



**PLOT AT 6 DROVERS BANK**  
*Pardovan, Linlithgow, West Lothian, EH49 7RZ*



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A rarely available house plot with full planning permission for a statement, contemporary home, which forms part of a charming enclave of semi-rural homes, in a sought-after setting, some 3.5 miles from Linlithgow.

Drovers Bank occupies an enviable position, which affords the amenity associated with country living, while being strategically positioned for ease of access to Central Scotland's arterial transport network and within comfortable commuting distance of both Edinburgh and Glasgow City Centres.

### Plot Summary

Plot of Approximately 545 m. sq.

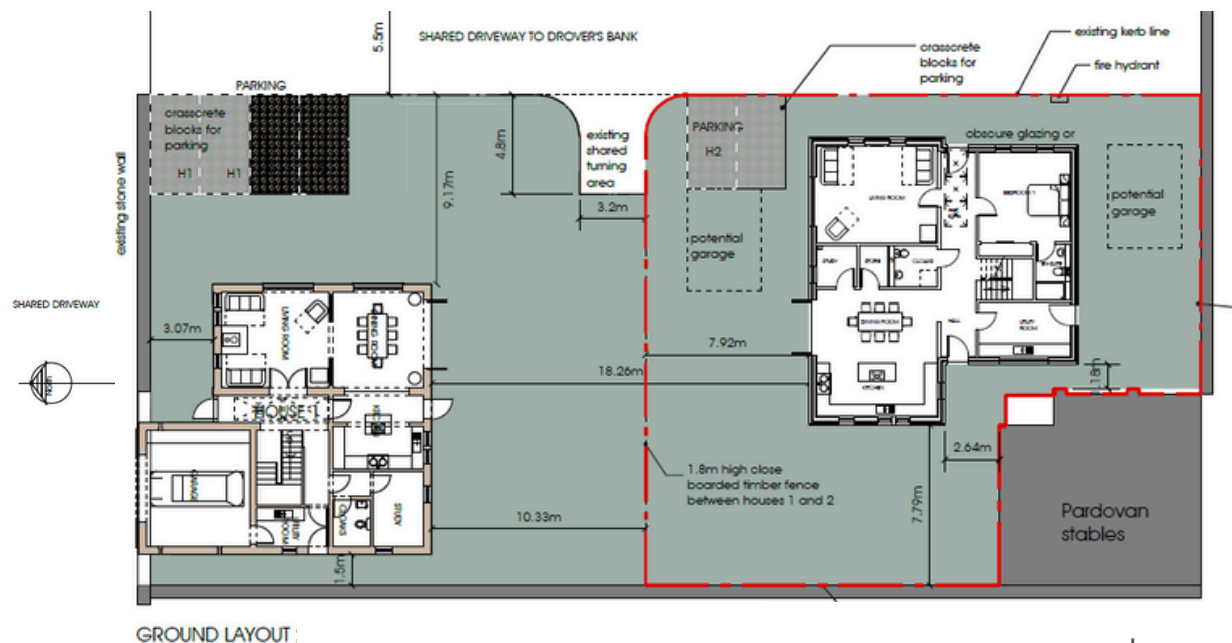
Full Planning Permission for a stylish yet timeless family home, extending to approximately 1733 sq. ft.

Plans by the experienced and Linlithgow-based architectural firm, Pollock Hammond Ltd,

Foundations installed and service track along Drovers Bank.

Bounded by a combination of tall, traditional stone walls and neat timber fencing, providing privacy and seclusion.

Planning Reference Number: LIVE/0458/FUL/17







## Situation

*Linlithgow 3 miles (5 km); Edinburgh City Centre 16 miles (25 km); and Glasgow City Centre 39 miles (64 km).  
(All distances are approximate).*

Once part of Pardovan Holdings, Drovers Bank is situated within the rural hamlet of Pardovan. Nestled amidst a seam of undulating West Lothian countryside to the North West of the small village of Philipstoun, the enclave of private properties have grown up around Drovers Bank Steading and Pardovan House and share in the charming, yet well-connected rural setting. Notably, Drovers Bank is situated approximately 3 miles from the popular and ancient town of Linlithgow and its many amenities.

Linlithgow's position in Central Scotland, within commuting distance of both Edinburgh and Glasgow, has earned it enduring popularity. It sits in one of the most historic areas in Scotland, surrounded by landmarks such as Blackness Castle, Linlithgow Palace, St Michael's Church and Linlithgow Loch. The town's vibrant centre hosts an eclectic collection of independent shops, bars, restaurants, and cafes, as well as professional services, convenience stores, and a supermarket. The town also offers many recreational pursuits, including golf, fishing, tennis, rugby, and water sports and has a strong network of local cultural and musical organisations and annual events such as the Folk Festival, Children's Gala Day and the Linlithgow Marches. There are several nursery and primary schools in Linlithgow, including nearby Springfield Primary School, and Linlithgow Academy has an excellent reputation.

