



Production Date: 06 May 2021

Blackburn United Community Football Scale 1000 Approx only A4

0.787 hectares residential development site, Ash Grove, Blackburn,

West Lothian, EH47 7LL

# FOR SALE



# 0.787 Hectares, Ash Grove, Blackburn, West Lothian, EH47 7LL

## Location

Blackburn is close to West Lothian's central hub of Livingston located only 5.9 miles away and Bathgate being 2.6 miles away.

It is also located 21.1 miles away from Edinburgh and 26.7 miles away from Glasgow. The M8 (Junction 4) is approximately 1.6 miles from the site.

The town is serviced by regular local bus services and is only a 10 minute drive away from Bathgate Train Station, with a frequent train service running between both Glasgow and Edinburgh.

The site is located in the centre of Blackburn opposite the Mill Shopping Centre and Blackburn Partnership Centre that provides a GP surgery; library council and community facilities.

## Description

The development site is approximately 0.787 (1.94 acres) and has a prominent 188 metre frontage to Ash Grove.

West Lothian Council has recently undertaken the removal from the site the former structures of a large Community Centre and below ground tanks associated with a former filling station.

## Planning

The site is identified in the West Lothian Local Development Plan: Adopted 2018 as sites H-BB9 and H-BB10 being two adjacent sites suitable for residential development.

There is no detailed planning brief for this site.

It will be a planning requirement that the development incorporates a public access path connecting Ash Grove with the open space to the south.

The land to the south of the site is in West Lothian Council's ownership and is designated in the Local Plan as safeguarded open space.

## Offers

West Lothian Council are seeking offers over £250,000 for freehold of the subjects.

## Viewing and further information

Please contact Jacquie Steven, Commercial Property Surveyor

Tel: 07901114348 Email: [Jacqueline.Steven@westlothian.gov.uk](mailto:Jacqueline.Steven@westlothian.gov.uk)

## Conditions of Sale

The Council's standard terms for a sale are detailed below:

- 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.
- Where an offer is conditional on grant of a planning consent, a planning application for the development of the site will be 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.

## 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. Interested community groups are advised to consult colleagues in Economic Development to prepare their respective business plans.

# Key Information

## Submitting an Offer

Once a closing date has been set, the following procedure will apply:

- Any offer received after the closing date and time will be returned unopened and will not be taken into consideration by the council.
- All offers must be in writing in an A4 Envelope clearly labelled "Offer for Development Site Ash Grove Blackburn". The offerer must write his/her name on the back of the envelope. No offers submitted by email or fax will be accepted.
- All offers must be sent to:-  
Property Services Manager,  
Property Services,  
Finance and 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:
  - a) Details and layout of the proposed development on the subjects (including where applicable, the projected number of units on site, proposed housing types, parking provision and the location of SUDS).
  - b) Details of the proposed developer including evidence of financial standing
  - c) An indicative development timetable
  - d) Details of any conditions on which the offer is based
  - e) Details of any permissions / consents required. f) Details of the purchase price being offered and conditions to which the offer is subject to.

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

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

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

Enquiries of Council Services, including Planning and Economic Development can be made through the council 's Customer Service Centre portal at:

[www.westlothian.gov.uk/article/46916/Contact-Us-Online](http://www.westlothian.gov.uk/article/46916/Contact-Us-Online)

Or Customer Service Centre 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 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 April 2023.