



BNP PARIBAS
REAL ESTATE

FOR SALE

SIGNIFICANT DEVELOPMENT OPPORTUNITY IN POPULAR COMMUTER TOWN

JARVEY STREET

BATHGATE, WEST LOTHIAN EH48 4EZ

- TOWN CENTRE LOCATION
- POPULAR COMMUTER LOCATION TO EDINBURGH & GLASGOW
- DETAILED CONSENT IN PLACE FOR 53 FLATS, SUBJECT TO LEGAL AGREEMENT & SECTION 75
- AVAILABLE TO PURCHASE IMMEDIATELY
- MAY BE SUITABLE FOR ALTERNATIVE USE SUBJECT TO PLANNING
- SITE AREA OF C. 0.40 HECTARES (1.00 ACRE)

FOR SALE: SITE WITH PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT



LOCATION

Jarvey Street is located within the town centre of Bathgate, in West Lothian, a region which has a resident population of 150,000 people.

Bathgate is easily accessible, as it enjoys excellent communication links to the M8 Motorway via Junctions 3A and 4, which connect with Glasgow, Edinburgh and the rest of the Scottish motorway network. Glasgow and Edinburgh International airports are within easy reach.

Half hourly rail services connect the town to Edinburgh Haymarket and Waverley Station. In addition, a regular train service now connects Glasgow city centre to the town.

DESCRIPTION

The subjects are located in close proximity to the junction with Hopetoun Street and Main Street within the town centre.

Jarvey Street is a cleared site previously occupied by a Night Club. The subjects have been cleared of all debris, with only shrubs and trees remaining. The subjects are currently used as a car park due to the concrete hard standing in situ – no formal rights of tenure exist in which case the subjects will be sold with the benefit of vacant possession.

The vendor secured detailed planning consent for the erection of 53 flats with associated car parking, subject to settlement of a Section 75 agreement to make a contribution towards education in the local area. The Section 75 is currently being agreed between the Vendor and the local planning authority. Further information with regard to the existing planning consent can be viewed online, Application No. 0755/FUL/07 at <http://planning.westlothian.gov.uk>

ALTERNATIVE USE

The subjects may be suitable for alternative use, subject to the purchaser securing the appropriate statutory consent.

All interested parties should contact the local planning officer in West Lothian Council for further information.

SITE AREA

We have electronically measured the site area which we estimate extends to c. 0.40 Hectares (1.00 Acre).

Interested parties are requested to satisfy themselves in this regard.

DISPOSAL TERMS

The Heritable Interest (Scottish equivalent to Freehold) is available to purchase and offers are invited accordingly.

Further details are available from the sole selling agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser responsible for Stamp Duty Land Tax, Registration Dues and any VAT thereafter.

DATE OF ENTRY

The subjects are available for immediate entry subject to the satisfactory conclusion of Legal Missives.

VAT

VAT will be applicable on the sale price and all other outgoings associated with the purchase.



Further Information

Viewing strictly by prior appointment with the selling agents:

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