

CLOSING DATE

12 NOON ON 30 APRIL 2024

Location : The subjects for sale are located in Broxburn, a popular town situated towards the east of West Lothian. The town is located just 13 miles west of Edinburgh and 35 miles east of Glasgow and benefits from excellent commuter links to the M8 and M9 motorways as well as Edinburgh Airport and the Queensferry Crossing.

Nearby Uphall rail station provides good links to Edinburgh, Airdrie, Bathgate, Livingston and Glasgow.

The site is also served by excellent educational facilities including Broxburn Academy, Broxburn Primary, St. Margaret's Academy and St. Nicholas RC Primary School.

Description : The subjects are situated off Church Street, approximately 0.5 miles to the north of the established town centre. The land extends to approximately 0.15 Ha. (0.39 acres) and is the site of a former council depot. The site will be disposed of with the existing structures in situ.

The south of the site is bound by privately owned housing and to the north and west there are a number of recreational facilities including a public park, football pitch, sports centre and bowling club.

Access can be gained via the west of the site over the adjacent council owned car park. The council are minded to grant a servitude right of access across the car park as part of the sale.

Services / Drainage: The nearest public mains connections are advised to be in Stewartfield Road, to the south of the site. Potential purchasers are required to confirm the location and suitability of their proposed connections with the relevant utility supplier.

Viewing: The site can be viewed at any time without the need for prior appointment. However, as the site is neighboured, we ask that you are courteous when making your visit.

Clawback: The guide price has been set based upon the assumption that planning approval will be granted for two residential units. Should the successful purchaser secure planning permission for more than 2 units, the council will seek to be appropriately remunerated for the increase in the sites value. This would be done via a clawback agreement to be included within the missives.

Guide Price: Offers in excess of £100,000 (one hundred thousand pounds) are sought.



Entry: Entry with vacant possession will be provided upon conclusion of missives.

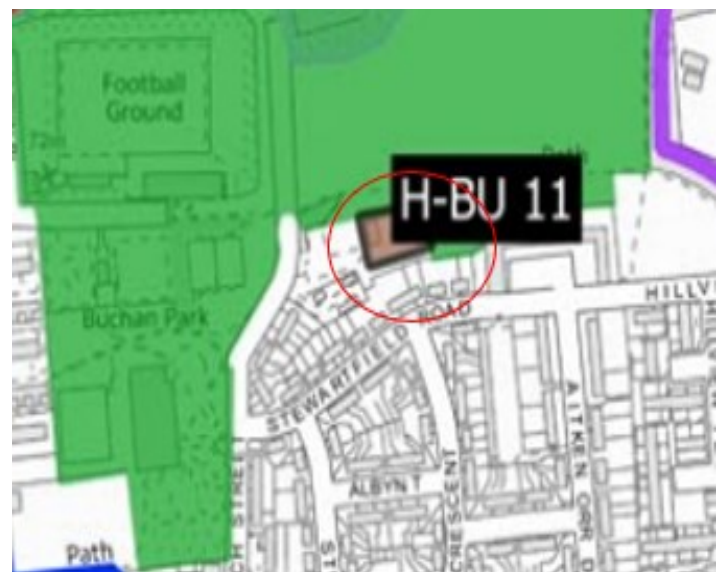
Planning : As per the West Lothian Local Development Plan 2018, the site is suitable for residential development of up to 6 plots.

The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which must be observed.

Potential purchasers are encouraged to consult with the council's Development Management service to discuss their proposals and to identify the information that should be included in their application.

Email: planning@westlothian.gov.uk

Tel: 01506 280000



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.

Community Asset Transfer is available to community bodies who are interested in taking over public land and property and council officers will provide assistance to any community group seeking to explore this avenue. Successful asset transfer requests typically provide evidence of significant preparatory work having been undertaken at the pre-application stage and would include evidence of community engagement that establishes need and community buy-in for the proposed project, a detailed business plan that demonstrates financial viability and sustainability, along with evidence that the community body has the capacity and skill-sets necessary to deliver and sustain the project going forward.

Groups interested in community asset transfer are asked to contact Rachel Donald, Property Modernisation and Community Empowerment Officer at Rachel.Donald2@westlothian.gov.uk.



Submitting an Offer

At the closing date, the following procedure will apply ;

- All offers must be submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE FOR CHURCH STREET, BROXBURN". 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 Property Services 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. Where 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.
- Any offers which 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.

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 March 2024.