

FOR SALE **RESIDENTIAL DEVELOPMENT SITE**

217 UNITS WITH A SITE AREA OF
16.911 GROSS ACRES / 15.91 NDA

Phase A, Westfield **West Lothian EH48**



SCARLETT
LAND AND DEVELOPMENT

Major West Lothian residential development offering the opportunity to create a new community and family destination within the catchment of the highly regarded Linlithgow Academy. The subject site comprises Phase A, totalling 217 units with a site area of 16.911 Gross acres / 15.91 NDA, forming part of the wider masterplan consented for 550 units.

LOCATION & CONNECTIVITY

West Lothian borders the City of Edinburgh and has a population of 183,100 (June 2019) which has risen 19.5% between 1998 and 2019. This is the 2nd highest percentage change out of 32 council areas in Scotland. The main driving force behind this population increase has been large scale regeneration schemes being undertaken in Bathgate, Whitburn, Armadale and Winchburgh.



The subject site is situated on the eastern periphery of the village of Westfield, population 567 (West Lothian Local Development Plan 2018). Westfield has a local primary school and falls within the catchment area for Linlithgow Academy - the top ranking secondary school in West Lothian.

Westfield is situated approximately 4.9 miles north of Bathgate and approximately 3.6 miles north of Armadale, both of which are served by regular trains to Edinburgh and Glasgow. Road access is via A801 from J4 of the M8 to the south and J4 of the M9 to the north. The village is approximately 6.2 miles from the Royal Burgh of Linlithgow where the full range of retail, culture and amenity is available.

Access to local amenity is particularly strong. Beecraigs Country Park is 5.8 miles (by road) to the east of the site offering 370 ha (913 acres) of parkland, woodland and outdoor amenity. Westfield is also on the edge of the 'Bathgate Alps' a hugely popular cycling area.

DESCRIPTION

The subject site, Phase A, is situated in the western area of the Masterplan located to the east of the existing settlement of Westfield. This part of the site consists of vacant grass and scrubland and slopes towards Logie Water to the east of the site. The eastern area of the masterplan (which is out with Phase A subject for sale), located to the east of Logie Water, was formerly occupied by The Westfield Paper Mill which is now demolished and cleared.



MASTERPLAN

The wider masterplan site has a gross area of 83.28 acres and a net developable area of 47.45 acres. It is allocated for housing (reference H-WF1) in the 2018 West Lothian Local Development Plan and has extant planning permission for 550 units.

Phase A (the subject site) will provide a total of 217 units with an area of 16.91 gross acres / 15.91 NDA.

It is intended that a detailed planning application for Phases B & C, the remainder of the masterplan site, will be submitted by Alba Developments later in 2020.

- Phase A – NDA 15.91 acres – the Subject for Sale
- Phase B – NDA 27.16 acres
- Phase C – NDA 4.38 acres (Affordable Housing)

CURRENT PLANNING

Alba Developments have submitted detailed planning applications for Phase A (the subject site) of the wider masterplan area. Phases A2, A3 and A4 (totalling 147 units), have now been minded to grant by West Lothian Council. Phases A5 and A6 (totalling 70 units) have been submitted and are currently pending consideration by West Lothian Council.

Phase	Ref. no	No. units	Private total sq ft	Gross Area	NDA
A2	0293/FUL/20	49	44,200	3.66	2.94
A3	0352/FUL/20	49	46,800	3.493	2.969
A4	0467/FUL/20	49	51,650	3.91	3.456
A5	0903/FUL/20	49	51,500	3.97	3.55
A6	0904/FUL/20	21	22,400	1.878	1.52
Total		217	216,550	16.911	14.435

NB: the gross NDA (without single frontage roads deducted) is 15.91 acres.

A full accommodation schedule is available in the Data Room.

In addition application reference 1252/FUL/19 (Phase A1) was approved on 21 April 2020 for a revised road layout to facilitate access to the proposed development from the B8047 to the north of the site. This removes the need for significant engineering works including a new bridge, as previously consented.

The required developer contributions are to be confirmed with West Lothian Council; however, it is anticipated due to the history of this site and the extant planning permission, that the majority of contributions will not be required until after the completion of the 217th unit.

TECHNICAL

The following further information and technical information is available in the Data Room.

Report	Consultant	Date
Accommodation Schedule	EMA	Nov 20
Planning Statements	SHP	2020
Ecological Reports	Heathfield	Apr 20
Site Investigation	Mason Evans	Aug 20
Cut and Fill diagram	Indev	May 20
Drainage Assessment (including FRA)	Indev	Aug 20
Drainage catchment areas diagram	Indev	May 20
Proposed contours	Indev	May 20
A2 Levels and Drainage	Indev	Apr 20
A3 Levels and Drainage	Indev	May 20
A4 Levels and Drainage	Indev	Jun 20
A5 Levels and Drainage	Indev	Aug 20
A6 Levels and Drainage	Indev	Sep 20



CONSULTANCY TEAM

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METHOD OF SALE

The Vendor invites offers for Phase A. Interested parties should note interest with Savills and Scarlett Land and Development in the first instance to be kept informed of any closing date set and to receive any further information.

Strict timetables regarding agreed dates of entry will be required.

The Vendor reserves the right to sell the site without reference to any other party.

FURTHER INFORMATION

A Data Room is available to interested parties by request containing a full suite of technical information.

CONTACT

For further information please contact Savills or Scarlett Land and Development:

Phase A, Westfield West Lothian EH48

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