

FOR SALE

PROMINENT TOWN CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



BROCKVILLE

HERON HOUSE

WEST BRIDGE STREET



Falkirk Council

SITE EXTENDING TO 3.65 HECTRES (9 ACRES)

MUNICIPAL BUILDINGS | WEST BRIDGE STREET | FALKIRK | FK1 5RS



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LOCATION

The town of Falkirk is located within the Central Belt of Scotland. Falkirk lies within Forth Valley and is 23.5 miles northwest of Edinburgh and 20.5 miles northeast of Glasgow.

The town is within the Falkirk Council administrative catchment and borders several other local authorities including Stirling Council, West Lothian Council and North Lanarkshire Council.

Falkirk is a thriving town with an estimated population of 35,600. New development and urban regeneration projects have seen the area's population grow by c.2.2% over the last 10 years. As a result, education, health, shopping, leisure, and recreational facilities have developed to support the growing population.

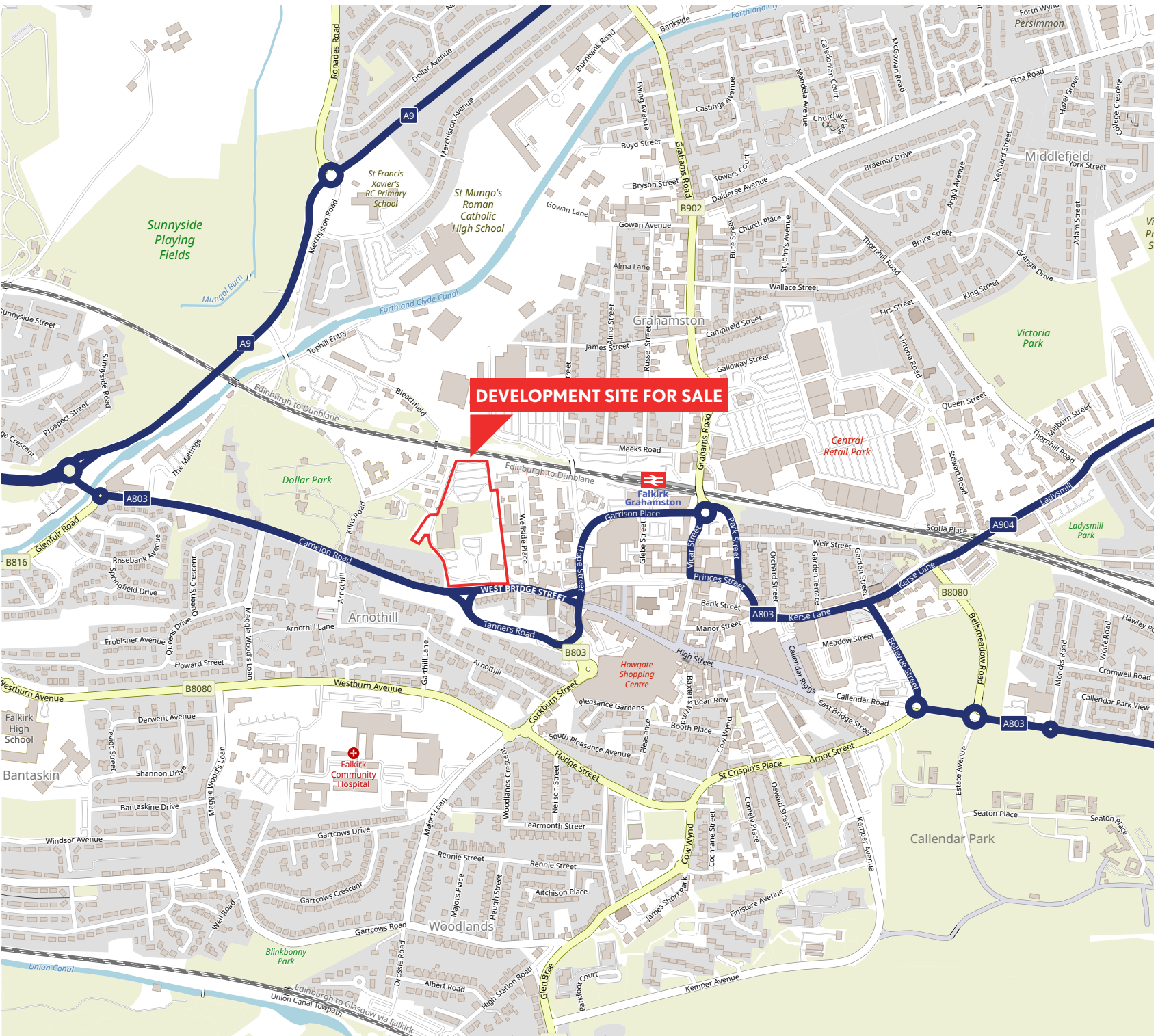
The town is well provided for in terms of retail facilities, with Central Retail Park, and Howgate Shopping Centre offering strong tenant line-ups which attract locals and visitors to the town.

