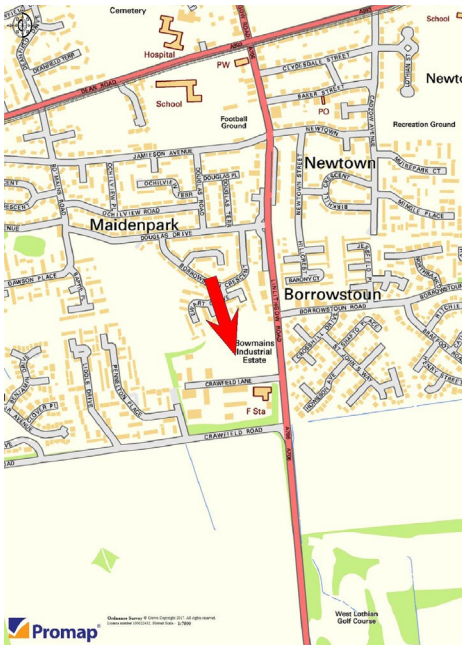




## 144 Linlithgow Road, Bo'ness, EH51 0PP

- Prominent Development Site
- Approx. 3 acres Cleared and Level Site
- Zoned for Mixed-Use Development in recently adopted Local Development Plan
- Extensive Frontage onto A706
- Short Commuting Distance to Edinburgh, Grangemouth and Falkirk
- Client May Consider Offers To Let the Site for Open Storage



**LOCATION:**

Bo'ness is a developing town, with close proximity to Linlithgow, located on the south bank of the River Forth in an excellent strategic location within easy reach of the M9 motorway giving access to Edinburgh (20 miles), Falkirk (8 miles) and Stirling (18 miles).

The site is located adjacent to Bowmains Industrial Estate, to the south of Bo'ness Town Centre and is situated in a prominent location on the corner of Linlithgow Road and Crawfield Lane, opposite Bo'ness Fire Station.

The Ordnance Survey extracts, which are for identification purposes only, show the location of the subjects.

**DESCRIPTION:**

The total site area of the available land extends to approximately 3 acres. Our clients have retained around 1 acre of ground immediately to the east of the available site for their own use.

Mining and contamination reports and a flood risk assessment are available for inspection to genuinely interested parties.

**PLANNING:**

The Falkirk Local Development Plan 2 (LDP2), which guides future development in the Council area for

the period 2020-2040, was adopted on 07 August 2020. The available site is now zoned for Mixed-Use development, to include housing. Historically, Planning Permission in Principal (P12/0141/PPP) was granted in 2015 for the erection of industrial/business units (Class 4, 5 and 6) and erection of Care Home and Close Care Units (Class 8). Interested parties should make all planning enquiries to Falkirk Council, Planning Department.

**PRICE:**

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

Alternatively our clients may consider offers to let the site for open storage. Further details on request

**CLOSING DATE:**

A closing date for offers may be set and interested 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 offer received.

**VAT:**

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

**For further information, please contact:**



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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**

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6. Date of Publication: April 2025