West Lothian Council



FOR SALE

RESIDENTIAL DEVELOPMENT LAND

Beechwood Road, Blackburn

0.49 Acres

Beechwood Road, Blackburn

Location

The subjects are located on Beechwood Road in a quiet residential estate on the outskirts of Blackburn.

Blackburn offers a range of local amenities, including shops, schools and community facilities, with a wider choice of supermarkets, retail and healthcare services available in nearby Bathgate, Whitburn and Livingston.

The town is well positioned for commuters with convenient access to the M8 motorway providing direct links to both Edinburgh and Glasgow while Bathgate Railway Station, a 10 minute drive away, offers regular rail services to both cities.

The site represents an attractive location for those seeking a balance between accessibility with a quieter residential setting.



Disclaimer: Accuracy of information in this plan is not guaranteed and should be used solely for guidance purposes only

The Site

The site, which extends to approximately 0.49 acres, is part grassland and part brownfield land where a terrace of residential dwellings were previously located.

The site is surrounded by terraced housing to the west and east and benefits for some mature landscaping, including established trees.

The plot benefits from open aspects across green open space and is accessed directly from Beechwood Road.

Planning Permission

The site is considered to be suitable for residential development subject to a full planning application.

For further information on planning matters, please refer to the West Lothian Council planning department on:

Tel : 01506 280000

Email: planning@westlothian.gov.uk

The Council provides a pre-application service for those looking to submit a planning application. This service delivers relevant feedback within 20 working days.

Viewing

The site is open to the public so prospective purchasers are invited to view the site without permission, but we ask that you respect residents whilst doing so.

Guide Price

No guide price has been set.

The prospective purchaser or tenant should seek independent valuation advice.

The Council reserves the right to charge VAT on the purchase price.

Conditions of Sale

The site is available for development in line with the local plan.

The council reserves the right to negotiate the price offered.

The property will be sold as possessed by West Lothian Council and subject to all conditions and/or restrictions affecting it, whether or not contained in the Title Deeds. Any conveyance by the Council shall contain such reservations, burdens and conditions, as the Council's solicitor may consider necessary for the protection of its interests. Offers conditional upon the granting of planning and other consents will be considered, but preference will be given to unconditional offers, other factors such as price being equal. A planning application for the development of the site must be submitted within three months of the date of conclusion of the missives. Each party will bear their own legal costs and all land and buildings transaction tax. The property may be subject to a clawback provision if appropriate.

Community Asset Transfer

The Council will consider offers for Community Asset Transfer in accordance with the Community Empowerment (Scotland) Act 2015 and West Lothian Council's approved policies and practices. Community Asset Transfer is available to community bodies who are interested in taking over public land and property and council officers will provide assistance to any community group seeking to explore this avenue. Successful asset transfer requests typically provide evidence of significant preparatory work having been undertaken at the pre-application stage and would include evidence of community engagement that establishes need and community buy-in for the proposed project, a detailed business plan that demonstrates financial viability and sustainability, along with evidence that the community body has the capacity and skill-sets necessary to deliver and sustain the project going forward. Groups interested in community asset transfer are asked to contact Rachel Donald (Property Modernisation and Community Empowerment Officer) at Rachel.Donald@westlothian.gov.uk

Entry

Entry will be on a vacant possession basis on conclusion of missives.

West Lothian Council

Property Services ☎ **01506 281836** ✉ **propertymanagement@westlothian.gov.uk**

Key Information









Key Information

Submitting an Offer

A closing date of 12 noon on 14 January 2027 has been set for offers. No offers will be accepted or taken into consideration after the closing date. All offers must be in writing in an A4 Envelope clearly labelled “Offer for Beechwood Road Development Land”. The name of the offeror must be written on the back of the envelope. No offers submitted by email or fax will be accepted. All additional information should be included in the offer.

All offers should be sent to:
The Property Services Manager
Property Services
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6FF

The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council have a legal obligation to receive the best price reasonable obtainable. Prospective purchasers must also submit with any offer, information sufficient to allow the Council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a partnership, then details of the directors or partners involved should be named. Offers that are conditional upon planning permission or other consents, must include the following information:

1. A layout of the proposed development on the subjects (including, where applicable, the projected number of units on site, proposed housing types, parking provisions and the location of SUDS)

2. Details of the proposed development

3. Details of the proposed developer including evidence of financial standing

4. A development timetable

5. Details of any conditions on which the offer is based

6. Details of any permissions / consents required.

7. Details of the purchase price being offered and which site (or sites) is being offered for.

Any offers that do not comply with the above instructions will be declared void.

Since the purchase of property or letting of property is a serious undertaking, you are strongly recommended to take appropriate legal advice.

Enquires

Contact Property Services:

Innes Hill

Tel: 07901114344 Email: Innes.hill@westlothian.gov.uk

Alex Fraser

Tel: 07909906608 Email: Alex.Fraser@westlothian.gov.uk

For Planning and Development queries, please contact West Lothian Council on 01506 280000.

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council act give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.

2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.

3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.

4. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

5. Particulars issued November 2026.

Services

The prospective purchaser will have to satisfy themselves as to the services available.