

For Sale - Land (1.33 acres)

Central Park

Central Boulevard

Larbert

Falkirk

FK5 4RU



Falkirk Council

Place Services

OFFERS ARE INVITED
CLOSING DATE 12 NOON WEDNESDAY 13TH DECEMBER 2023

CONTACT:
Deborah Bruce Property Surveyor
Falkirk Council
Place Services
Email deborah.bruce@falkirk.gov.uk
Contact number 07484 011597

Location

Larbert is located within central Scotland, approximately 31 miles from Edinburgh, 22 miles from Glasgow and 10 miles from Stirling. The M9 motorway links the town to Edinburgh, Stirling and Glasgow via the M876 and M80 motorways. The town has a population of 12,180 residents, and within Falkirk Council area, which has an overall population of 156,800 as of 2022.

Description

Central Park was developed in the 1990's and comprise of 11 modern properties within the business park. Occupiers include, Tilly's Confectionery, Alexander Dennis, Police Scotland, Malcolm Allan, Mathiesons Bakery Haven Enterprises and Springfield Properties.

Site

The area of land is situated within the business park, to the northeast of the Central Boulevard roundabout. The A88 Bellsdyke road is the main road leading to the business park. There are excellent transport links to and from the M876 motorway which provides connections to the M80 and M9 motorways. Larbert train station is located less than one mile from Central Park.

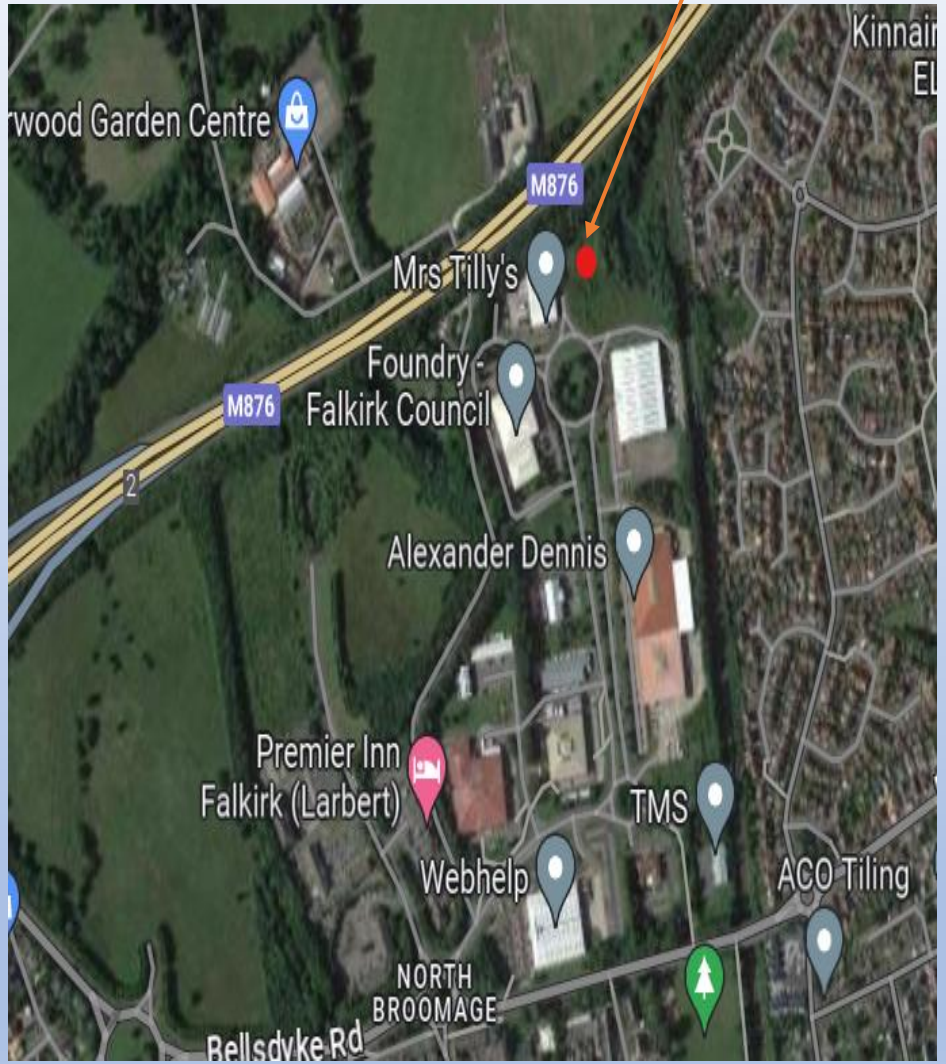
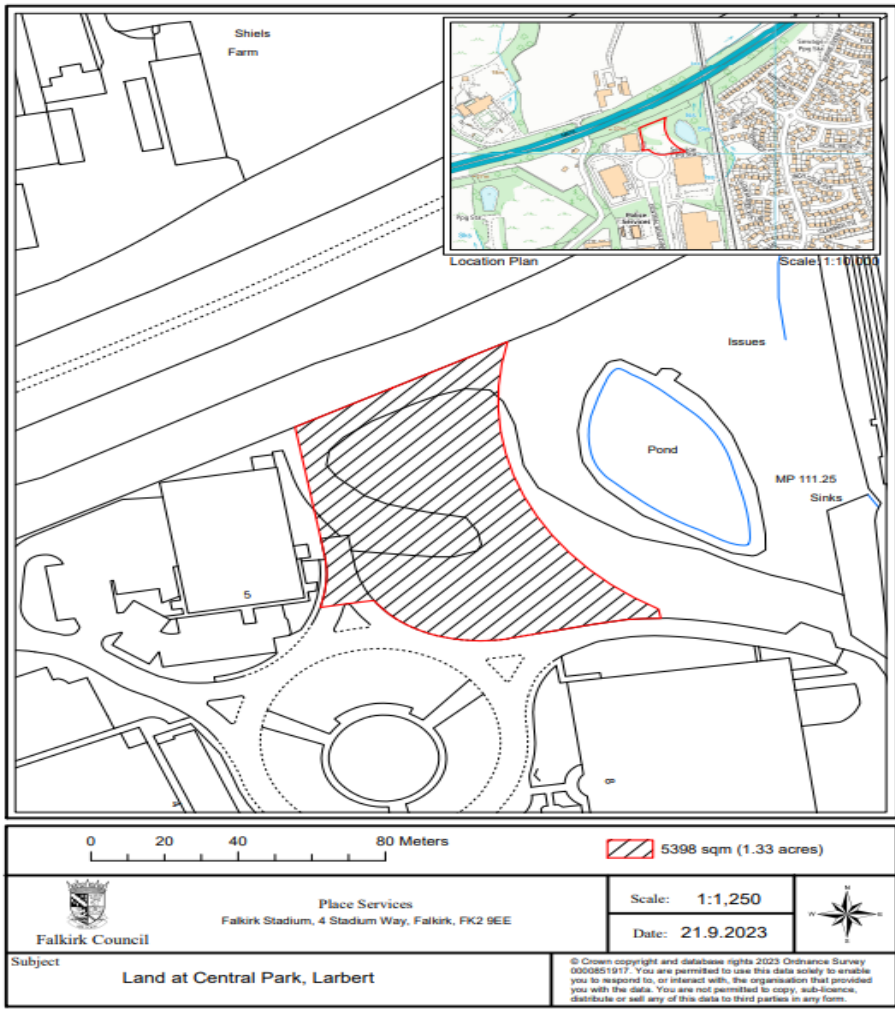
Planning

