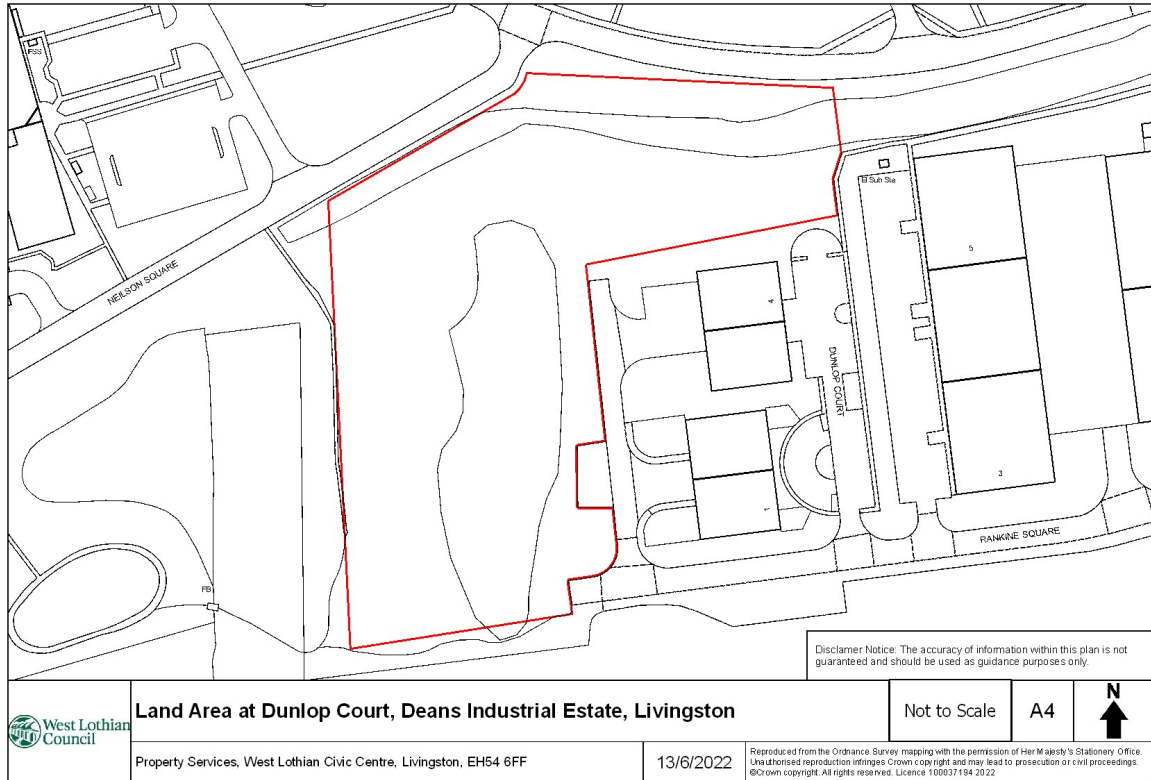


**CLOSING DATE: 12.00pm 28th JULY 2022**



**Description :** The subjects comprise of approximately 3.89 acres or thereby of vacant land and can be accessed from Rankine Square. The subjects are bounded to the east by the existing Dunlop Court industrial estate and a mature tree belt to the west and south of the site.

**Rental / Purchase Price :** No guide price is placed on the property and interested parties should indicate the rent offered or purchase price within their offer.

**Planning:** The subjects have been allocated within the 2018 West Lothian Council Local Development Plan (LDP) as employment sites: E-LV 5 Dunlop Square west 1 & E-LV 6 Dunlop Square west 2, more information of which can be found with the councils Local development plan. Interested parties should make their own enquiries with the planning department as to the suitability of their proposed use.

**Viewing:** Viewing of the site is available without prior appointment. We therefore request that the area and the rights of the existing occupants of the surrounding properties are respected during any visit.

**Location :** The subjects are located within the well established Deans Industrial Estate, situated on the periphery of Livingston in West Lothian. The subjects benefit from being situated close to the M8 with access from junction 3 & 3A, there is further connectivity via Livingston North train station.

**Services / Drainage:** The Council is not aware of any services running directly to the site, however the site is situated close to existing industrial buildings and it is not anticipated that there would be any issues connecting to existing services in the

**Guide Price:** There is no guide price available for this site and any interested parties are advised to take their own independent advice as to the amount to offer.

### Enquiries:

#### Property Services:

**Tel:** David Satchell (07909914069)

**Email:** David.Satchell@westlothian.gov.uk

**DATA LABEL: PUBLIC**

## Closing Date

The closing date for offers is 12.00pm on 28th July 2022 no offers will be accepted or taken into consideration after the closing date.

## Offers of Purchase

Interested parties should indicate their proposals for the subjects as well as the purchase price before the end of the closing date.

## 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.

## Entry

Vacant possession will be provided upon conclusion of missives or the conclusion of purchase conveyancing.

## Submitting an Offer

- Please register your interest in the first instance by emailing [David.Satchell@westlothian.gov.uk](mailto:David.Satchell@westlothian.gov.uk) or writing to the address below.
- All offers must be made on the standard application form and submitted in an A4 envelope clearly labelled "OFFER OF LEASE / PURCHASE / ASSET TRANSFER FOR DEVELOPMENT SITE AT DUNLOP COURT. The offeror must write his/her name and address on the back of the envelope.
- Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the Council.
- All offers must be sent to:  
The Corporate Estates Manager  
Property Services  
West Lothian Council  
West Lothian Civic Centre  
Howden South Road  
Livingston  
EH54 6FF
- Offers received by fax or email will not be accepted.
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.

## Submitting an Offer (continued)

- 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.
- Since the leasing/purchase of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.
- 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 type, parking provisions and 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 Executive will consider a report on the offers and no confirmation of the outcome to offers will be sent until after the Executive meeting.

### **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 Council 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 June 2022.