

FOR SALE

DEVELOPMENT SITE
CALENDAR BUSINESS PARK,
FALKIRK



0.98 HECTARES (2.42 ACRES)

OFFERS IN EXCESS OF £300,000 INVITED

Falkirk Council
Community Services

CLOSING DATE FOR OFFERS
2:00PM 30TH APRIL 2009

CALENDAR BUSINESS PARK FALKIRK

LOCATION

Falkirk, with a population of circa 150,000, is situated in Scotland's Central Belt approximately 25 miles north east of Glasgow (via the M80) and 26 miles north west of Edinburgh (via the M9).

Callendar Business Park is located on the outskirts of Falkirk, within easy reach of all amenities and is accessed from the A803 trunk road. Occupiers include BP, Office of the Public Guardian and the Department of Work & Pensions.

DESCRIPTION

Callendar Business Park provides an attractive business park environment in a mature parkland setting.

The site extends to 0.98 hectares (2.42 acres) or thereby, is flat and regular in shape. Part of the site is affected by a Tree Preservation Order, leaving a developable area of 0.71 hectares (1.75 acres) or thereby.

PLANNING

The site is located within the boundaries of Callendar Business Park in terms of the provisions of the Local Plan and would be suitable for office development however any planning queries should be directed to Falkirk Council's Planning & Environment Services (details below).

Development Services
Falkirk Council
Planning & Environment Unit
Abbotsford House
David's Loan
Falkirk FK2 7YZ

Tel No: 01324 504950
Fax No: 01324 504850

SERVICES

Information regarding the existence and location of services can be obtained from the relevant bodies as follows:-

SERVICE	AUTHORITY	TELEPHONE
Water & Drainage	Scottish Water	0845 7 420 420
Electricity	Scottish Power	0131 272 4000
Gas	Scottish Gas	0845 955 5510
Telephones	British Telecom	0800 400 400
Roads	Falkirk Council	01324 504950

CONDITIONS OF SALE

- i) The purchaser is deemed to accept the subjects in their existing condition and no warranty is given or implied as to the condition of the property in any respect.
- ii) The purchaser will be responsible for obtaining planning consent within 6 months of the conclusion of missives and starting construction of the development within 24 months.
- iii) In the event that the purchaser is granted planning permission for or develops or uses the subjects for a more valuable use than the existing use within 50 years from the conclusion of missives, Falkirk Council has a right to uplift in value from the change of use.
- iv) The subjects are offered for sale with full vacant possession.

PRICE

Offers in excess of £300,000 are invited.

OFFERS

Formal offers to purchase the heritable interest from Falkirk Council **MUST** be in SCOTTISH LEGAL FORM. The enclosed ADDRESS LABEL **MUST** be affixed to the offer envelope and offers **MUST BE RECEIVED PRIOR TO THE CLOSING DATE OF:-**

2.00 PM THURSDAY 30 APRIL 2009

Offers should be submitted to:-

Director of Law & Administration Services
Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk FK1 5RS

Tel No: 01324 506070
Fax No: 01324 506071

Further enquiries should be directed to:-

**Community Services
Falkirk Council
Property Services
The Falkirk Stadium
Westfield
Falkirk FK2 9DX**

**Tel No: 01324 590975 (Jennifer Anton)
Email : jennifer.anton@falkirk.gov.uk**

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 FOI enquirer.

NOTICE

See important notice in respect of Property Misdescriptions Act 1991 and VAT on following page.

PROPERTY MISDESCRIPTIONS ACT 1991

Falkirk Council gives notice that:-

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser, tenant or sub tenant 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 outwith 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. However any intending purchasers or tenants 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) Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Prospective purchasers/tenants or sub tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Unless otherwise stated the ingoing purchaser, tenant or sub tenant will be responsible for all legal costs, stamp duty, registration fees and costs of obtaining extracts incurred in the ensuing transaction.
- vii) Any plant, machinery, equipment, services, 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.
- viii) Falkirk Council is not bound to accept the highest nor any offer.