

HOUSE PLOT, MARCHLANDS AVENUE, BO'NESS, EH51 9ER

DESCRIPTION

A rare opportunity to purchase a development plot for a 4-bedroom house of approx. 488m².

Situated in a desirable area of Bo'ness, this building plot, with planning permission in principle, provides an opportunity to develop unique, contemporary four bed, two-story home with fantastic views towards the Firth of Forth and beyond.



LOCATION

The plot is situated within an established residential area of Bo'ness, which is a small town on the southern banks of the Firth of Forth located some 20 miles from Edinburgh. The town itself offers shopping and leisure facilities, and there are both primary and secondary schools. In the town centre there is a wide range of shops to choose from and Post Office facilities. Recreational pursuits include golf, fishing and a number of attractive walks. The popular Recreation Centre offers a swimming pool, squash and badminton courts, gym and astro-turf pitches. The town also boasts its own Steam Railway together with the famous Bo'ness Fair Day and historic Bo'ness Hillclimb. The historic Royal Burgh of Linlithgow is also located less than 10 minutes away by car, with its Palace, Loch and canal. There is 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. Linlithgow railway station gives easy access to Edinburgh, Glasgow and Stirling, as does the M9 motorway, with Edinburgh Airport also within easy reach.

PLANNING

This plot was granted planning permission in principle (July 2023) for one detached four-bedroom property with garden ground and off-street parking. (Falkirk Council planning reference no: P/23/0385/PPP). Full details can be found on Falkirk Council's website: <https://edevlopment.falkirk.gov.uk/online/simpleSearchResults.do?action=firstPage>

SITE STABILITY

The sellers commissioned a stability report in July 2023. A copy of the report is available on request. That concluded

"..it is considered that the site can be viewed as stable from a mining support view point.

With the depth of the workings and the relatively thin layer of clay above the bedrock it is considered likely that mine gas emission could be an issue , therefore it would be prudent to allow to include a suitable gas membrane within the construction detailing for the new build unit."

SERVICES

It is understood that the supplies of mains water, gas and electricity are close to the plot. However, interested parties should make their own enquiries of the service providers to confirm the position.

M9, Junction 3: 2.5 miles
Edinburgh: 19 miles
Livingston: 10.7 miles

Glasgow: 34.8 miles
Stirling: 19.1 miles
Dunfermline: 15.2 miles

VIEWING/OFFERS

Only offers which are not subject to further permissions shall be considered and should be made to:-

**LIDDLE & ANDERSON
SOLICITORS
2 MARKET STREET
BO'NESS
EH51 9AD
TEL: 01506 822727
FAX: 01506 828066**

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.