



**Falkirk Council**  
*Place Services*

**FOR SALE**

**DEVELOPMENT OPPORTUNITY  
FORMER HEATHRIGG NURSERY, BANK STREET,  
SLAMANNAN, FK1 3 EZ**

**OFFERS IN THE REGION OF £75,000  
CLOSING DATE 2.30PM, MONDAY 6<sup>TH</sup> NOVEMBER 2023**

**CONTACT:**  
Keith Raffan, Property Surveyor  
Falkirk Council  
Place Services  
[keith.raffan@falkirk.gov.uk](mailto:keith.raffan@falkirk.gov.uk)  
Direct Dial Tel 07764 250 119 or 01324 504 797

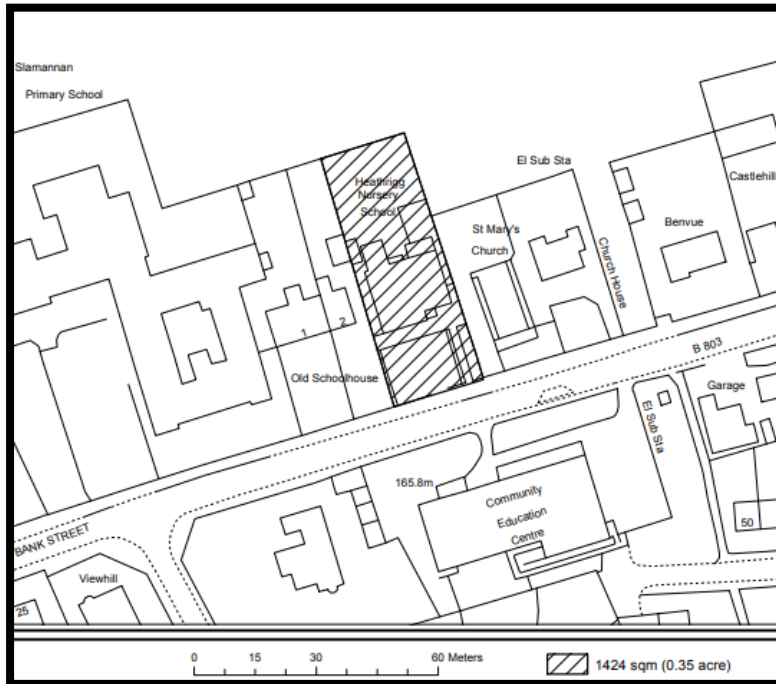
## LOCATION

This property, which was most recently known as the Heathrigg Nursery School, lies on the northern side of Bank Street. This is the main road (B803) to the west from the village centre.

The surrounding area is broadly residential with other uses including a primary school, and community centre. On the northern side are open fields with attractive views.

Slamannan lies in Central Scotland approximately seven miles southwest of the town of Falkirk with its extensive retail and other facilities. The village centre is a few minutes' walk away.

The following plan shows the extent of the subjects being offered for sale hatched.



## DESCRIPTION

The property comprises a single storey brick-built building under a generally pitched and tiled roof. The building sits within a rectangular shaped site.

The building was purpose built as a nursery in the early 1980's. Internally there are several rooms including staff area, kitchen, and toilets. Externally is a parking area to the front and garden/play area to the rear. The property has suffered from vandalism.

Subject to all necessary consents, including planning, the property would be suitable for residential development. – See "PLANNING" below.



## SITE AREA

0.14 Hectares (0.35 Acres) of which the building occupies approximately 300 sq.m.

## FLOOR AREA (Gross Internal)

Ground Floor

270 sq.m Gross Internal approx.



## SERVICES

Mains water, sewerage and electricity are available. Gas is not currently available. Interested parties should contact service providers to satisfy themselves as to the adequacy of services to the property.

## RATEABLE VALUE

£15,100. (April 2023) Scottish Assessors Association Ref No 732/060/83900/2.

## EPC

The current Energy Performance Certificate Rating is shown as F.

## PLANNING

The site lies within the Slamannan village limit, and as such LDP2 Policy HC06 on infill development is likely to be the main consideration. This offers support for residential proposals on gap sites subject the following criteria:

1. The scale, density, disposition and design of the proposed house(s) respect the townscape or countryside character of the area;
2. Adequate garden ground can be provided to serve the proposed house(s) without an unacceptable impact on the size or functioning of the existing garden;
3. Adequate privacy and daylighting will be afforded to both the proposed house(s) and neighbouring properties;
4. The proposal would not result in the loss of features such as trees or walls, such that the character or amenity of the area would be adversely affected;
5. The proposed vehicular access, parking and other infrastructure is of an adequate standard for both proposed and existing houses; and
6. The proposal complies with other LDP policies.

Potential purchasers can 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 the region of £75,000.

## VIEWING

Please contact Keith Raffan, ideally by email: ([keithraffan@falkirk.gov.uk](mailto:keithraffan@falkirk.gov.uk)).

## OFFERS

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

Offers should include information regarding the intended future use of the property.

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

Potential offerors for the property should be aware that the identity of the purchaser is likely to become public knowledge. This will be particularly the case should committee approval be required or sought. Media interest is likely.

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 6<sup>th</sup> November 2023.** **Offers should be submitted to:-**

**Team 4  
Customer & Business Support,  
Falkirk Council,  
Suite B  
Falkirk Stadium  
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.
- 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