

LIDDLE & ANDERSON

SOLICITORS & NOTARIES



DEVELOPMENT AT MYREHEAD FARM
BY LINLITHGOW, EH49 6LQ

Development Opportunity To Convert Steading
And Historic Mill-House To Form Four Homes
With Planning Permission For A Further
6 New Build Homes With Potential For Further
New Build Plots And Paddocks Available.
Whilst the seller would prefer to sell as a whole,
other options would be considered.



Artist's impression of one option



Artist's impression of existing site

The site is situated to the west of Linlithgow
in picturesque countryside with open views.
With its rural location, proximity to Linlithgow
and ease for commuting to Edinburgh or
Glasgow, once completed, the properties
should be capable of providing substantial
returns to the developer.



LOCATION

The development is conveniently located a couple of minutes from Junction 4 of the M9 and a few more minutes from two mainline train stations at Polmont and Linlithgow. Linlithgow itself, with its Palace, Loch and canal, offers a wide variety of shops, supermarkets, restaurants, pubs, and leisure facilities, including two golf courses, tennis and cricket clubs and leisure centre with swimming pool and gym. Schooling is also well represented from nursery to senior level. The railway stations gives easy access to Edinburgh, Glasgow and Stirling, as does the M9 motorway. Edinburgh Airport is also within easy reach.

DIRECTIONS

From Linlithgow, continue in a westerly direction on the A803, past "The Bridge Inn". Follow the road until the signpost indicating Whitecross to the left. Turn left and follow the road past Campbells Prime Meat Limited. Take the next left on to the access road into the development to your left.

From the M9, at junction 4 take the A803 exit to Linlithgow/Polmont. At the roundabout, take the exit onto A803 signed for Linlithgow. Follow on this road until the signpost indicating Whitecross to the Right. Turn Right and follow the road past Campbells Prime Meat Limited. Take the next left on to the access road into the development to your left.

ACCESS

As above, from the public road is via a private access road of around 200m length. Maintenance of this shall be shared with the farmhouse. Appropriate servitude rights for all services are included in the sale.

PLANNING

Detailed planning permission has been granted (P/07/0978/FUL) for the conversion of the disused Mill-House to form a dwellinghouse, and conversion of the redundant farm buildings to form three dwelling houses. Planning has also been granted (P/14/0098/PPP) for six new build properties. It is believed that it may well be possible to obtain planning permission for additional new build plots in place of a further large farm shed included in the subjects.

The planning permission can be viewed on www.falkirk.gov.uk on the "Online Planning Applications" page.



SERVICES

- Water - mains water is available at the access road end. In addition a 4" pipe runs into the site which is currently shared with the farmhouse.
- Electricity- A 3 phase electricity connection is on site.
- Phone - A phone connection is available on site.
- Drainage - Drainage will require to be installed by the Purchaser. Relevant servitudes for off-site elements will be included.
- Gas - There is no local gas connection.

