

Plot of Land

LONGFORD FARM CROFTS, BREICH, WEST CALDER, EH55 8NS



Just under an acre and will be sold with full planning permission for an extensive detached family home



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Plot B5 is located in the West Group of plots at Longford Farm Crofts, part of the West Lothian Lowland Crofting Scheme.

THE PLOT



This serviced plot extends to just under an acre and will be sold with full planning permission for an extensive detached family home that includes a self-contained annexe and detached triple garage. While plans can be changed, buyers should note that the extensive land surveys and preparation works required for a site like this have been successfully completed removing a lot of the initial time, labour and money from a typical self-build project. On inspection, you will be able to see a variety of different styles and sizes of houses that have already been successfully completed.



As per the current planning application, the finished house will extend to 245m² and include 5 double bedrooms and extensive modern living space. The attached annexe will contribute a further 78m² and is essentially a self-contained one bedroom flat which would be perfect for an older child or relative in need of a degree of independence.

Planning reference: 0104/MSC/21

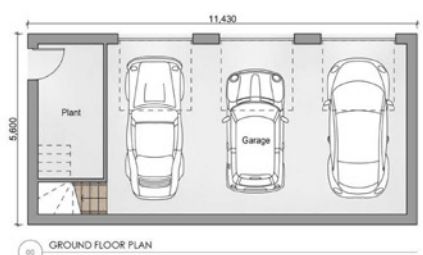
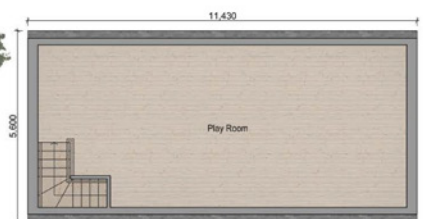
THE PLANS

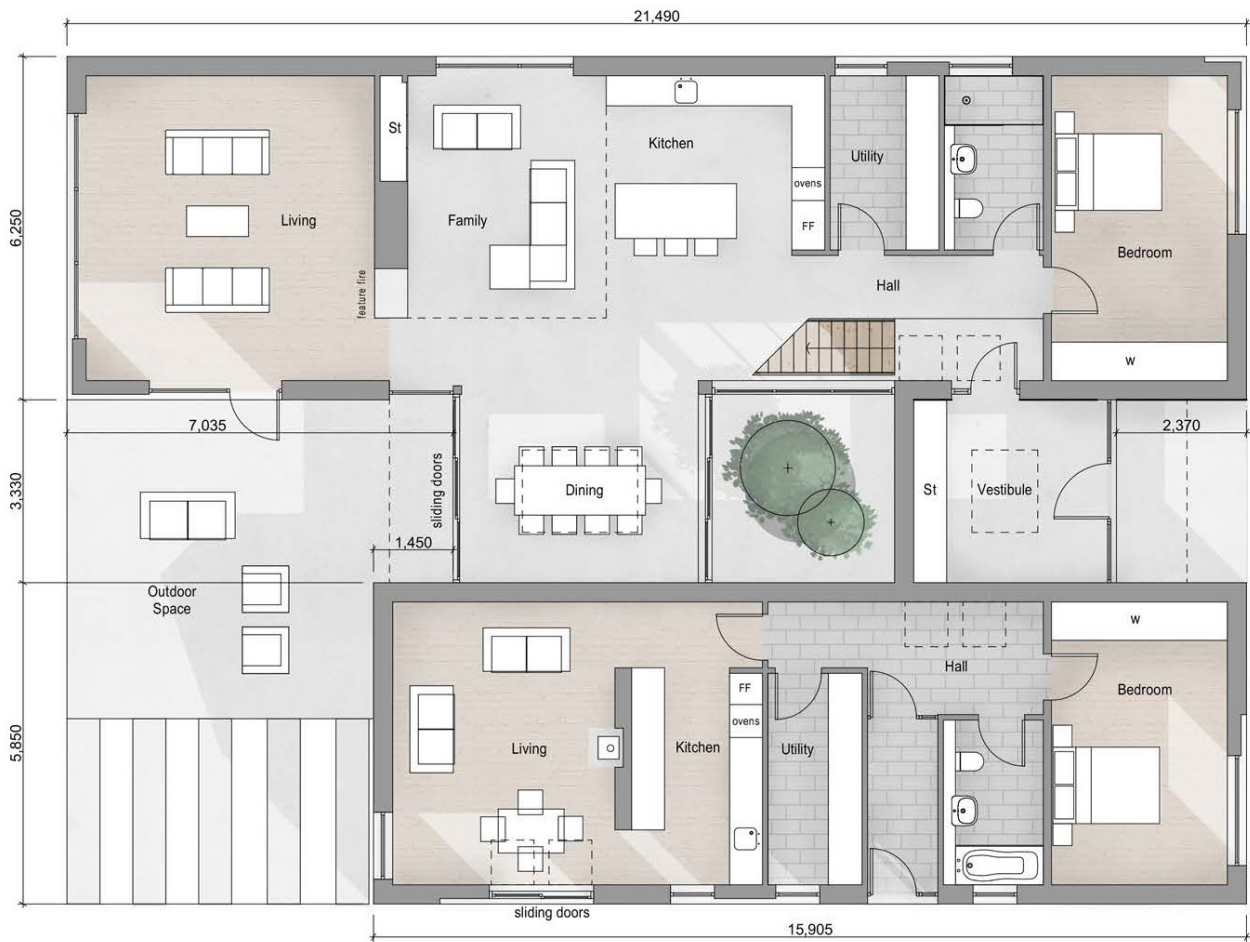


- walls: smooth render / white, vertical timber cladding / larch
- roof: natural slate, single ply membrane
- windows: timber framed / painted dark grey
- doors: timber clad / larch



- roof: natural slate, single ply membrane
- walls: smooth render / white, vertical timber cladding / larch, natural stone
- gates: timber / larch





GROUND FLOOR



FIRST FLOOR

THE LOCATION

Longford Farm Crofts is a West Lothian Lowland Croft located set back from the A704 between Breich and West Calder.





West Calder is a popular West Lothian village which lies only a few miles to the west of Livingston and is well placed for all the amenities within the town.

In nearby Livingston, The Almondvale shopping centre and McArthur Glen Retail Outlet provide every possible facility, amenity and service, along with the widest possible choice of shopping, all within an almost totally enclosed shopping precinct, which also offers theatres, cinemas, a leisure pool and football stadium.

Located close to Livingston on the A71 and, as such, is within comfortable commuting distance of both Edinburgh and Glasgow, the M8 is approximately five minutes drive and links to Glasgow, Edinburgh, the Forth Road Bridge and beyond, however, the property is situated far enough away not to be a nuisance with noise or pollution. West Calder train station is a short walk from the property. Livingston North, South and Bathgate train stations can be reached in a matter of ten minutes via car, and all have regular links to Edinburgh and Glasgow.


McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.