In planning policy terms, the site lies within a Core Business Area which is covered by Policy JE02 of the Falkirk Local Development Plan 2. This states that:

The core business areas identified on the Proposals Map will be safeguarded primarily for business and industrial use. Class 4, 5 and 6 uses will be supported in principle within these areas.... Other employment uses will be permitted where they will not prejudice the primary business function of the area, are compatible with the business/industrial character of the area and comply with other LDP policies.

“The design of proposals should accord with Policy PE01 (Placemaking) and should include an appropriate scheme of landscaping which integrates any new development successfully into the business park.”

Site and Location Plan



Viewings

No appointment is necessary.

Offers

Offers should be received by:- 12 Noon Wednesday 13th December 2023

Offers should be submitted to: -

Team 4
Customer & Business Support
Falkirk Council
Suite B
Falkirk Stadium
Falkirk
FK2 9EE

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

The enclosed ADDRESS LABEL must be affixed to the offer envelope (if no address label is enclosed, please contact us and we will supply one. Offers must be received prior to the closing date and time noted above,

Falkirk Council do not accept offers by email and will not accept later offers under any circumstances.

Fees

The purchaser is required to pay Falkirk Council's reasonable legal costs in relation to this transaction, together with £200 + VAT to produce a title plan deed for registration purposes, together with any LBTT and land registration fees due where applicable.

Freedom of Information

Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances be required to provide copies of offers received to any 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 out with 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. 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) The subject is elected for Value Added Tax and which will be payable by the purchaser at the time of purchasing the land.
- vii) Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.
- viii) Falkirk Council is not bound to accept the highest nor any offer.

