

Location : Blackburn is a commuter town within West Lothian, with a local population of over 5,000. Blackburn benefits from excellent transport links with the M8 motorway easily accessed via Junction 4. The town is located approximately 5 miles from West Lothian's largest settlement, Livingston.

The subject property is located to the south of Whitehill Industrial Estate and the M8 Motorway.

The building is set in predominantly a residential area with local schools including Connolly Campus, Our Lady of Lourdes RC PS and Blackburn PS all within close proximity of the subjects.

Description : The property is a former nursery school and comprises the following accommodation over ground floor.

GIA : 173.50m²

NIA : 134.76m²

The subjects offers classrooms, general purpose offices, toilets and kitchen spaces as well as storage areas and open plan accommodation internally.

Externally, outdoor play areas are constructed offering a considerable outdoor space which is fully secured off via steel fencing around the perimeter of the site. The building has a dry dash render finish whilst the pitched roof is steel corrugated.

The council would look to work with the prospective tenant or buyer to accommodate up to 3 parking spaces within close proximity to the building subject to the approval of Education colleagues.

Guide Price : No guide price has been placed on the property and prospective purchasers or tenants are asked to indicate their proposal whilst submitting an offer to the closing date.

Planning : The property lies is white unallocated land identified within the West Lothian Local Development Plan 2018. A range of uses may be compatible and prospective purchasers are requested to engage with the Planning Department to discuss the suitability of their proposals.

The property could be occupied in its current form or a redevelopment scheme could be promoted at the site taking cognisance of local planning policies.

Viewing : Viewing of the premises are by prior appointment only and interested parties are asked to co-ordinate viewings by contacting the following officers.

Darren Stenhouse : 07901114394

Jacque Steven : 07901114348



Submitting an Offer

The following procedure should be followed prior to the closing date ;

- All offers must submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE / LEASE FOR FORMER HOPEFIELD NURSERY SCHOOL, BLACKBURN". The offeror must write his / her name and address on the back of the envelope.
- Any offers received after 12 Noon on the closing date will be returned unopened and will not be taken into consideration by the council.
- All offers must be sent to : The Property Services Manager, Property Services, West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF.
- Offers received by fax or email will not be accepted.
- The council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Prospective purchasers must also submit with any offer, information sufficient to allow the council to obtain a suitable financial reference. Were an offer is submitted by a company, then details of the directors or partners involved should be named.
- Offers that are conditional upon planning permission or other consents must include the following information :
 1. A layout of the proposed development on the subjects.
 2. Details of the proposed development.
 3. A development timetable.
 4. Details of any conditions on which the offer is based.
 5. Details of any permissions / consents required.

Community Asset Transfer

The Council will consider offers for Community Asset Transfer in accordance with the Community Empowerment (Scotland) Act 2015 and West Lothian Council's approved policies and practices.

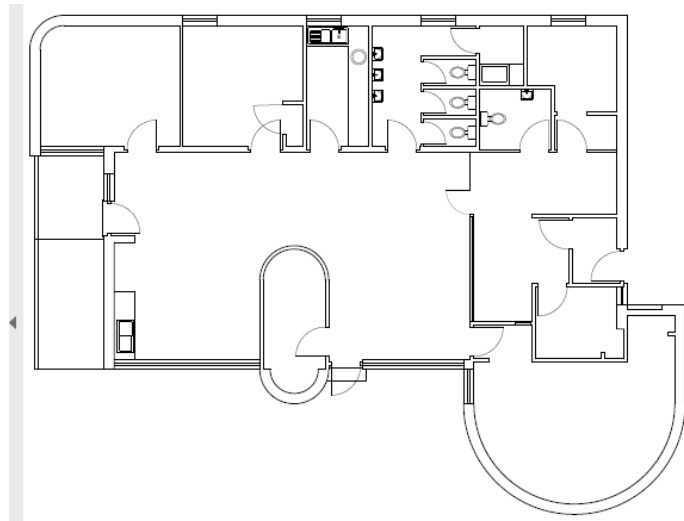
Interested community groups are advised to consult colleagues in Economic Development to prepare their respective business plans.

Entry

Vacant possession will be provided upon conclusion of missives or the conclusion of purchase conveyancing.

Energy Performance

An Energy Performance Certificate (EPC) has been initiated and will be made available to interested parties.



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issued May 2023.