

CLOSING DATE: 12 NOON ON 13 MARCH 2024

Location : The plot is located in the historic and popular town of Linlithgow. The town has excellent links to Edinburgh, Falkirk Glasgow and Stirling via the M8 and M9 motorways. There is also a railway station in Linlithgow which provides convenient access to the national rail network. The closest airport is approximately 13 miles away in Edinburgh.

Description : The plot extends to approximately 337 sq m and is located on the corner of Lion Well Wynd and Union Road. The site is on an incline from south down to north and offers pleasant views over the town towards Linlithgow Loch.

Union Road is predominantly a residential area, however it benefits from being within walking distance of the High Street where there are a number of restaurants, bars, independent retailers and businesses offering a variety of shopping and professional services to meet most daily needs.

Planning : As per the 2018 West Lothian Local Development Plan, the land is within the town centre boundary and would be suitable for a variety of uses. The site is also in a conservation area and neighbouring structures have listed status, so any development would need to be of a design sympathetic to the surrounding area. Potential purchasers are encouraged to consult with the council's Development Management service to discuss their proposals and to identify the information that should be included in a planning application.

Email: planning@westlothian.gov.uk

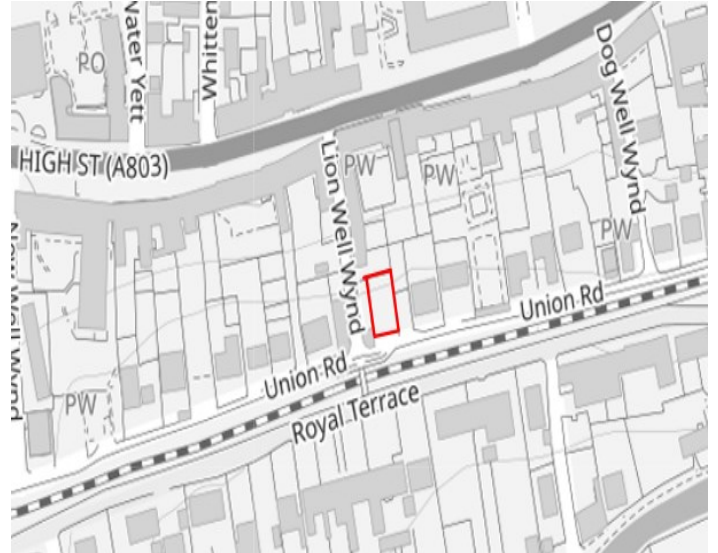
Tel: 01506 280000

Services / Drainage: Potential purchasers are required to confirm with the relevant utility supplier that the requirements for their proposed use can be accommodated.

Entry: Entry with vacant possession will be provided upon conclusion of missives.

Viewing: The site can be viewed at any time without the need for prior appointment. However, as the site is in a residential area we ask that you are courteous when making your visit and ensure viewings cause minimum disruption to neighbours.

Guide Price: Offers in excess of £55,000 (fifty five thousand pounds) are sought.



Submitting an Offer

On the closing date, the following procedure will apply ;

- All offers must be submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE FOR UNION ROAD, LINLITHGOW". 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.
- Clean offers, not subject to contingency are invited.
- Each party will bear their own legal and professional costs associated with the transaction.

Any offers which do not comply with the above instructions may be declared void. The Council's Executive will consider a report on the offers and no confirmation of the outcome to offers will be sent until after the Executive meeting.

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.

Community Asset Transfer is available to community bodies who are interested in taking over public land and property and council officers will provide assistance to any community group seeking to explore this avenue. Successful asset transfer requests typically provide evidence of significant preparatory work having been undertaken at the pre-application stage and would include evidence of community engagement that establishes need and community buy-in for the proposed project, a detailed business plan that demonstrates financial viability and sustainability, along with evidence that the community body has the capacity and skill-sets necessary to deliver and sustain the project going forward.

Groups interested in community asset transfer are asked to contact Rachel Donald, Property Modernisation and Community Empowerment Officer at Rachel.Donald2@westlothian.gov.uk.



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 January 2024.