



# Oakbank Phase Two





# The perfect place to call home

Building upon an existing community, the masterplan will deliver improved transport links, mixed use town centre, a brand new school campus including primary and secondary schools and 85 acre district park, all just 12 miles west of Edinburgh city centre.

With amazing plans for an incredible future, Oakbank Phase Two is set to become one of West Lothian's most desirable developments, providing an enviable mix of flexible living, fantastic local facilities and a wealth of open green space, all within an easy commute of the capital.

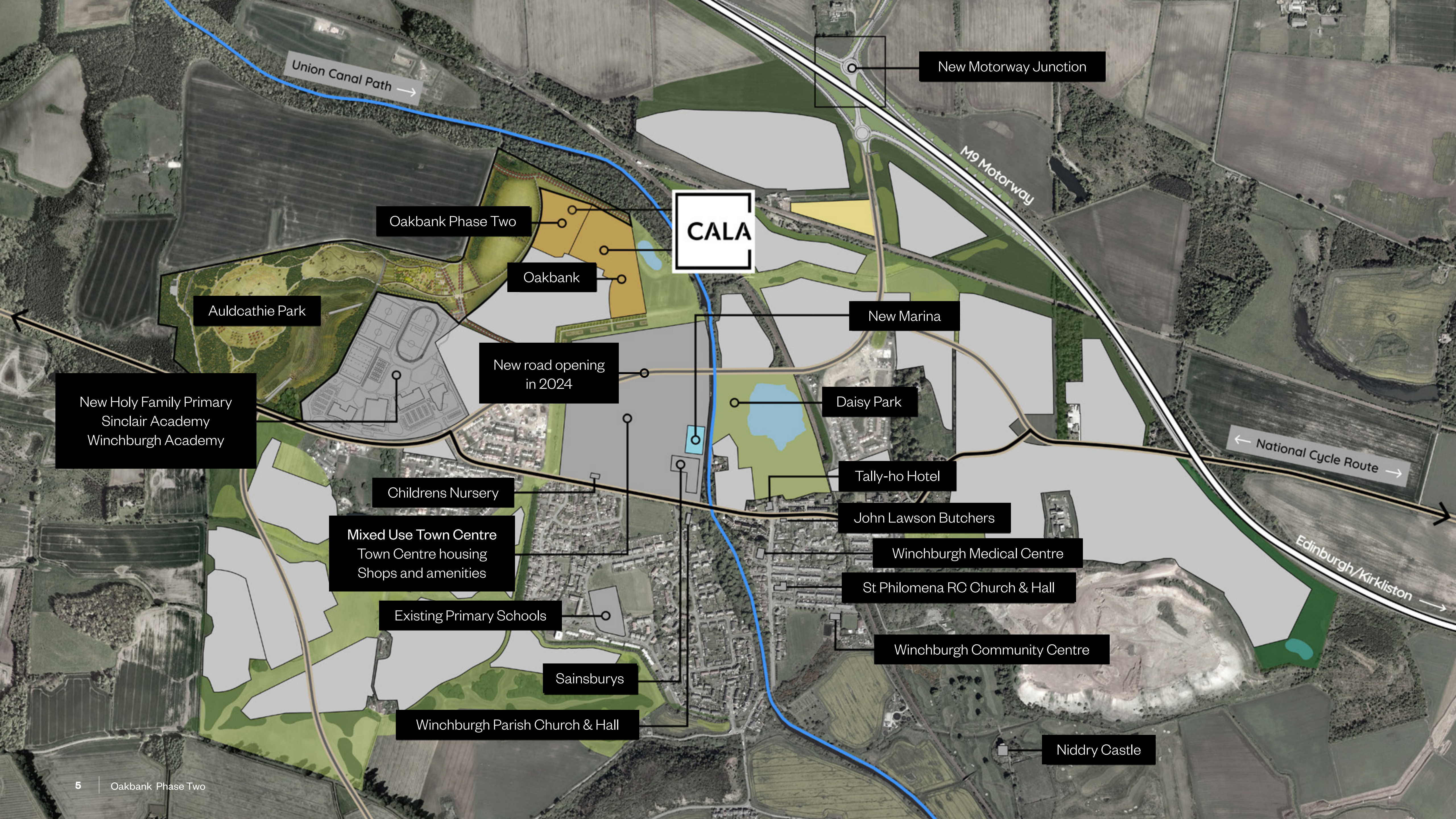


# Flexible living, for now and for the future

A selection of beautifully designed 4 and 5 bedroom detached and semi-detached homes full of light and space. You can find everything you're looking for in a dream home with a choice of designs that are ideal for growing families and upsizers. Flexible floorplans give you the freedom to use your living space the way you want to – for working at home, maybe, or with a den or playroom – and there are quality specifications throughout, with smart energy saving and eco-friendly features. A home for now, and for the future.



