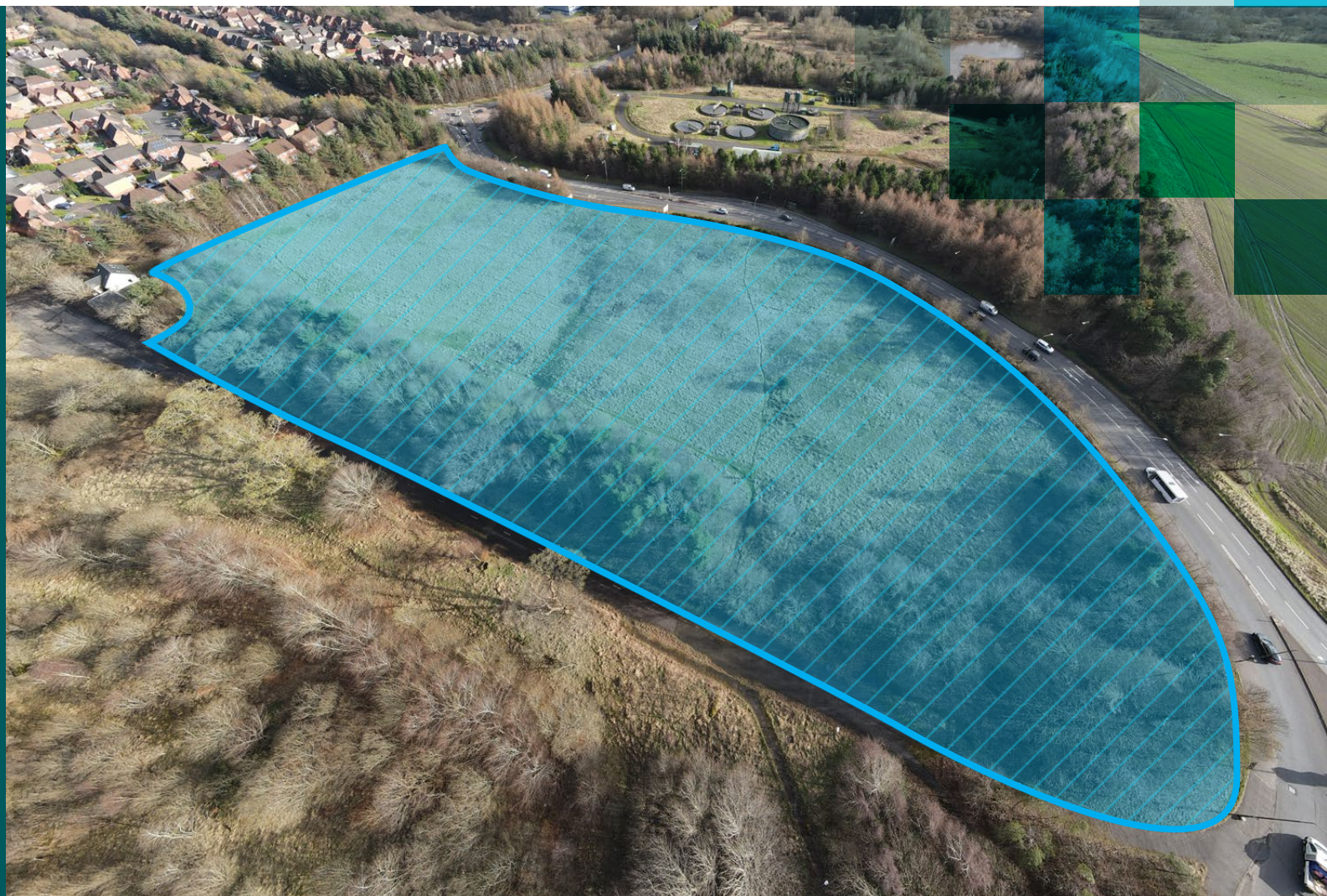


FOR SALE

2.88 Hectare residential development site at Toll Roundabout, Livingston.

Guide Price - the council are inviting offers over £1.1 million for the disposal of the site.



Location



The subjects of sale are located in Livingston, West Lothian's largest town with a growing population in excess of 56,000 people. Livingston lies approximately 16 miles west of Edinburgh and 32 miles east of Glasgow and as a place to live and work, Livingston could scarcely be better positioned, sitting at the heart of the M8 corridor with direct access off Junction 3 and with established mainline railway stations. Indeed, 63% of Scotland's population is within a one hour drive of Livingston. Within the town itself, the site is well positioned off the Toll Roundabout in the desirable Kirkton area of the town. Located towards the settlement's attractive south-western boundary, the neighbouring countryside belt and agricultural land provide a distinctive rural feel, yet the many amenities of Livingston's modern town centre are only minutes away.