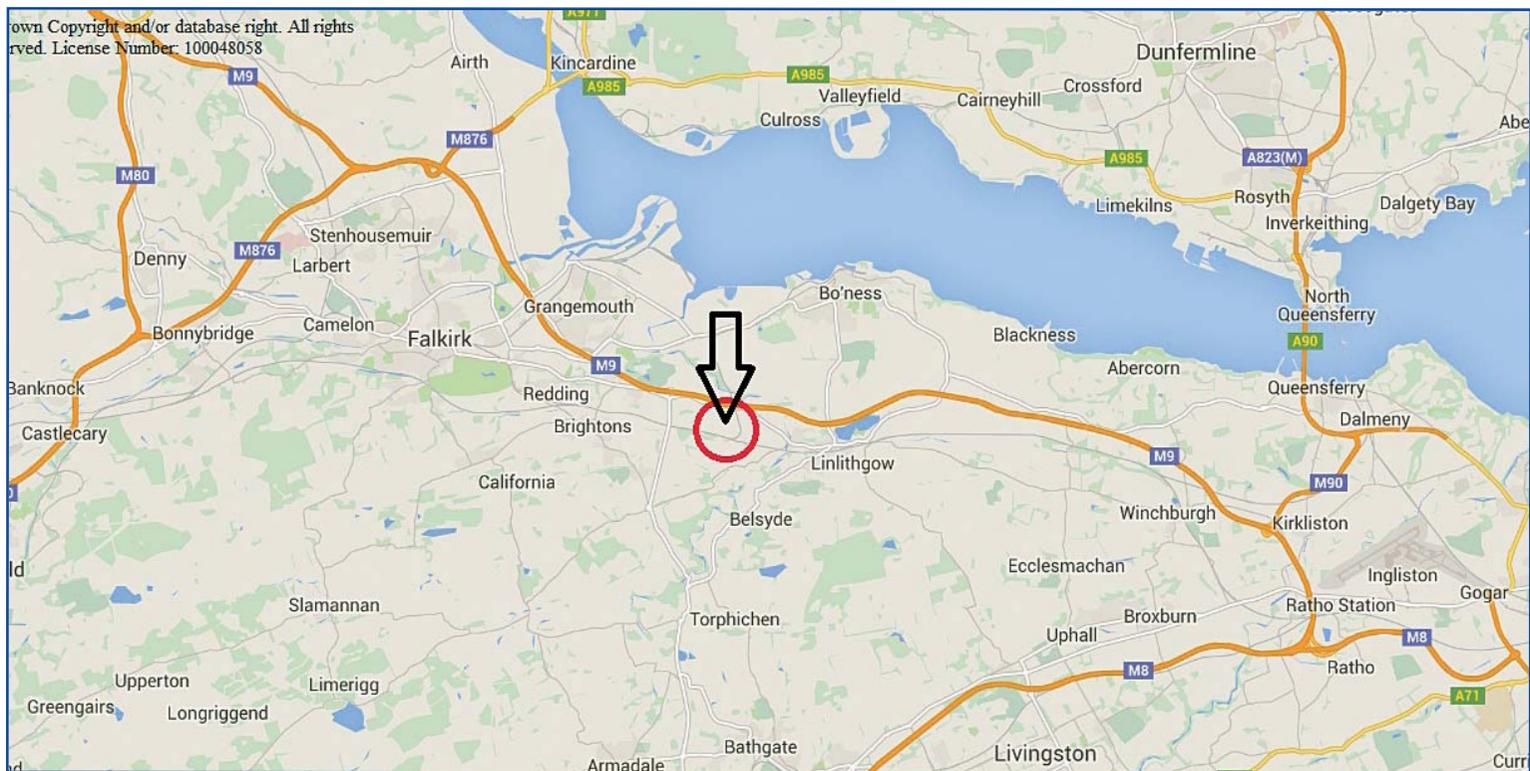
TITLE CONDITIONS

The site is being sold either as a whole for one developer to maximise the potential of the development or the seller would consider selling smaller units. Rights of access and relevant servitudes shall be included in the sale however similar rights have been reserved to the farmhouse (including a right to a septic tank with ancillary pipework). There will be a £1,820 charge per new build unit to be paid to Falkirk Council by the purchaser in terms of the planning when commencing each new build.

ADDITIONAL LAND

Additional paddock land is available to purchase around the site as required.





Junction 4 M9	1.4 miles
Polmont Main Train Station	2.8 miles
Linlithgow Main Train Station	3.5 miles
LIVINGSTON	7.5 miles
FALKIRK	8.3 miles
STIRLING	18.8 miles
DUNFERMLINE	19.1 miles
EDINBURGH	20.6 miles
GLASGOW	36.9 miles

