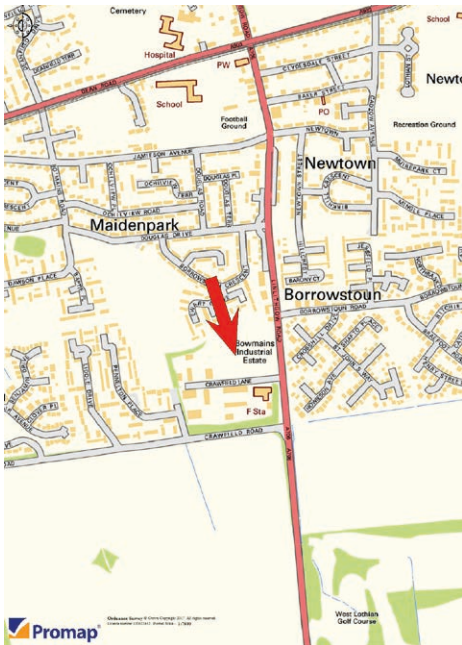




144 Linlithgow Road, Bo'ness, EH51 0PP

- Prominent Development Site
- Approx. 3 acres Cleared and Level Site
- Zoned for Mixed-Use Development in recently adopted Local Development Plan
- Extensive Frontage onto A706'
- Short Commuting Distance to Edinburgh, Grangemouth and Falkirk



LOCATION:

Bo'ness is a developing town, with close proximity to Linlithgow, located on the south bank of the River Forth in an excellent strategic location within easy reach of the M9 motorway giving access to Edinburgh (20 miles), Falkirk (8 miles) and Stirling (18 miles).

The site is located adjacent to Bowmains Industrial Estate, to the south of Bo'ness Town Centre and is situated in a prominent location on the corner of Linlithgow Road and Crawfield Lane, opposite Bo'ness Fire Station.

The Ordnance Survey extracts, which are for identification purposes only, show the location of the subjects.

DESCRIPTION:

The total site area of the available land extends to approximately 3 acres. Our clients have retained around 1 acre of ground immediately to the east of the available site for their own use.

Mining and contamination reports and a flood risk assessment are available for inspection to genuinely interested parties.

PLANNING:

The Falkirk Local Development Plan 2 (LDP2), which guides future development in the Council area for the period 2020-2040, was adopted on 07 August 2020. The available site is now zoned for Mixed-Use development, to include housing. Historically, Planning Permission in Principle (P12/0141/PPP) was granted in 2015 for the erection of industrial/business units (Class 4, 5 and 6) and erection of Care Home and Close Care Units (Class 8). Interested parties should make all planning enquiries to Falkirk Council, Planning Department.

PRICE:

Offers are invited for the benefit of our client's heritable interest in the site.

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the site without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

VAT:

All prices, rents premiums etc are quoted exclusive of VAT (if applicable)

For further information, please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2020