Stock photography



Union Canal Path →

New Motorway Junction

**CALA**

M9 Motorway

Oakbank Phase Two

Oakbank

Auldathie Park

New Marina

New road opening  
in 2024

Daisy Park

New Holy Family Primary  
Sinclair Academy  
Winchburgh Academy

← National Cycle Route →

Childrens Nursery

Tally-ho Hotel

Mixed Use Town Centre  
Town Centre housing  
Shops and amenities

John Lawson Butchers

Winchburgh Medical Centre

St Philomena RC Church & Hall

Existing Primary Schools

Winchburgh Community Centre

Sainsburys

Winchburgh Parish Church & Hall

Niddry Castle

Edinburgh/Kirkliston →

# Enjoy life in an exciting new community

Coming together is made easy with a wide range of existing family-friendly amenities including parent and toddlers groups, dance school, youth club, canal society and seniors club. Get down and dirty with Winchburgh Community Growing Group or show your support by sampling their locally grown fruits, vegetables and herbs.

A new mixed-use town centre and an attractive marina and moorings will appeal to locals and day visitors alike, bringing increased employment opportunities and ensuring a community that continues to give back.



# The great outdoors, on your doorstep

Set against a mature tree line, and with direct pedestrian access to the new 85-acre Auldcaithie District Park, with its sports facilities, play areas and walking and cycling paths, you're never far from the great outdoors at Oakbank Phase Two. Enjoy the enchanting rural landscape on foot – or explore the local area on two wheels, following the 13 mile path along The Union Canal. Closer to home, breathe in the fresh air down by the waterside at the new marina.



# The road to everywhere

The new M9 junction located just a few minutes' drive from your doorstep will provide fast access to and from Edinburgh city centre and throughout West Lothian. Regular scheduled bus services offer efficient travel throughout the region, including Stirling, South Queensferry, Falkirk and Edinburgh. For those going further afield for business or for pleasure, Edinburgh Airport is just 6 miles away.





# State of the art schooling

Winchburgh is well-served for education with the village boasting state of the art offerings for both primary and secondary pupils.

Three new schools have been built in what has been West Lothian's biggest ever investment in education. Winchburgh Academy was the first school to be completed and opened to pupils in August 2022. The other two, Sinclair Academy and Holy Family Primary School, are due to open in 2023. Each of these are based at the new campus adjacent to Auldathie Park and benefit from access to brand new facilities excellently located within fantastic green spaces.





# Out and about with the family

Relax and have family fun in great outdoors at Beecraigs Country Park or Almond Valley – with its working windmill, train rides and activities for all ages. Enjoy amazing sculptured landscapes and galleries at Jupiter Artland, explore the history and heritage of Edinburgh and Linlithgow or take a cruise on the Forth from South Queensferry. And if you've got energy to burn off, the local area offers everything from karting and laser tag to indoor climbing and water sports!

[Click here to find out more about the local area](#)



# Places to go



**Eating out** – The Tally Ho is a popular pub restaurant in the heart of Winchburgh, serving up great food in a family-friendly atmosphere, while down the road in Broxburn you can sample Italian, Indian and Thai cuisine.



