

ABBOTSFORD HOUSE

DAVID'S LOAN
FALKIRK, FK2 7YZ



play video

ABBOTSFORD BUSINESS PARK

ABBOTSFORD HOUSE
DEVELOPMENT SITE

FOR SALE

PROMINENT DEVELOPMENT OPPORTUNITY | **1.5 HECTARES (3.69 ACRES)**

LOCATION

FALKIRK

Falkirk is a thriving town in the Central Belt of Scotland. Falkirk lies within the Forth Valley and is approximately 23.5 miles northwest of Edinburgh and 20.5 miles northeast of Glasgow. The town has an estimated population of 35,600, which has grown by 2.2% over the last ten years because of several new developments and urban regeneration projects.

The town has excellent transport links with two train stations providing links to Stirling, Glasgow, and Edinburgh. The road network offers good links to the M9 & M8, part of central Scotland's motorway network.

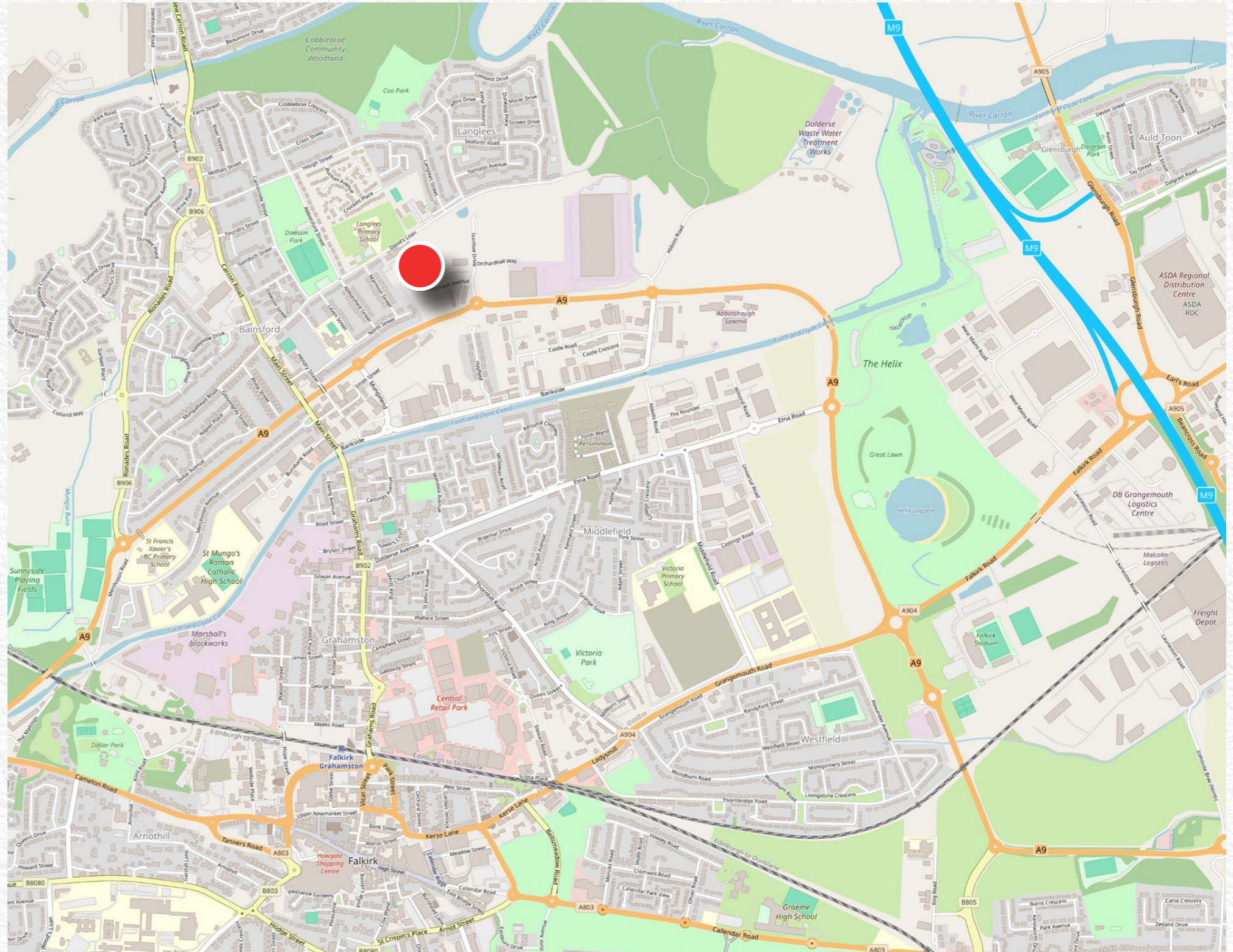
The town is within the Falkirk Council administrative catchment and borders several other local authorities including Stirling Council, West Lothian Council and North Lanarkshire Council.

