

**FOR SALE**  
**0.76 HA (1.87 ACRE) DEVELOPMENT SITE**  
**VICTORIA BUILDINGS COMPLEX**  
**STEWART ROAD**  
**FALKIRK**  
**FK2 7AF**

**Falkirk Council**  
*Place Services*



**CONTACT:**  
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Place Services  
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Direct Dial Tel 07764 250 119

**OFFERS OVER £500,000**  
**CLOSING DATE: NOON, WEDNESDAY 13<sup>TH</sup> DECEMBER 2023**

## Location

This substantial development site lies to the east of Falkirk Town centre with Queen Street running on its northern side and Stewart Road on its western side.

The town of Falkirk is the largest town in the Falkirk Council area and lies approximately mid-way between Edinburgh and Glasgow.

Within a few minutes' walk of the property is the centre of Falkirk and Central Retail Park with their extensive retail and other services. There are bus routes nearby and Grahamstown Railway Station is less than 10 minutes' walk with services to Edinburgh, Stirling and Glasgow.

The immediate area is mostly of residential use though there are also some commercial uses.

## Description

The property is essentially a substantial development site with four main buildings:

1. Victoria Buildings

This is in the northwest corner and is the most substantial of the buildings on the site. It is a two-storey stone-built building which was originally a school. Internally it is in an extremely poor condition and has suffered a substantial roof collapse.

2. Queen Street Nursery

This is in the northeast corner. Again, this is stone built, though is single storey. It is joined by a corridor to Victoria Buildings. Whilst the building has suffered from some vandalism it is in a reasonably good condition.

3. Prefabricated Unit

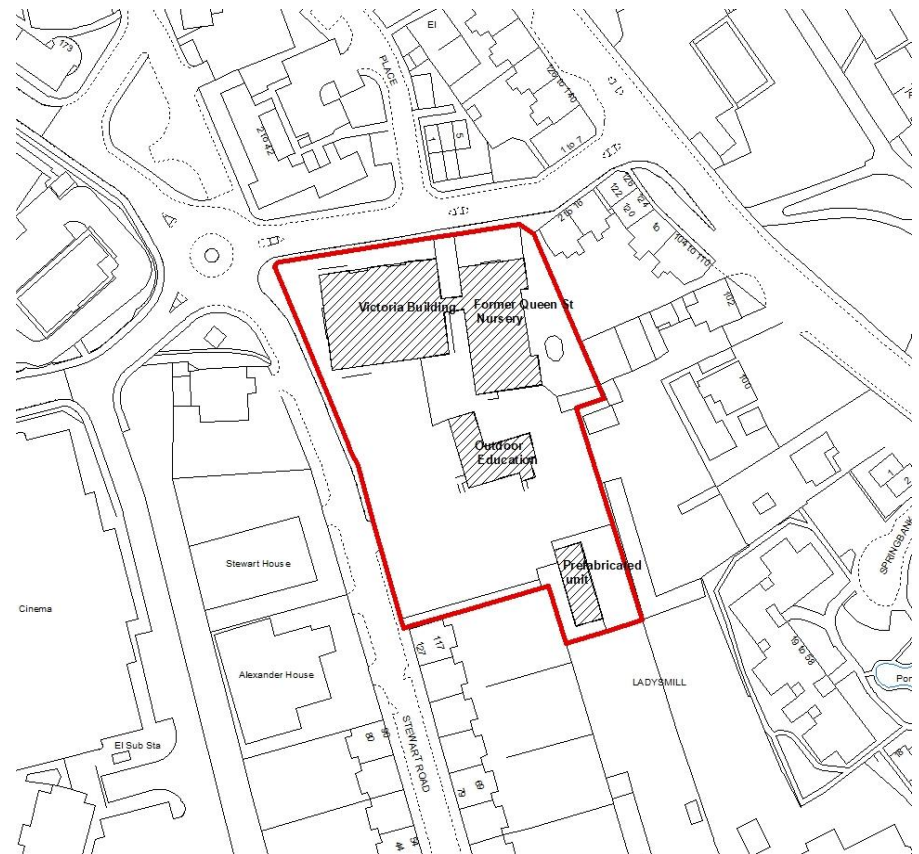
Lying at the southern end of the site is a single storey modular building which is in very poor condition, this was last used as a privately run nursery.

