

**NOTES OF INTEREST ARE INVITED**

**Location :** The subjects are located in Livingston which is West Lothian's largest town. Livingston lies approximately 16 miles west of Edinburgh and 32 miles east of Glasgow being readily accessible via the M8 motorway. The town is also served by two train stations running regular services to Scotland's main cities whilst Livingston also benefits from frequent bus services.

Livingston itself has benefitted from its strategic position within central Scotland to attract business and residential development to the town. Livingston contains the popular Designer outlet Shopping Centre as well as containing offices for international firms such as Sky and Mitsubishi.

The property is located within the Ladywell area and is located within a predominantly residential setting with a pharmacy and neighbourhood shops located nearby.



**Description :** The property is a former school and comprises the following internally :

Ground Floor : 1179.0m<sup>2</sup> GIA / 1140.5m<sup>2</sup> NIA

First Floor : 129.1m<sup>2</sup> GIA / 122.8m<sup>2</sup> NIA

**Purchase Price :** Offers over £300,000 are invited to purchase the subjects as a freehold.

**Rateable Value :** The rateable value is £50,900.

This assessment is based on a school building. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, 17A South Gyle Crescent, Edinburgh, EH12 9FL

**Planning :** The property is not allocated for any specific use within the West Lothian Local Development Plan 2018. Prospective purchasers are therefore requested to engage with the Planning Department to discuss the suitability of their proposals.

The property could be occupied in its current form or a redevelopment scheme could be promoted at the site taking cognisance of local planning policies.

**Viewing :** Viewing of the premises are by prior appointment only and interested parties are asked to co-ordinate viewings by contacting the following officers.

Darren Stenhouse : 07901114394

Jack Orr : 07810655740

**Submitting an Offer**

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

- All offers must be submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE FOR FORMER CEDARBANK SCHOOL, 1B CEDARBANK, LIVINGSTON". 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 Estate 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.
- Prospective purchasers must also submit with any offer, information sufficient to allow the council to obtain a suitable financial reference. Were an offer is submitted by a company, 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 :
  1. A layout of the proposed development on the subjects.
  2. Details of the proposed development.
  3. A development timetable.
  4. Details of any conditions on which the offer is based.
  5. Details of any permissions / consents required.
  6. Details of the purchase price being offered.

## 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.

## Energy Performance

The building has an Energy Performance Certificate (EPC) rating of F+.

## Plans

Floor plans are available upon request. Please contact [Darren.Stenhouse@westlothian.gov.uk](mailto:Darren.Stenhouse@westlothian.gov.uk) to request a copy.



### 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 September 2022.