



Falkirk Council
Place Services

FOR SALE
DEVELOPMENT OPPORTUNITY
SEALOCK HOUSE, 2 INCHYRA ROAD, GRANGEMOUTH, FK3 9XB

OFFERS INVITED
CLOSING DATE 2.30PM, MONDAY 25TH MARCH 2024

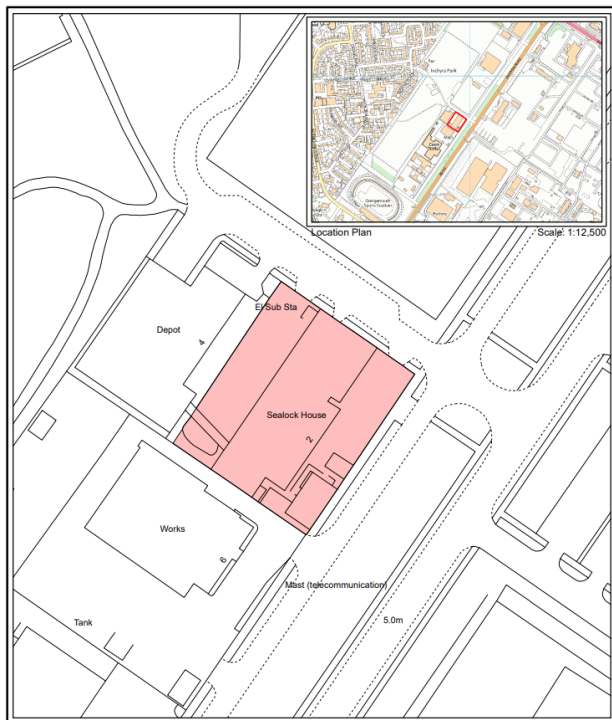
CONTACT:
Keith Raffan, Property Surveyor
Falkirk Council
Place Services
keith.raffan@falkirk.gov.uk
Direct Dial Tel 07764 250 119

LOCATION

Sealock House lies towards the eastern side of the town of Grangemouth with the extensive Ineos refinery and petrochemicals centre opposite. The town lies three miles northeast of Falkirk approximately mid-way between Edinburgh and Glasgow. Properties in the vicinity of the property are generally of an industrial, storage or office use.

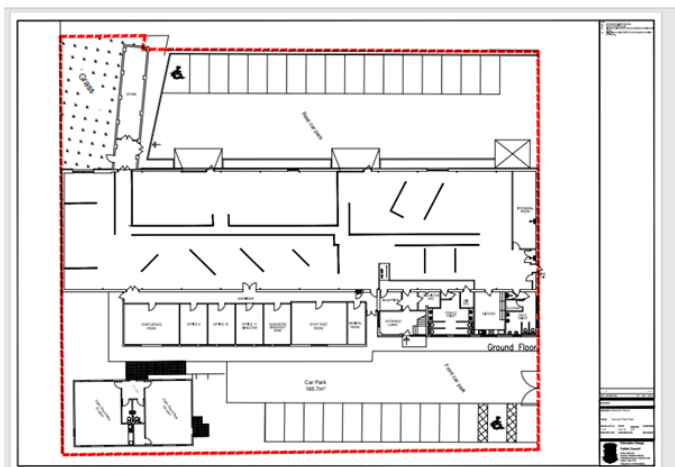
Motorway access is excellent with four-way Junction 5 of the M9 lying approximately a mile to the south. The following plan shows the extent of the subjects being offered for sale shaded in red. A scale copy is available on request.

The property has the advantage of being in the vicinity of the "Forth Green Freeport" Details at www.forthgreenfreeport.com



DESCRIPTION

Sealock House is a largely single storey building with parking/ yard space to the front and rear. The property was most recently used as offices with a large open plan area with raised flooring – see photo above. There are also cellular offices plus toilets and staff facilities, mainly to the front of the building on the ground and first floors. Outside the main building there is a modular office building with toilets and staff facilities. A layout plan of the ground floor of Sealock House is below, a scale copy of the ground and first floor is available on request. The property was occupied by around 150 staff.



The roof is generally pitched with an eaves height of approximately four metres. Flat roofs cover the front section facing Inchyra Road. When the building was originally built it is understood that there were two roller shutter doors to service the rear.

Potential uses, subject to all necessary consents, including planning, include re-use as office or reversion to and industrial or storage use.– See “PLANNING” below.

SITE AREA

0.31 Hectares (0.78 Acres)

FLOOR AREA (Gross Internal)

Ground Floor	1,360 sq.m approx.
First Floor	65 sq.m approx.
Modular Building	126 sq.m approx.

SERVICES

Mains water, sewerage, electricity and gas are available (heating is electric). Interested parties should contact service providers to satisfy themselves as to the adequacy of services to the property.

RATEABLE VALUE

£138,000.

EPC

The current Energy Performance Certificate Rating is shown as F.

PLANNING

Within the current Local Development Plan (LDP) the site lies within a “Core Business Area” which is covered by Policy JE02 which states that such areas will be safeguarded primarily for business and industrial uses, with Class 4, 5 and 6 uses supported in principle. Other employment uses will be permitted where they will not prejudice the primary business function of the area, are compatible with the business/industrial character of the area and comply with other LDP policies. There is a preference for Class 4, 5 and 6 Uses.

The property is close to chemical and petro-chemical sites and pipelines. The property is consequently within a Health and Safety Executive major hazard consultation zone. The relevant LDP2 policy is Policy JE06 (Major Hazards), which is set out on page 47 of the LDP.

Potential purchasers can make their own enquiries of the Falkirk Council Planning Department, email dc@falkirk.gov.uk

A planning application for a change of use from Offices was made to Falkirk Council in October 2023. This can be viewed using the planning reference is P/23/0514/FUL:

<https://edevlopment.falkirk.gov.uk/online/search.do?action=simple&searchType=Application>

PRICE

Offers are invited at the closing date.

VIEWING

Please contact Keith Raffan ideally by email (keithraffan@falkirk.gov.uk).

OFFERS

Formal offers to purchase the heritable interest or to lease from Falkirk Council must be in Scottish Legal Form. The purchaser accepts the subjects in their existing condition, it should be noted that the electric heating/air conditioning system likely to require a significant overhaul/ replacing. Please note that the purchaser will be responsible for paying Falkirk Council's reasonable legal costs in relation to this transaction plus a fee of £200 for the preparation of the title deed plan.

The ADDRESS LABEL must be affixed to the offer envelope (if no address label enclosed, please contact us and we will supply same) and offers must be received prior to the closing date of: **2.30pm, Monday 25th March 2024.** **Offers should be submitted to:-**

**Suite 1B
Team 4 Customer & Business Support,
Falkirk Council,
The Falkirk Stadium
4 Stadium Way
Falkirk
FK2 9EE**

FREEDOM OF INFORMATION: Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances require to provide copies of offers received to any FOI enquirer.

IMPORTANT NOTICE, Falkirk Council gives notice that:-

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any significant change we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.