Falkirk and its surrounds have several world class tourist attractions. Notable attractions include the Kelpies, the world's largest equine sculptures and the iconic feat of engineering, the Falkirk Wheel.

Other attractions include Bo'ness and Kinneil Railway Museum along with two distilleries, Rosebank distillery and Falkirk distillery. These diverse and exciting attractions bring tourist footfall to the area and provide good amenity for residents.

SITUATION

Abbotsford House site is the former Council offices site. All office buildings are in the process of being demolished and the demolition contractor is due to complete all works by the end April 2024 and the site will be sold as a clear site, apart from a small number of lock up garages to the rear of the site, which will be required to be removed or demolished by the purchaser.



The town has excellent transport links with two train stations providing links to Stirling, Glasgow, and Edinburgh. The road network offers good links to the M9 & M8, part of central Scotland's motorway network.



DESCRIPTION

THE SITE

The development site lies one mile north of the town centre and comprises of an area of 1.5 Hectares. (3.69 acres). The surrounding area is primarily residential, however to the east of the site is Abbotsford Business Park, an industrial estate constructed in 2016.

VISION

Falkirk Council's vision for the town and the surrounding area is to encourage residential and commercial development. The opportunity is suitable for either a residential or industrial development. It is important that any proposed development considers its impact on the surrounding area including its residents and businesses.

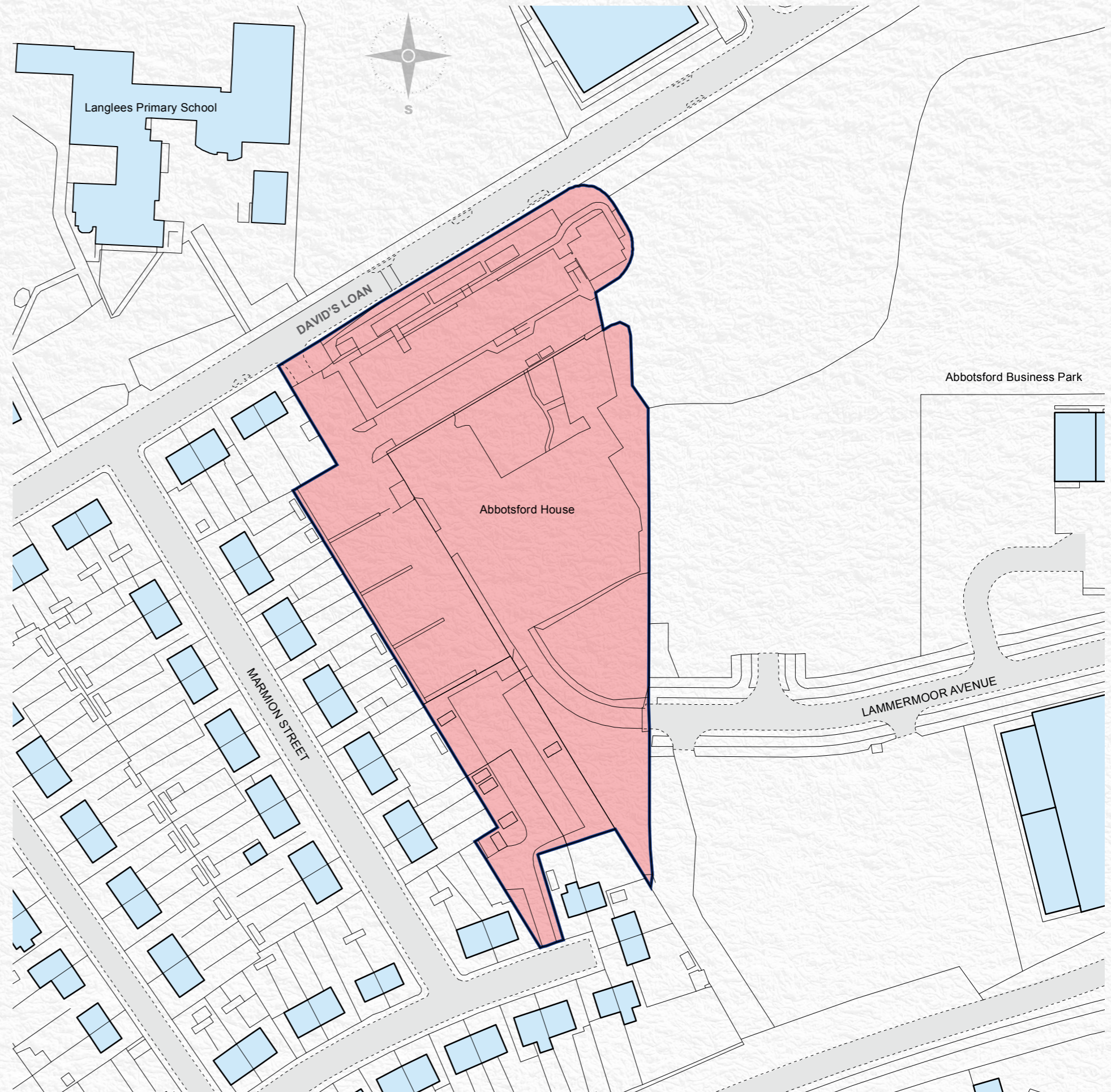
*The development site lies one mile north of the town centre and **comprises of an area of 1.5 Hectares. (3.69 acres).** This site would be suitable for either residential or industrial development. Please refer to the Planning Statement for guidance.*

