

FOR SALE

Longridge Road
Whitburn EH47 8HB

- ▶ 0.56 acres (0.23 hectares)
- ▶ Development opportunity
- ▶ Suitable for a variety of uses
- ▶ Prominent position within established commercial and residential area



LOCATION

Whitburn is a West Lothian town situated between Edinburgh and Glasgow, benefitting from strong regional connectivity and a growing residential population. The site is located on Longridge Road, an established mixed use corridor featuring a blend of residential, roadside commercial, and light industrial uses.

LOCAL AMENITIES

Longridge Road is an established commercial and residential area with Burnhouse High School, Polkemmet Primary School and Norwood Industrial Estate adjacent. Surrounding occupiers include **Lidl**, **Aldi** and **Lothian Bakery**.

CONNECTIVITY

Whitburn enjoys excellent regional transport links, positioned 20 miles west of Edinburgh and 22 miles east of Glasgow. Longridge Road connects directly to the A706, providing efficient access to Bathgate, Livingston, and the wider Central Belt. The location is well served by public transport, with nearby bus routes and proximity to local rail services via Bathgate and Armadale stations.

DESCRIPTION

The site extends to approximately **0.56 acres (0.23 hectares)** as highlighted on the adjacent plan. It is relatively flat underdeveloped site with access from Longridge Road.

PLANNING

The site is suitable for a range of uses but all interested parties are encouraged to make their own enquiries to the Local Planning Authority.

PURCHASE TERMS

Offers are invited for our client's heritable interest in the whole of the site. Offers which are not conditional on planning consent are preferred however our client will consider offers subject to planning. Proof of funding will be required to accompany any offer submitted.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2022, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

INTIMATION OF INTEREST

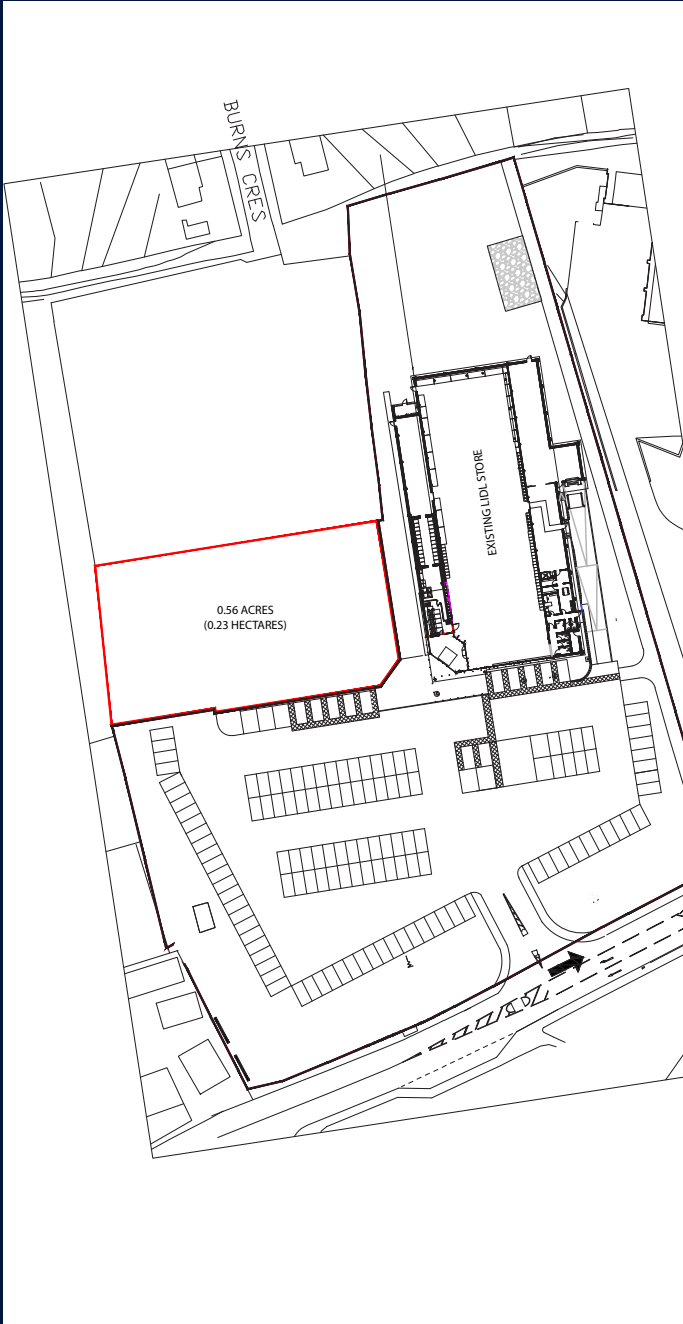
Interested parties are advised to note their interest in writing to the sole selling agent in order to be advised of any closing dates which may be set

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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