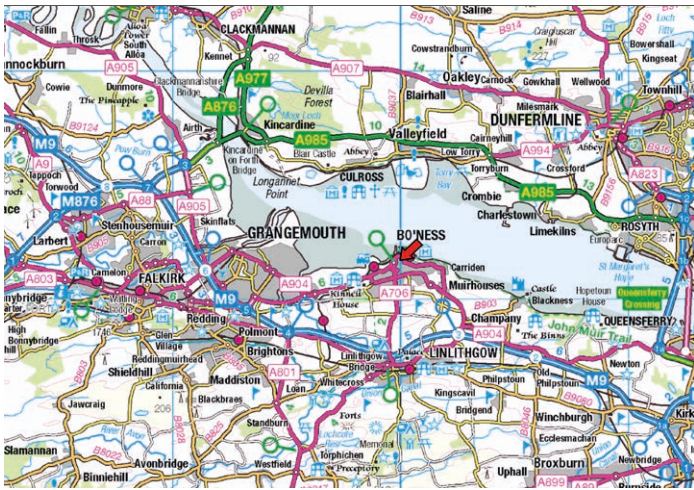




82 South Street, Bo'ness, EH51 9HA

- Development Opportunity
- Situated within Prominent Location
- Within Bo'ness Town Centre
- Suitable for Residential or Commercial Development (Subject to Consents)
- Total Site Area Extending to Approximately 0.4 acres





LOCATION:

Bo'ness is a small town located on the south bank of the River Forth. The town occupies an excellent strategic location, within easy reach of Scotland's motorway network, giving access to Edinburgh (19 miles), Falkirk (8 miles), Stirling (18 miles) and Glasgow (37 miles).

The subjects are situated in a prominent location, on the eastern edge of South Street, which forms one of the main thoroughfares within Bo'ness Town Centre.

The ordnance survey extracts, which are for identification purposes only, show the location and approximate extent of the subjects.

DESCRIPTION:

The subjects comprise a recently cleared development site.

Buildings that were previously situated on the west-most part of the site have recently been demolished

We estimate the subjects extend to the following approximate areas:

	Hectares	Acres
Total	0.16	0.40

PLANNING:

Planning Consent was granted in September 2015, under Planning Ref: P/14/0308/FUL to demolish the buildings, erect 5 shop units and 11 flatted dwellings. This Consent has now lapsed. All details are on Falkirk Council Planning Portal. Any planning enquiries should be directed to Falkirk Council Planning Department, telephone no: 01324 506070

PRICE:

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

CLOSING DATE:

A closing date for offers may be set and interest 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 offers received.

VAT:

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

To arrange a viewing please contact:



Conal Philliben
Property Agent
conal.philliben@g-s.co.uk
07771 528 190



Andrew Peel
Property Agent
Andrew.peel@g-s.co.uk
01786 463 111

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: September 2022