VIEWING/OFFERS

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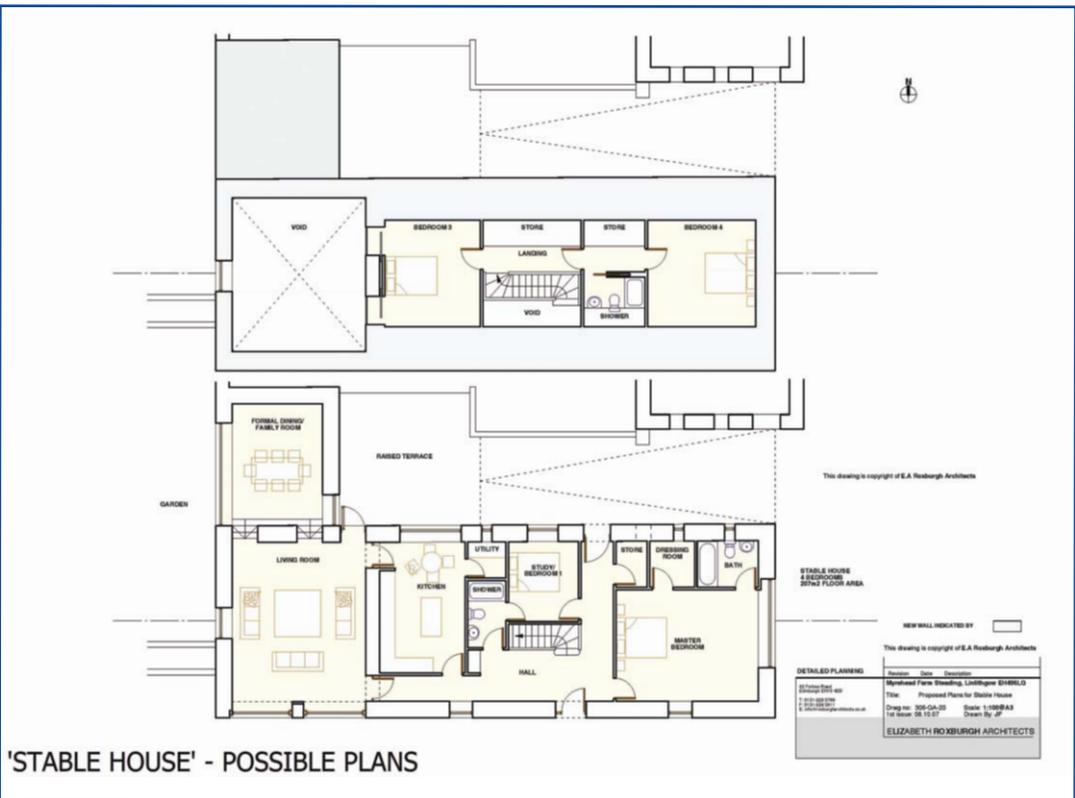
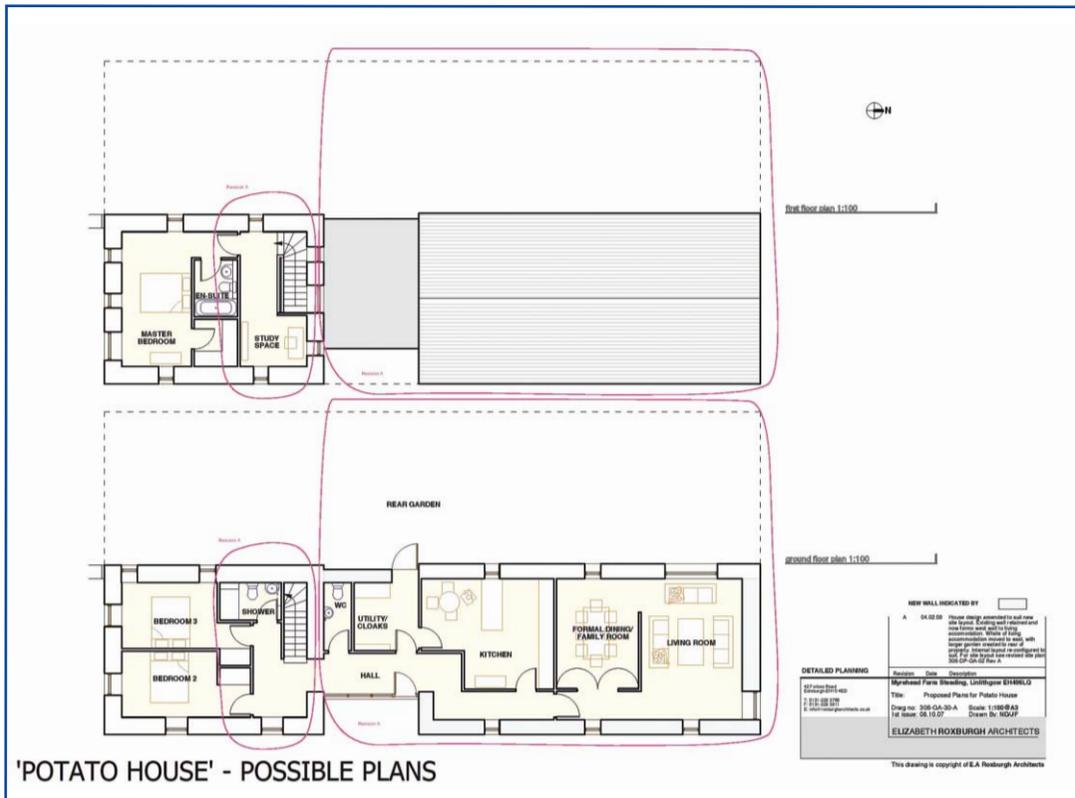
DATE OF ENTRY

Negotiable

Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.

These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.

Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.



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