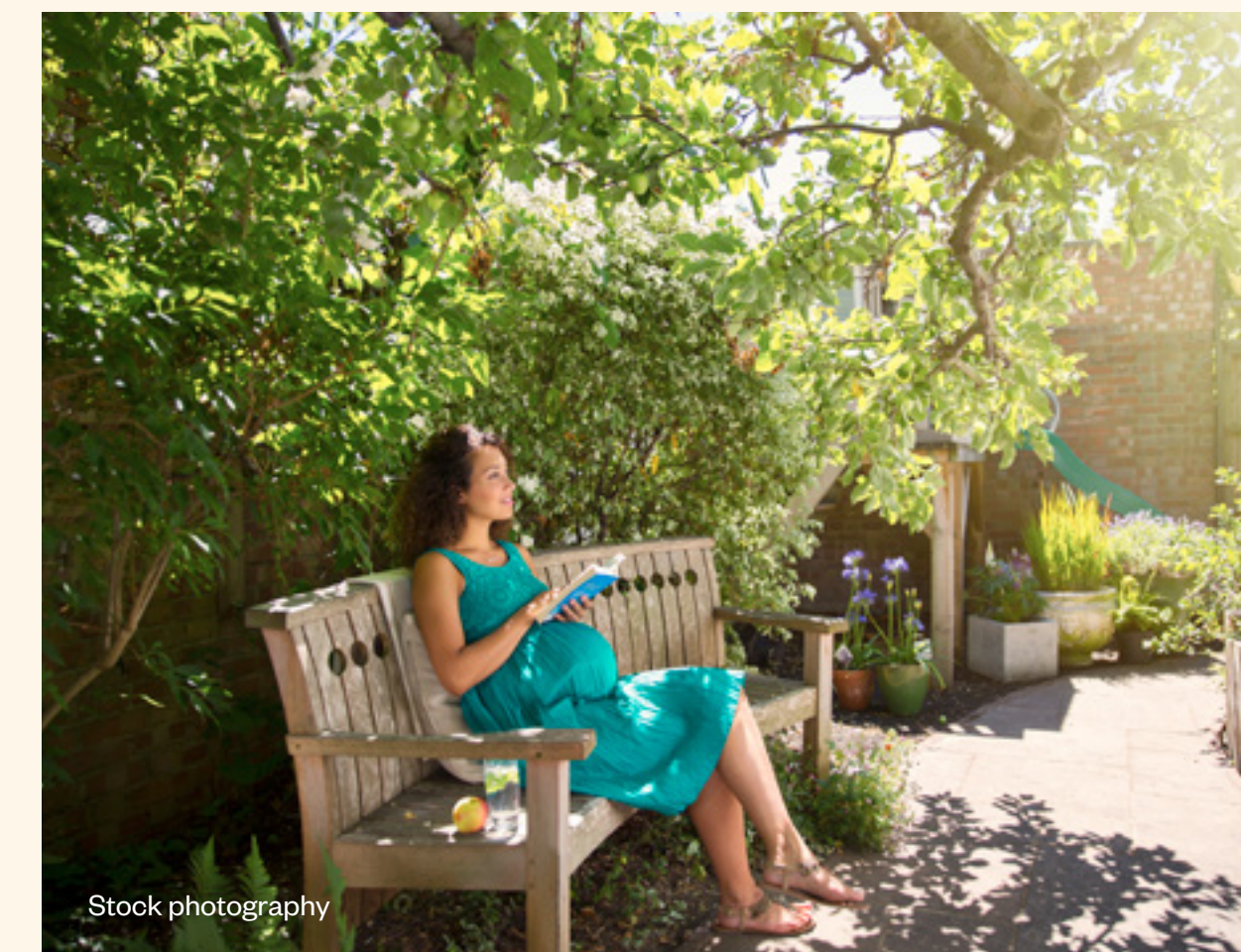
**Sports and leisure** – there's a whole host of clubs and amenities in and around Winchburgh, from football and golf to keep fit, dance, bowls, netball and the marina on the Union Canal.



**History and heritage** – explore Lauriston Castle, the romantic ruins of Linlithgow Palace and the wealth of sites and sights in Edinburgh, with its rich royal past.



**Parks and nature** – there's much to discover, from the woodland of Almondell & Calderwood park to the glorious Pentlands Hills National Park and the more formal Royal Botanic Gardens Edinburgh.





Local photography



Local photography



Stock photography



**Entertainment and culture** – Winchburgh is home to social groups of all ages, there's a cinema in nearby Livingston and a vast array of cultural and entertainment options in and around Edinburgh.



**Shopping** – you'll find local supermarkets and an excellent butcher in Winchburgh, a wide range of shops including Lidl and Aldi in Broxburn, and world class shopping in Edinburgh.



**Family days out** – Edinburgh Zoo is popular with all ages, as is Craigie's Farm Shop and Café at South Queensferry with its child-friendly pet farm and seasonal fruit picking. Or get active at Conifox Adventure Park!

[Click here to find out more about the local area](#)





# Getting around



By foot – the new schools campus is within easy walking distance of Oakbank Phase Two, as are the local shops, pub and amenities.



By car – a new M9 junction is planned for Winchburgh, enhancing routes to Edinburgh and across West Lothian. Edinburgh Airport is just a short drive, with Edinburgh city centre only 12 miles away.



By bus – there are regular services from Winchburgh to Stirling, South Queensferry, Falkirk and Edinburgh.



By train – Dalmeny and Linlithgow stations offers fast direct services to Edinburgh and Glasgow.

