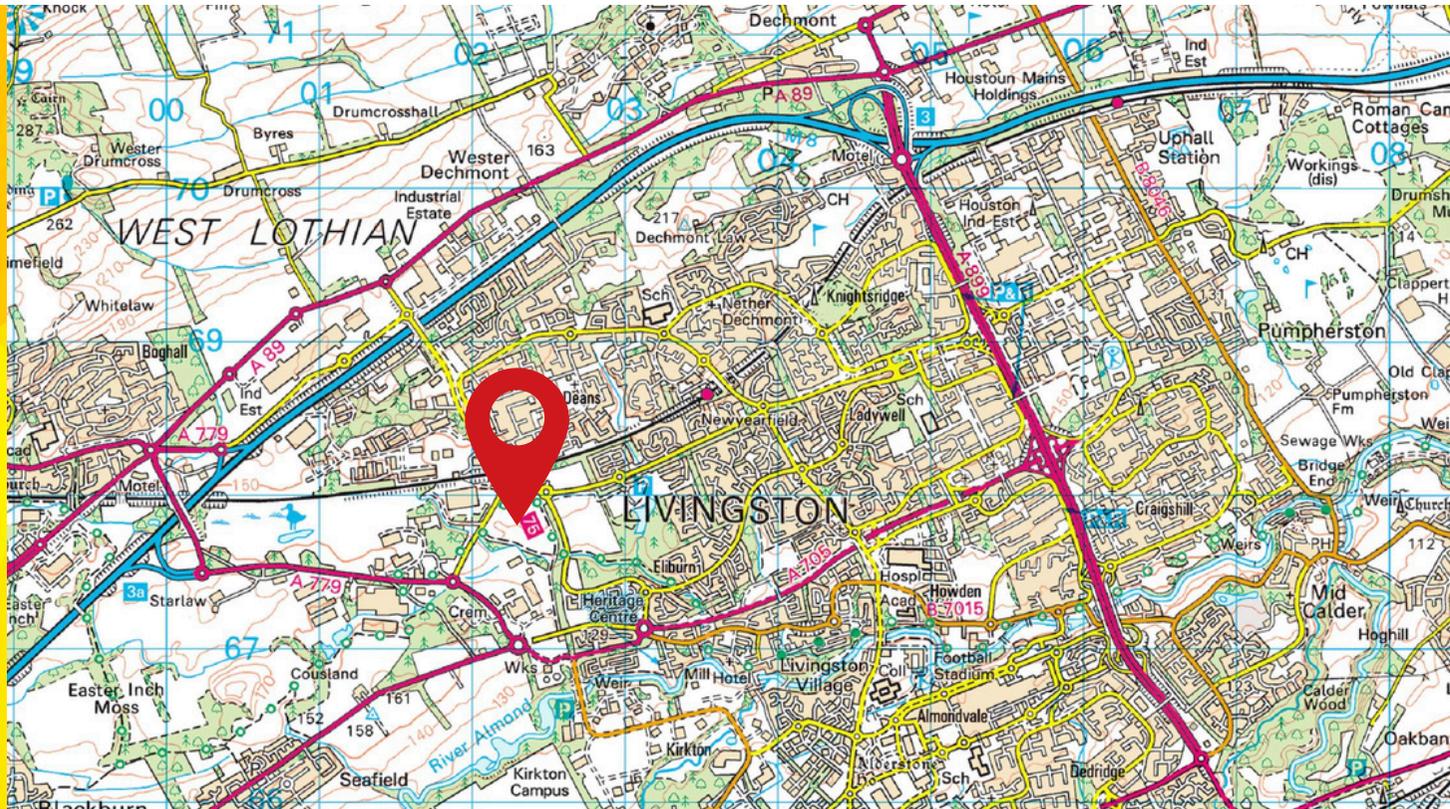
LOCATION

The subject site is located in Livingston, the largest town in West Lothian with a population of approximately 56,840 people.

Livingston is around 16.5 miles west of Edinburgh and around 33.5 miles east of Glasgow, both of which are easily accessible via the M8. By virtue of its location, Livingston benefits from excellent transport links. The bus routes within the town provide excellent local access as well as access across the central belt. The nearest railway station to the subject site is Livingston North, located approximately 1.3 miles north east and providing frequent services to Edinburgh and Glasgow. Edinburgh International Airport is around 10.9 miles north east of the subject site.

The site benefits from a variety of local amenity. Livingston Designer Outlet and The Centre are located 2.9 miles south east and are home to key retailers such as: M&S, H&M, Le Creuset, Next, and Asda. The shopping centres also host a number of food and beverage retailers such as: Costa, McDonald's Nando's, Wagamama's and Wetherspoons. The subject site is well serviced by a range of supermarket operators within a close proximity: The Co-Op (c. 0.9 miles), Morrisons (c. 1.6 miles), Aldi (c. 2.4 miles) and Sainsburys (c. 3.1 miles).

The surrounding area is a mix of residential and commercial uses. There is an industrial estate to the north-west of the site - Deans Industrial Estate. Saica Pack occupy a large manufacturing facility west of the site. There has also been significant new housing development in the area. There is a new development of 132 homes by Barratt Homes east of the site. Additionally, Bellway recently completed a development east of the site with 130 homes.





DESCRIPTION

The subject site is located north of Houston West Road, and access to the site is from School House Road. The site is approximately 2.2 acres in size and roughly triangular in shape.

The land shaded in red above does not form part of the property. The site benefits from right of access over the land.

The surrounding area is a mix of residential and commercial uses. The site is bounded to the north by the railway line and residential homes beyond; to the east by School House Road and a new ongoing development by Barratt Homes (132 new homes); to the south by Houston Road West, and to the west by Barracks roundabout and an industrial unit occupied by Saica Pack.

PLANNING

In the West Lothian Local Development Plan, most of the site is white land (no allocation), and a small part at the east of the site is allocated as Land Safeguarded for Open Space.

METHOD OF SALE

The Heritable Interest (Freehold) of the property is offered for sale.

Parties should note interest with Savills in the first instance in order to be kept informed of any updates and to receive any further information.

The owner reserves the right to sell the property without reference to any other party.

Land at Houstoun Road West Livingston



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