For the outdoor enthusiast, Beecraigs Country Park is located just 3 miles south of Linlithgow and provides a wide range of leisure and recreational interests within its 370 hectare (913 acre) Country Park.

Drovers Bank is enviably positioned for access to Central Scotland's arterial transport network, placing Edinburgh, Glasgow, and the other principal towns and cities of Central Scotland within comfortable commuting distance. There is a junction onto the M9 approximately a 2-mile drive from the property, and Linlithgow Railway Station is within approximately 3 miles of the property, which offers commuter train services to Edinburgh and Glasgow. Edinburgh Airport is approximately 9 miles away by car.





NORTH ELEVATION



SOUTH ELEVATION

### Proposed Accommodation Summary

Total GIA (House) : Approx. 161 SQ M

#### Ground Floor:

- Light-filled, Entrance Lobby with Rooflights and Hall.
- Living Room with Wood Burning Stove.
- Open-plan Kitchen/Dining Room with adjoining Study and Store Room.
- Utility Room with Exterior Door.
- Cloakroom with WC.
- Double Bedroom with en-suite Shower Room.

#### First Floor:

- Landing with Walk-In Store Cupboard.
- Principal Bedroom Suite with walk-through Dressing Room and Bathroom.
- Third en-suite Double Bedroom with Shower Rooms.
- Fourth Double Bedroom and Bedroom 5.
- Generous volume of built-in storage.
- Family Bathroom.

### General Description

The House Plot at 6 Drovers Bank was granted planning consent for a detached residential dwelling on 3<sup>rd</sup> October 2018. Designed by experienced local Architects and Conservation Consultants, Pollock Hammond Ltd., the plans for the proposed house represent the latest iteration of preceding designs for the plot and have been individually crafted to suit the plot and its setting and to meet with contemporary trends in family living.

The stylish yet timeless contemporary home will provide approximately 1,733 sq. ft. of handsomely proportioned and versatile accommodation, configured to allow for effortless and relaxed family living, privacy, and high amenity.

The plot is of a rarely available sort and character, with the mainstay of the work on the foundations for the proposed dwelling having been completed, and the plot boundaries featuring a combination of neat, tall timber fencing and traditional stone walls. It is understood that the underbuilding foundations and concrete slab include service ducts and drainage tails, and that services, including mains gas, water, electricity, and drainage, run along Drovers Bank.

The plans prescribe for the house to be finished with an attractive marriage of timeless yet contemporary materials and the dwelling is to feature:

- Natural slate and clay pantile roof, accented by zinc and tile ridges.
- Exterior elevations finished with a well-coordinated combination of natural stone rubble, wet-dash render, and natural or Rockpanel timber boarding, with dressed margins cills, and skews.
- A generous fenestration with painted timber double glazed, or triple glazed H-pivot windows.

Formed with trends in contemporary living at the fore, the proposed interior plans feature versatile, well-proportioned accommodation, including an open-plan kitchen/dining room with bi-fold doors to the garden and a statement sitting room with a woodburning stove. They also provide scope to create a generous ground floor double bedroom suite (per the foundations) or an integral garage, subject to an incoming purchasers preferences and any necessary warrants/consents. Notably, the ground floor plans propose a double-height entrance lobby or hallway set beneath Velux/rooflights, as well as a study. The proposed house has also been pragmatically appointed for the rigmarole of daily life in the countryside - incorporating both a utility room, a cloakroom with WC, and a volume of storage scarcely found in new build homes of its size.

Drovers Bank itself is accessed via a shared private road from the country lane and provides access to the plot. Plot 6 enjoys a particularly enviable position on the southern periphery of the residential enclave, and the proposed house has been positioned such that the plot surrounds the house on all sides, to allow for a detached garage to be situated on either side of the house and the creation of an attractive garden setting.

## GENERAL REMARKS AND INFORMATION

### Viewing

Parties interested in viewing the plot are asked to contact the selling agents for availability. Viewing can be undertaken by interested parties who are in possession of the sales particulars. Appropriate care and attention should be taken.