For leisure and recreational facilities there is the cinema, a selection of gyms, as well as the many parks to enjoy. Forth Valley College, which has over 11,000 students, on the edge of the town centre.

The town of Falkirk and its wider vicinity have several world class visitor attractions and offer a diverse and exciting experience for visitors and residents alike. There are approximately over 850,000 visitors to the area annually. Notable attractions include the Kelpies, the world's largest equine sculptures, and the iconic feat of engineering, the Falkirk Wheel. Other attractions include the Bo'ness and Kinneil Railway Museum along with two distilleries, Rosebank distillery and Falkirk distillery.

PLANNING STATEMENT

A separate Planning Statement is available to interested parties on request.



VISION

Falkirk Council's vision for this site is to establish a new town-centre, high-density housing development, incorporating the existing core pathways and routes, along with open space, to create a sustainable community setting.

The requirement for residential development would support the recommendation of the Scottish Government publication, "A New Future for Scotland's Town Centre" that calls for the creation of 20-minute neighbourhoods, allowing people to access most of the facilities and

services that they require in their daily lives, all of which would be found in Falkirk town centre.

Falkirk has excellent transportation links, with Grahamston Train Station within walking distance of this development opportunity, which provides links to Glasgow and Edinburgh. There is also regular bus route available for local journeys or further afield destinations.

