

front (NE) elevation

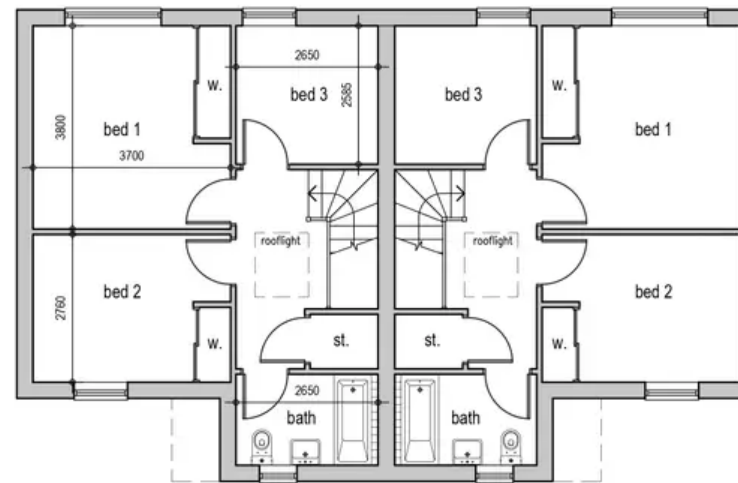
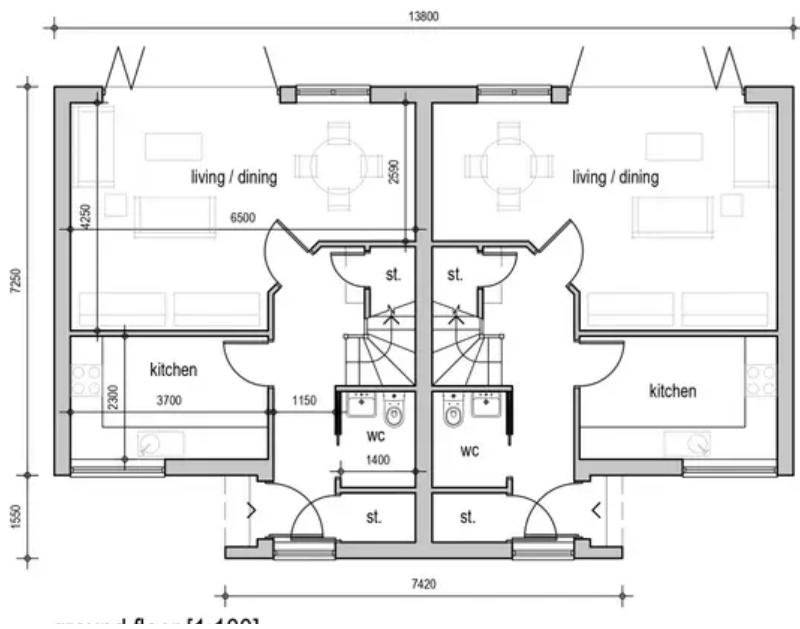
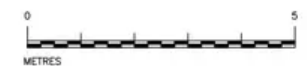
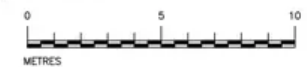
side (NW) elevation

rear (SW) elevation

side (SE) elevation

2 No. 3 bed semi-detached houses.  
95m<sup>2</sup> ea.

roof - grey tile  
Walls - facing brick to front (dark red)  
light render to rear and part  
front.



first floor [1:100]

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Variances and modifications to work shown in this drawing should not be carried out without written permission of Strath Wood Architects, who accept no liability whatsoever for alterations made to this drawing by any third party other than themselves.

All works to comply in every respect with the current Scottish Building Standards Regulations (Scottish Building Standards 2004).

All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.

The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the local Authority regulations.

Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately.

All dimensions are to the structure and exclude any plaster/plasterboard finishes.

Contractor to ensure works in accordance with the following guidance notes, regulations, and any other appropriate HSE documentation:

- HSG 150: Health and Safety in Construction;
- HSG 202: Managing Skin exposure risks at work;
- L21: Management of Health and Safety at work Regulations;
- L22: Safe use of Work Equipment Regulations;
- L81: Design Construction and installation of gas service pipes Regulations.

B FRONT ELEVATION ALTERED		09/03/20
A DIMENSIONS ADDED FOR PLANNING		02/10/18
status PLANNING		
drawing 14046 - P01B		scale 1:50 @ A3
plotted 04/04/18	ref JM	
project PLOT AT UPHALL STATION ROAD PUMPHERSTON		
title PLANS & ELEVATIONS		

# 111b Uphall Station Road, Pumpherston

Offers in Region of £90,000





# 111b Uphall Station Road

Pumpherston, Livingston

Superb Residential Development Opportunity with Planning Permission in Principle for 2 Residential Homes. Such opportunity is rarely available.

Tenure: Freehold

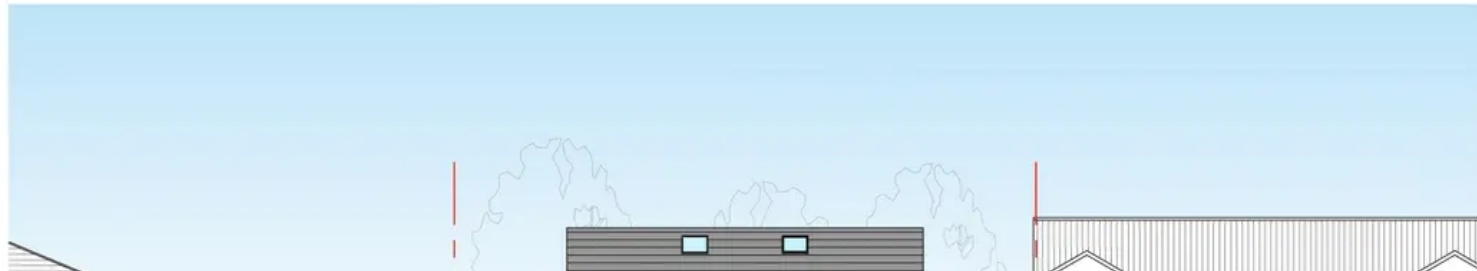
- Residential development opportunity
- 0966/FUL/18 erection of 2 semi-detached houses
- Planning permission granted
- Approximately 400 sqM / 4305 sqFT
- Commutable to Edinburgh & Glasgow
- Close to Railway Station
- Excellent investment / development opportunity
- The plot would be ideal for self-build or small developer.







site plan [1:200]



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Contractor to ensure works are in accordance with the following guidance notes, regulations, and any other appropriate HSE documentation:  
 HSG 150: Health and Safety in Construction;  
 HSG 202: Managing the exposure risks at work;  
 L21: Management of Health and Safety of work Regulations;  
 L22: Use of Work Equipment Regulations;  
 L81: Design Construction and Installation of gas service pipes Regulations.



location [1:1250]



METRES	
0	10
B SET BACK 1M FROM FRONT, FACING ALIGNED 06/03/20 A DIMENSIONS ADDED FOR PLANNING 03/10/18	
status PLANNING	
drawing	scale AS SHOWN @ A3
14046 - P02B	
plotted 03/04/18	ref. JLM
project PLOT AT UPHALL STATION ROAD PUMPHERSTON	

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