See a detailed view of the area and get directions



# Superbly connected



## On foot

- Schools campus – 0.7 miles
- Winchburgh Academy – 0.7 miles
- Sainsbury's Local – 0.8 miles
- Tally Ho pub – 1 mile



## By car

- Winchburgh Primary School – 1.2 miles
- Auldathie Country Park – 1.7 miles
- Aldi Broxburn – 2.9 miles
- Broxburn – 3.3 miles
- Conifox Adventure Park – 4 miles
- Lidl Broxburn – 4.1 miles
- Almondell & Calderwood Park – 5.1 miles
- Dalmeny Station – 5.6 miles
- South Queensferry – 6 miles
- Beecraigs Country Park – 6.4 miles
- Linlithgow Station – 6.5 miles
- Edinburgh Airport – 6.9 miles
- Livingston – 7 miles



## By train from Dalmeny Station

- Edinburgh – approximately 15 minutes



## By train from Linlithgow Station

- Glasgow – just over 30 minutes

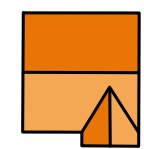
Please note, service times vary

See a detailed view of the area and get directions



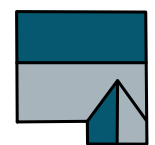
# Oakbank Phase Two

## The development



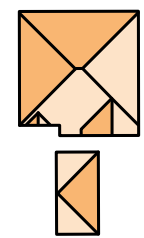
### The Bargower

4 bedroom detached or semi-detached home  
Plots 75, 79, 85, 90, 91, 94, 95, 97



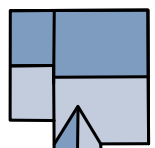
### The Barrie

4 bedroom detached home  
Plots 96, 103, 104, 113



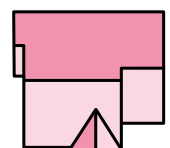
### The Blair

4 bedroom detached home  
Plots 86, 87, 101, 102, 105, 106, 114, 115, 116, 117



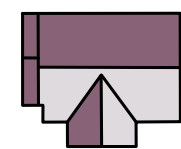
### The Bryce

4 bedroom detached home  
Plots 80, 81, 111, 112



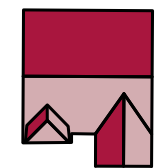
### The Cairn

4 bedroom detached home  
Plots 76, 78, 84, 118



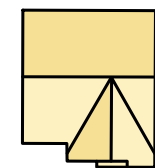
### The Cleland

4 bedroom detached home  
Plots 77, 83, 98, 100, 109



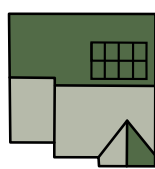
### The Colville

4 bedroom detached home  
Plots 92, 93, 110



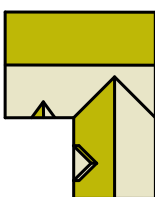
### The Crichton

5 bedroom detached home  
Plots 82, 99, 107



### The Darroch

5 bedroom detached home  
Plot 108



### The Dewar

5 bedroom detached home  
Plots 88, 89

— Denotes 1.8m timber fence  
— Denotes 1.8m timber fence double slatted



The development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (East) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at date of publication on 16.02.23

View our interactive site plan for our latest availability



# Choose the home that's right for you



**The Bargower**  
4 bedroom  
semi-detached  
home



**The Barrie**  
4 bedroom  
detached home



**The Bryce**  
4 bedroom  
detached home



**The Bargower**  
4 bedroom  
detached home



**The Blair**  
4 bedroom  
detached home



**The Cairn**  
4 bedroom  
detached home

[Click here for current availability and prices](#)







**The Cleland**  
4 bedroom  
detached home



**The Crichton**  
5 bedroom  
detached home



**The Dewar**  
5 bedroom  
detached home



**The Colville**  
4 bedroom, plus  
study detached  
home



**The Darroch**  
5 bedroom  
detached home

[Click here for current availability and prices](#)





Photography from a previous Cala development



# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

[Click here to view the full specification](#)





# What our customers say



Photography of the O'Hara family

“ We weren't looking to buy a new house originally but once we booked the appointment and saw it, we knew immediately we wanted it.

*My wife and I work in Glasgow, but with most of our family still living in Fife, the commute could be quite challenging, especially during the pandemic. We are now only a 25-minute drive to our families which is really great.*

*Aside from the distance there is lots of investment in Winchburgh happening in the next few years which really appealed.*

*There's a new high school getting developed which will be ready in time for our kids to attend it and lots of green spaces around the development which we love.*”

The O'Hara family  
Purchasers at Oakbank

See more customer stories, reviews and ratings





Photography of Oakbank Phase One



Stock photography

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#)








# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





Stock photography

# Welcome to your new home

Oakbank Phase Two  
Winchburgh,  
EH52 6FS

[Click here to arrange your viewing](#)



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