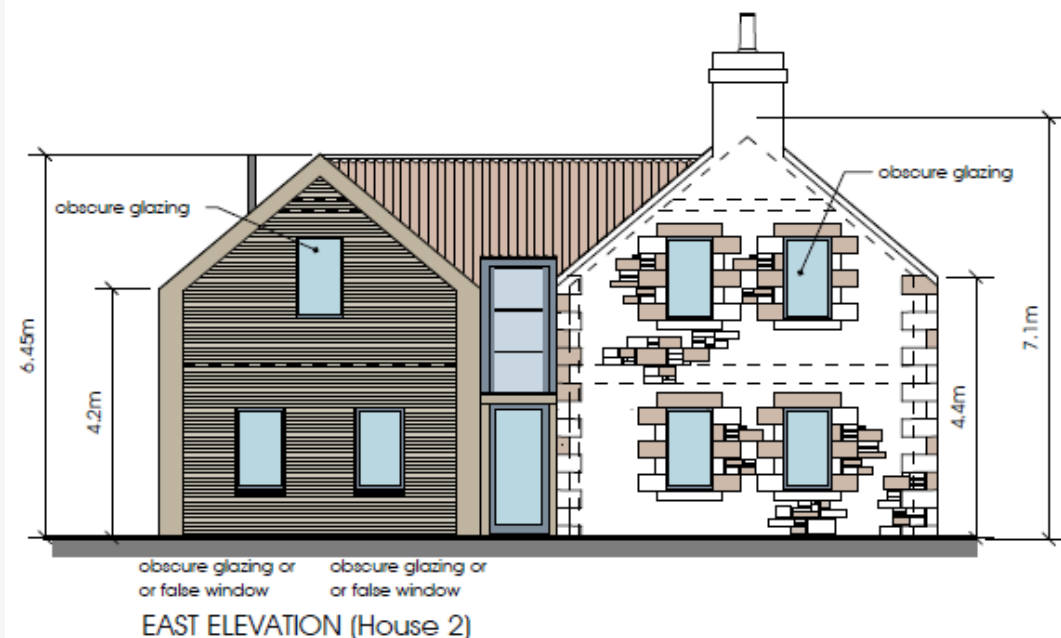
### Satellite Navigation

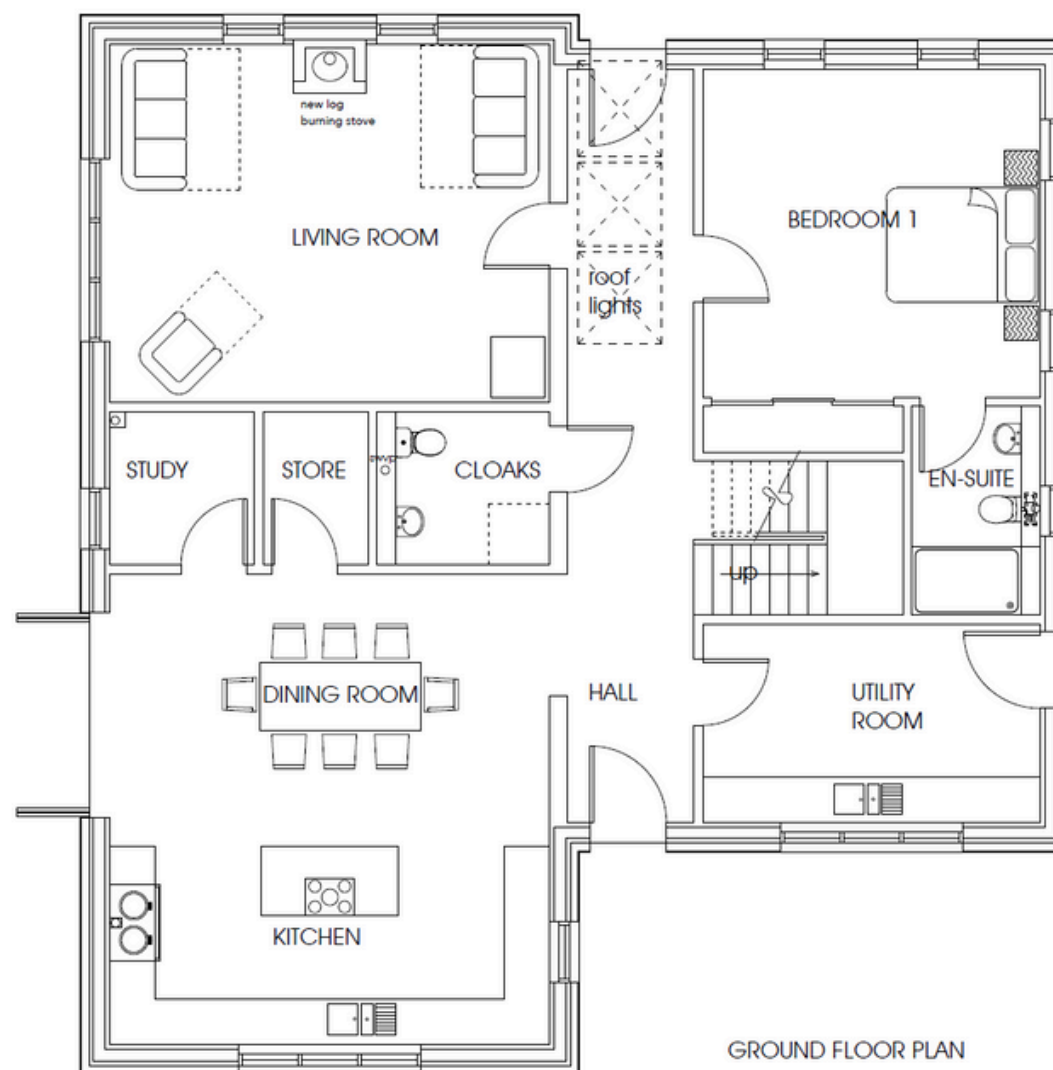
For the benefit of those with satellite navigation the property's postcode is EH49 7RZ.. WhatThreeWords: /////tenders.pointer.befitting