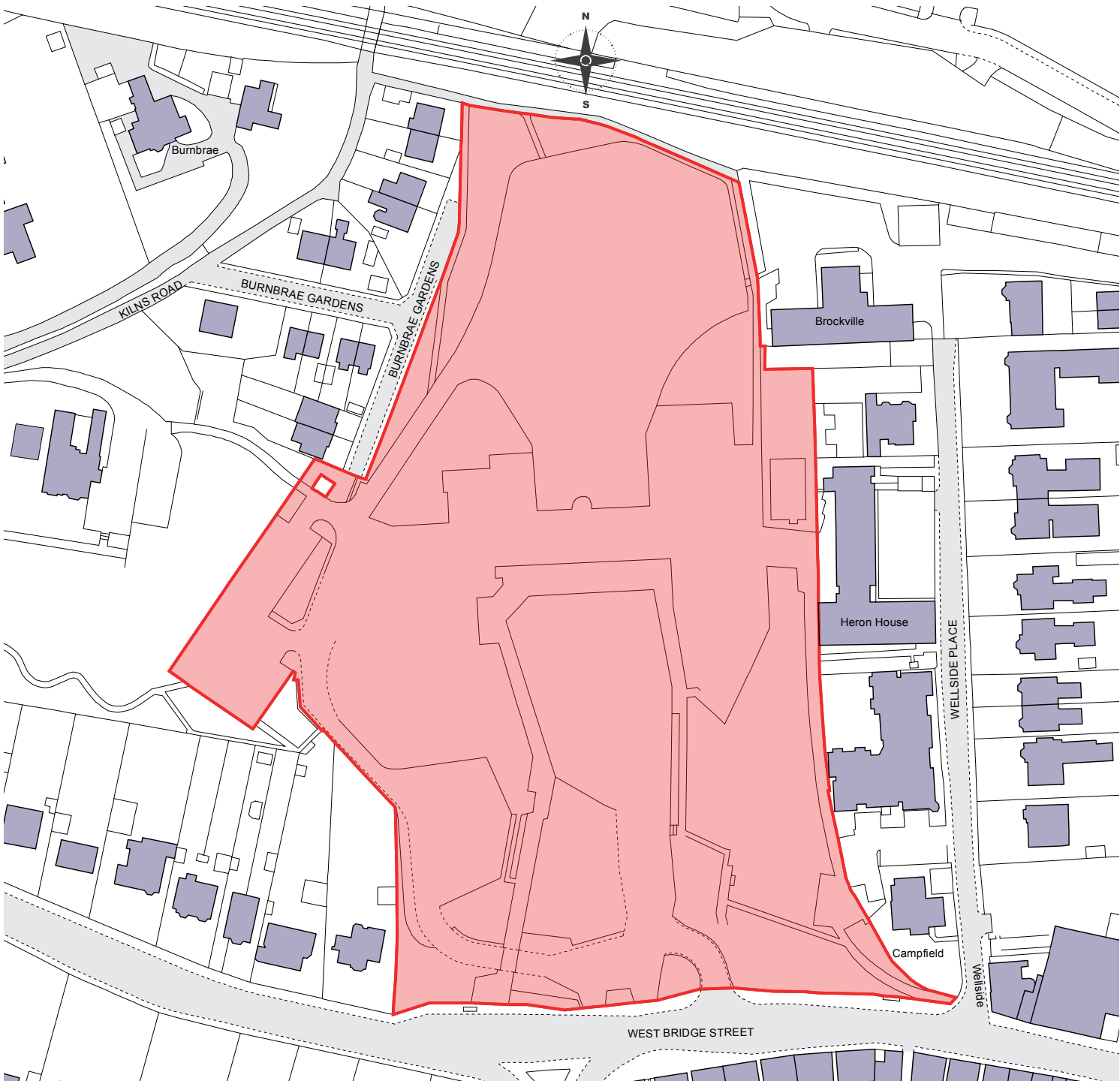


Falkirk Wheel

DESCRIPTION

The development site comprises an area of **3.65 Hectares (9 acres)** to the west of Falkirk Town Centre. Following the demolition programme, the site will be sold as a cleared site. It is worth noting that the topography of the site slopes downwards from east to west.

There is also a small culvert on the edge of the site which, depending on the proposed development scheme, may require to be repositioned.





1



2



3



4



5



6

- 1 CALLENDAR HOUSE
- 2 FALKIRK TOWN CENTRE
- 3 JOHN MUIR WAY
- 4 KELPIES
- 5 DUNMORE HOUSE
- 6 FALKIRK TOWN CENTRE

TITLE

Heritable.

SERVICES

The site has services for electricity, gas, water, and sewage which have all been disconnected as part of the demolition programme.

RATING

The site will be reassessed on completion of any development.

VAT

Exempt.

SURVEYS AND REPORTS

A package of information is available on request

Technical information will be available to interested parties on request following the completion of the demolition works.

- Utilities Plan
- Topographical Survey
- Contamination Report
- Demolition and Asbestos Management
- Remediation Management Reports



FURTHER INFORMATION

OFFERS

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.

An ADDRESS LABEL must be affixed to the offer envelope (if no address label is enclosed, please contact us and we will supply one). A closing date will be advised to all interested parties in due course.

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

Offers must be submitted by the closing date.

For the Council to fully assess and evaluate offers, bids must include:

- (A) Gross price
- (B) Proposed timescale for acquisition/ development
- (C) Conditions of purchase
- (D) Confirmation of funding
- (E) Proposed layout drawing and schematics, providing full and details of intended use
- (F) Schedule of abnormal cost
- (G) Schedule of Section 75 contributions (if necessary)
- (H) Net price
- (I) Guaranteed minimum price if different from net price

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 require to provide copies of offers received to any enquirer.

VIEWINGS

Please contact Deborah Bruce.

Please note the demolition contractor will remain on site until March 2024, therefore access to the site will be arranged thereafter.



Falkirk Council

Deborah Bruce

Property Surveyor

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Email: deborah.bruce@falkirk.gov.uk

Falkirk Council
Place Services

Important Notice: Falkirk Council gives notice that: -

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.

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.

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.

No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, the subject property is exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Any fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.

Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.

Falkirk Council is not bound to accept the highest nor any offer.

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