The subjects of sale is a designated 2.88 hectare (7.11 acre) green-field residential development site known locally as Kirkton North 10B (KN10B) and identified in the adopted West Lothian Local Plan as site H-LV9. The site is essentially level and rectangular in shape. Mature tree-belts along the north and eastern site boundaries provide seclusion and the designated vehicular access route along a stopped-up section of Cousland Road provides for an attractive leafy boulevard approach into the development site.



Guide Price

The council are inviting offers over £1.1 million for the disposal of the site.*

*Clawback

The guide price has been set based upon the Local Development Plan's allocation of 45 residential units. Should the successful purchaser be successful in securing planning permission for more than 45 units, the council will seek to be appropriately remunerated for the increase in the sites value. This would be done via a clawback agreement to be included within the missives.

Entry

Entry will be provided as soon as possible after the closing date subject to Council Executive approval and the conclusion of conveyancing work.

Viewing

The subjects are accessed by the public off Toll Roundabout and can inspected on foot without prior appointment. Parties are asked to be sensitive to neighbouring occupiers whilst viewing the development site.

Drainage & Services:

There is development including residential dwellings within close proximity of the site and prospective purchasers are required to satisfy themselves that connections can be brought into the site.

Planning Permission and Development Potential

The site is allocated for residential use within the West Lothian Local Development Plan (LDP 1), referenced as site H-LV9.

A planning brief has also been prepared for the site and refreshed in August 2019 in order to assist prospective developers whilst designing their proposals. Interested parties are advised that the attached Planning Brief was prepared in 2019. It has been included for indicative purposes only as aspects of it have since been superseded (particularly those aspects relating to education constraints and developer contributions). All interested parties are therefore expressly advised to contact West Lothian Council's Development Planning Service for specific information relating to planning permission and the development potential of this site.

There is understood to be an existing gas pipeline running close to the eastern boundary of this site and interested parties are advised to satisfy themselves as to the potential impact of that pipeline.

Education Contributions

It is understood that the following education contributions are current however prospective purchasers are required to clarify these figures with the Planning Authority.

Conditions of Sale

The site is available for residential development as outlined in the planning brief and for no other uses

The proposed development must be consistent with the finalised planning brief for the site (see attached) please note that developer contributions may vary from those stated in the brief due to the passage of time.

The property will be sold as possessed by West Lothian Council and subject to all conditions and/or restrictions affecting it, whether or not contained in the Title Deeds. Any conveyance by the Council shall contain such reservations, burdens and conditions, as the Council's solicitor may consider necessary for the protection of its interests.

A planning application for the development of the site will required to be submitted within two months of the date of conclusion of the missives.

Each party will bear their own legal costs and that the purchaser will be responsible for the payment of any Stamp Duty Land Tax.

The Council reserves the right to charge VAT on the purchase price if applicable.

- ND Primary—None
- RC Primary—None
- ND Secondary—None
- RC Secondary – West Lothian Wide
£2,510 unindexed

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, West Lothian Council) at Rachel.Donald2@westlothian.gov.uk

Key information

Submitting an Offer

- The closing date for offers is 12 Noon on 23 May 2024. No offers will be accepted or taken into consideration after the closing date.
- All offers must be in writing in an A4 Envelope clearly labelled “Offer for Toll roundabout Residential Development Site. The offerer must write his/her name on the back of the envelope. No offers submitted by email or fax will be accepted.
- All additional information should be included in the offer.

All offers should be sent to:

Property Services Manager,
Property Services,
Finance and Property Services,
West Lothian Council,
West Lothian Civic Centre,
Howden South Road,
Livingston,
EH54 6FF

The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council have a legal obligation to receive the best price reasonable obtainable.

Prospective purchasers Must also submit with any offer, information sufficient to allow the Council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a

partnership, 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:

- a)** A layout of the proposed development on the subjects (including, where applicable, the projected number of units on site, proposed housing types, parking provisions and the location of SUDS).
- b)** Details of the proposed development
- c)** Details of the proposed developer including evidence of financial standing
- d)** A development timetable

e) Details of any conditions on which the offer is based

f) Details of any permissions / consents required.

g) Details of the purchase price being offered and which site or sites is being offered for.

Any offers that do not comply with the above instructions may be declared void.

Since the purchase of property is a serious undertaking, you are strongly recommended to take appropriate legal advice.

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.

Enquiries

Property Services

- Jacqueline Steven –
Commercial Property Surveyor | 07901114348
jacqueline.steven@westlothian.gov.uk

Development Planning

- Tony Irving – Principal Planner Development Management | (01506) 282410
tony.irving@westlothian.gov.uk

Development Planning Transportation

- Chris Nicol | Senior Engineer(01506) 282326
chris.nicol@westlothian.gov.uk

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council act 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 sellers 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 March 2024.