



**FOR SALE**

**DEVELOPMENT SITE, CAPUTHALL ROAD  
DEANS INDUSTRIAL ESTATE, LIVINGSTON**

# CAPUTHALL ROAD, DEANS INDUSTRIAL ESTATE

## Location

The subjects are situated on Caputhall Road, Deans Industrial Estate, Livingston. It benefits from easy access to the M8 via Junction 3 & 3A and further connectivity via Livingston North train station.

## The Subjects

The subjects comprise approximately 3.5 acres of vacant land with direct access onto Caputhall Road and sits at its junction with Deans Road. There are a number of industrial and business uses close by

## Planning Permission/ Development Potential

Interested parties should make their own enquiries with the planning department as to the suitability of their proposed use..

## Services/Drainage

The council is not aware of any services running directly to the site but it is not anticipated there should be an issue connecting to those in the vicinity.

## Entry

Vacant possession is available on the conclusion of missives

## Viewing

Viewing of the site is available without prior appointment. We ask that the area is respected during any visit.

## Guide Price

There is no guide price available for this site. Any interested parties are advised to take their own independent advice as to the amount to offer.

## Conditions of Sale

- 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. In the case of offers conditional on the grant of planning consent, the planning application for development of the site would require to be submitted within one month of the date of conclusion of missives.
- A planning application for the development of the site or sites will required to be submitted within three months of the date of conclusion of the missives.
- Each party will bear their own legal costs and all stamp duty land tax

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

# Key Information

## Submitting an Offer

- The closing date for offers is 12.00 on Wednesday 19<sup>th</sup> August 2020
- 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 “Caputhall Road, Deans Industrial Estate”. The offerer must write his/her name 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 must be sent to:
  - The Estates Manager, Property Management & Development
  - 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:
  - a) A layout of the proposed development on the subjects (including, where applicable, the projected number of units on site, proposed development types, parking provisions and the location of SUDS).
  - b) Details of the proposed development
  - c) Details of the proposed developer including evidence of financial standing
  - d) A development timetable
  - e) Details of any conditions on which the offer is based
  - f) Details of any permissions / consents required.
  - g) 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  
The Council's Executive will consider a report on the offers and no confirmation of the outcome to offers will be sent until after the Executive meeting.

## Enquiries

Property Management & Development    Stephen Letch    Tel. (01506) 281122  
Stephen.letch@westlothian.gov.uk

Development Planning    Tel. 01506 280000  
Development Management  
Development Planning Transportation

## Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council 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 July 2020