4. Outdoor Education Building

This is in the middle of the site and is a timber clad building. It is currently still in use; however, the service will be relocated prior to conclusion of the sale. A proportion of the nearby steel containers associated with the Outdoor Education unit will, depending on requirements, be removed prior to completion.

The rest of the site is mainly tarmac covered.

The following plan shows the extent of the subjects being offered for sale. A scale version is available on request.



Further information regarding history and features is included in the associated Planning Statement.



Queen Street Nursery from South

### SITE AREA

0.7571 Hectares (1.85 Acres).

The various building occupy approximately a quarter (0.2024 Ha) of the site.

### GROUND FLOOR AREA (Gross Internal)

Victoria Building	890 sq.m
Queen Street Nursery	651 sq.m plus 48 sq.m
Outdoor Education	270 sq.m.
Prefabricated Unit	165 sq.m.

### SERVICES

Mains water, sewerage, electricity, and gas are available. Interested parties should contact service providers to satisfy themselves as to the adequacy of services to the property. It is understood there is a substantial Scottish Water mains sewer runs west to east close to the middle of the site.



Outdoor Education Building from West

### RATEABLE VALUE (APRIL 2023)

Victoria Building	£120,000
Queen Street Nursery	£25,250
Outdoor Education	£18,100
Prefabricated Unit	£12,000

**EPC** The Energy Performance Certificate Rating for the Queen Street Nursery, is F.



Prefabricated Unit

#### PLANNING

Potential purchasers should gain a copy of the Victoria Buildings, Falkirk Planning Statement

Residential development would be the favoured use for the site. The site lies outwith the Falkirk Town Centre boundary, therefore retail and food and drink uses would not generally be favoured, given the desire to focus such activities in the Town Centre.

None of the buildings on the site are Listed. It is recognised that, owing to its present condition, retention, and conversion of Victoria Buildings itself is unlikely to present a realistic option. The Queen Street Nursery is in reasonable condition and its conversion and re-use would be encouraged.

Offers must comply with the Planning Statement and potential bidders can also make their own enquiries of the Falkirk Council Planning Department email [dc@falkirk.gov.uk](mailto:dc@falkirk.gov.uk)

#### PRICE

Offers are invited at the closing date to be in excess of £500,000.

#### VIEWING

External viewing at any time.

Due to the internal collapse of the main Victoria Building this has made the building unsafe to enter. No internal viewings will take place. With the property essentially being a re-development site and the Outdoor Education part still be operational and the Prefabricated Building being in poor condition, general internal viewings of these are unlikely to be unavailable.

Viewing of the former Queen Street Nursery building is however available. Please contact Keith Raffan, ideally by email: [Keith.raffan@falkirk.gov.uk](mailto:Keith.raffan@falkirk.gov.uk)



VICTORIA BUILDINGS FROM WEST

## OFFERS

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

Offers must include information regarding the retention of the former Queen Street Nursery building and future proposed use/development of the property to demonstrate compliance with the terms of the Planning Statement. Provision is likely to be made within the sale to ensure compliance for a period of ten years.

The purchaser accepts the subjects in their existing condition. Offers to purchase based on a formulaic basis will not be considered for the property.

Please note that the purchaser will be responsible for paying Falkirk Councils 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: Noon 13<sup>th</sup> December 2023. Offers should be submitted to:-

**Team 4, Customer & Business Support, Falkirk Council, Suite 1B, Falkirk Stadium,4 Stadium Way, 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.
- vi) Any plant, machinery, equipment, services, 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.
- vii) Falkirk Council is not bound to accept the highest nor any offer Where committee approval is sought the name of the buyer will usually become public knowledge