### Services

It is understood that the service track installed along Drovers Bank (to the East of the plot) includes Mains Gas, Water, Electricity, and Drainage.

Council Tax Band  
TBC



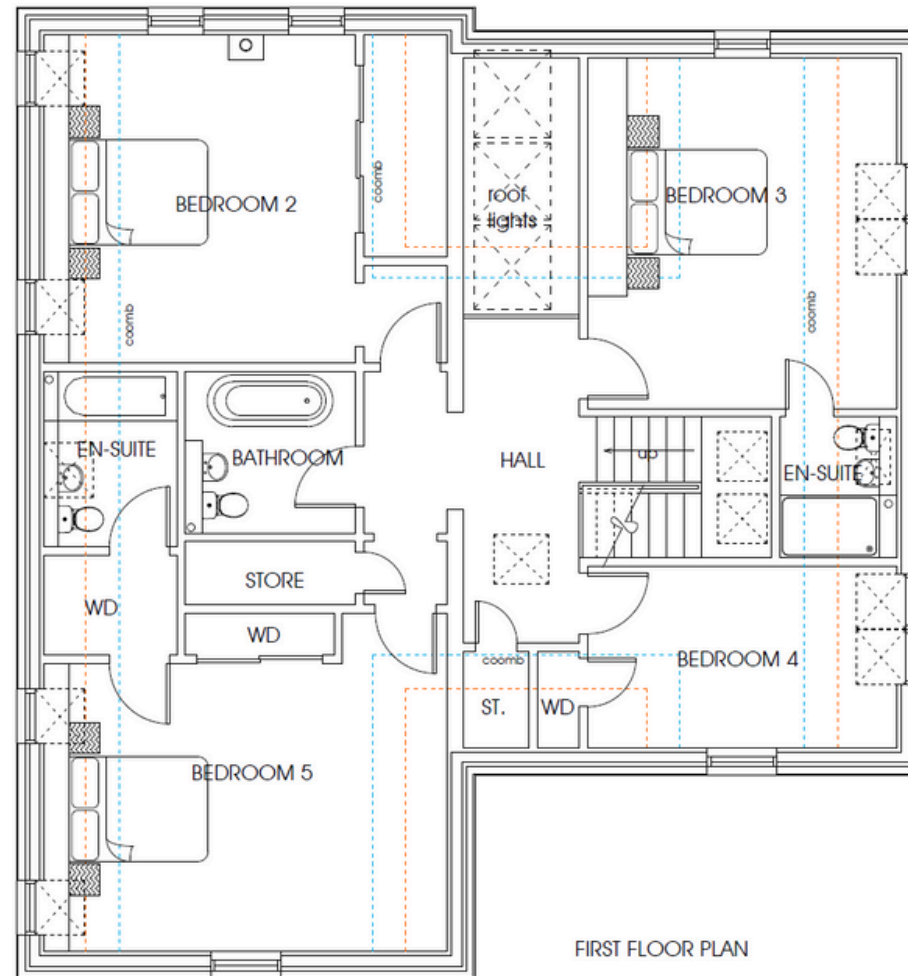


RETTIE

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 mail@rettie.co.uk  
 11 Wemyss Place  
 EH3 6DH

### Proposed Ground Floor Plan

Not to scale. For illustrative purposes only.




FIRST FLOOR PLAN


### Proposed First Floor Plan

Not to scale. For illustrative purposes only.

RETTIE

 0131 624 4183

 mail@rettie.co.uk

 11 Wemyss Place  
EH3 6DH







RETTIE

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EH3 6DH



#### Local Authority

West Lothian Council  
7 Whitestone Place, Bathgate, EH48 2HA  
Tel: 01506 280 000

#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

#### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

#### Special Note

The brochure and images within incorporate architectural renderings and computer-generated images. The plans, CGIs and architectural renderings are for illustrative purposes only and depict only certain parts of the property.

#### Planning

Further information regarding the planning permission can be found on the West Lothian Council Planning website utilising the planning reference number – Planning Reference Number: LIVE/0458/FUL/17 - or requested from the selling agents.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

#### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.