TITLE

Heritable.

SERVICES

The site has services for electricity, gas, water, and sewage, which have been disconnected as part of the demolition programme.



ADDITIONAL INFORMATION

RATING

The site will be reassessed on the completion of any proposed development.

SURVEYS AND GROUND CONDITIONS REPORT

Technical information pack will be available on request on completion of the demolition programme.

PLANNING STATEMENT

A separate planning statement will be available to interested parties on request.



ABBOTSFORD HOUSE

DAVID'S LOAN, FALKIRK | FK2 7YZ

OFFERS

Offers should be submitted to: -

Team 4
Customer & Business Support
Falkirk Council
Suite 1B
Falkirk Stadium
Falkirk
FK2 9EE

Formal offers to purchase the heritable interest must be in Scottish Legal Form.

An ADDRESS LABEL must be affixed to the offer envelope (if no address label is enclosed, please contact us and we will supply one). A closing date is still to be determined, interested parties will be advised when this has been set.

Offers must be submitted by the closing date. For the Council to fully assess and evaluate offers, bids must include:

- (A) Gross price
- (B) Proposed timescale for acquisition/ development.
- (C) Conditions of purchase
- (D) Confirmation of funding
- (E) Proposed layout drawing and schematics, providing full details of intended use.
- (F) Schedule of abnormal costs (if necessary)
- (G) Schedule of Section 75 contributions (if necessary)
- (H) Net price
- (I) Guaranteed minimum price, if different from net price.

Falkirk Council does not accept offers by email and will not accept late offers under any circumstances.

Important Notice: Falkirk Council gives notice that: -

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.

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 out with our control. When we are advised of any significant change, we will inform all enquirers at the earliest opportunity.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.

No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, the subject property is exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Any fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.

Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.

Falkirk Council is not bound to accept the highest nor any offer.

Date of publication: February 2024

VIEWINGS

Please contact Deborah Bruce.



Falkirk Council

Deborah Bruce
Property Surveyor

Tel: 07484 011 597
Email: deborah.bruce@falkirk.gov.uk

Falkirk Council
Place Services

Fees

The purchaser is required to pay Falkirk Council's reasonable legal costs in relation to this transaction, together with £200 + VAT to produce a title plan deed for registration purposes, together with any LBTT and land registration fees due where applicable.

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 enquirer.



play video