DM HALL

For Sale

Development Site

Former Armadale Nursery, High Academy Street, Armadale EH48 3JD

0.18 Hectares
(0.45 Acres)

- 0.45 acre (0.18 Ha)
- C-listed former Armadale Nursery Building
- Prominent Corner Site
- Potential development opportunity
- Located within close proximity of Armadale High Street
- Offers in excess of £150,000 exc of VAT are invited

LOCATION

Armadale is a well established West Lothian town that has benefited from significant residential expansion and local infrastructure investment in recent years. The locale offers an excellent base for both families and commuters, supported by a strong community, a wide range of local amenities and outstanding transport connectivity.

Armadale benefits from having its own railway station, providing direct rail services into both Edinburgh and Glasgow, placing two of Scotland's most important commercial centres within comfortable commuting distance. For those travelling by road, the M8 motorway is readily accessible, offering swift connections to major cities and the Scottish motorway network. The A89 further supplements road connectivity, linking the town to the surrounding communities of West Lothian.

DESCRIPTION

The subjects comprise a 0.45 acre (0.18 Ha) site upon which the Former Armadale Nursery is located. The building is of stone construction beneath a pitched and slated roof and is in a derelict condition. The site can be accessed from both Academy Street and High Academy Street.

The site may be suitable for redevelopment subject to receipt of the necessary consents.

SITE AREA

The site area measures approximately 0.18 ha (0.45 Acre).

The former nursery building measures approximately 501 sq m (5,392 sq ft).

SALE TERMS

Offers in excess of £150,000 (exclusive of VAT) are sought for the outright purchase of our client's heritable interest (Scottish equivalent of an English Freehold)

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT which we have been advised is not chargeable.

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £100. It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief. Further information is available at www.saa.gov.uk.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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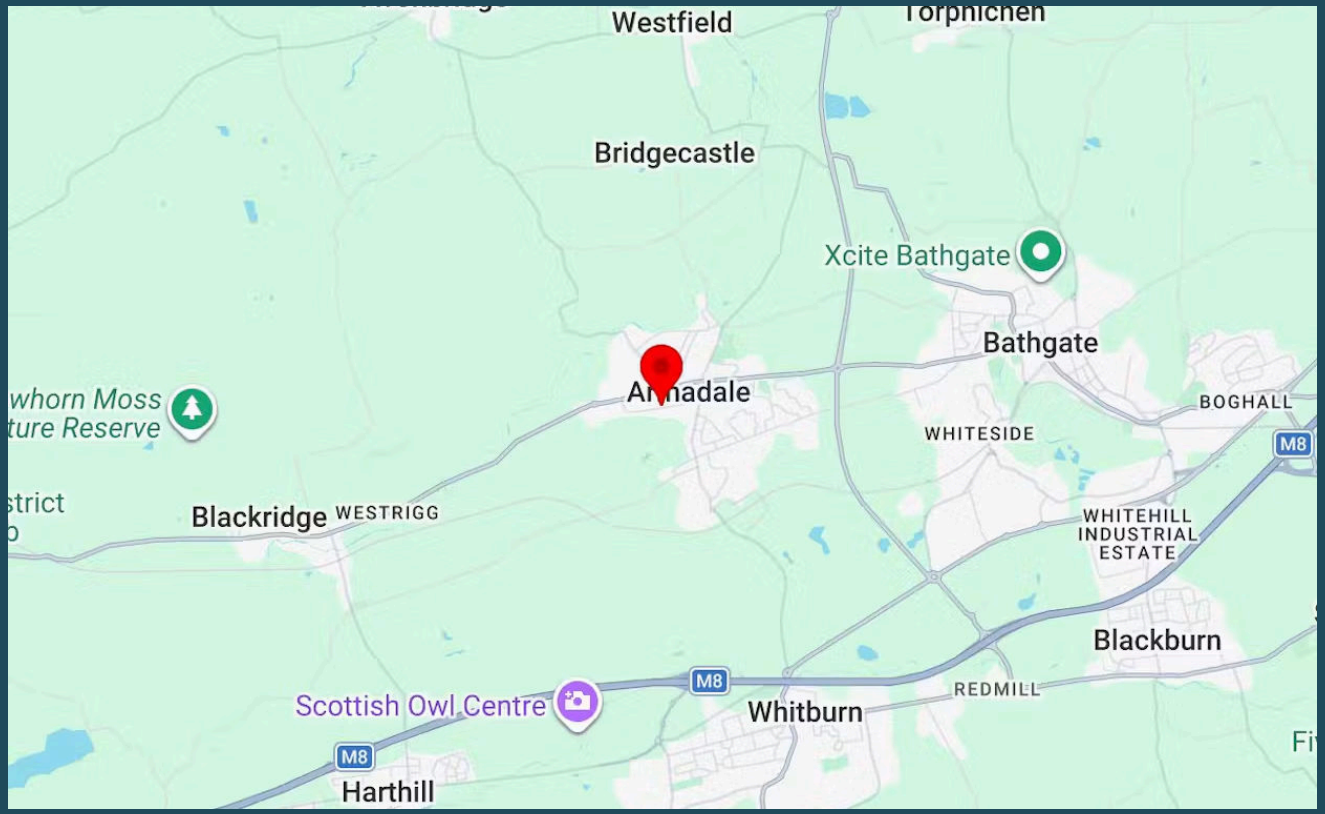
Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3976

DATE OF PUBLICATION: OCTOBER 2026