



**Falkirk Council**

# **FOR SALE**

**FORMER BOTHKENNAR COMMUNITY HALL,  
NEWTON AVENUE,  
SKINFLATS,  
NR GRANGEMOUTH,  
FK2 8NW.**



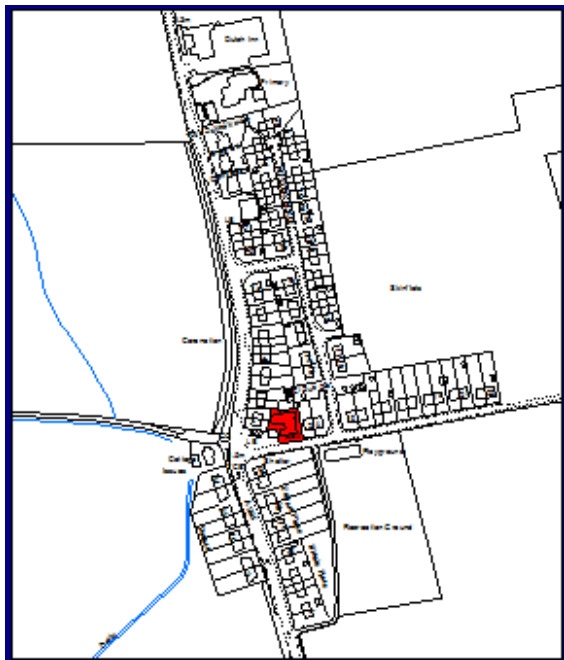
**OFFERS OVER £30,000**

**Asset Management Unit  
Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk Council FK2 7YZ  
Tel: 01324 504999**

## LOCATION

The property is located on the north side of Newton Avenue near to the junction of the A905 and within the village of Skinflats. The property is situated the southern edge of the village adjacent to the changing pavilion (not part of the sale area) and diagonally opposite a football pitch & children's play area. The surrounding area is generally residential in nature.

The village offers basic "day to day" services with extensive facilities in the nearby towns of Grangemouth and Falkirk.



## DESCRIPTION

The building comprises a single storey detached building built in the early 20<sup>th</sup> century of harled brick walls under a pitched and slate roof. Rainwater pipes are UPVC and windows are a mix of timber and UPVC double glazed units.

Internally the property comprises a main hall, a general purpose room, games room, store, a kitchen and toilet facilities.

The property has suspended timber floors, painted plastered walls, ceiling mounted strip lighting and a gas central heating system.

Please note that a right of pedestrian access will be retained by Falkirk Council along the south west corner of the site for maintenance purposes in connection with the neighbouring pavilion. A copy of the sale plan showing this is available on request.

Subject to all necessary consents the property could be suitable for a small residential development, a sports hall, gym, dance studio, children's nursery, place of worship and so on.

## PLANNING

The current Planning use is Class 11 Assembly and Leisure.

The site lies within the village limit of Skinflats in the approved Falkirk Local Development Plan (July 2015).

Residential development would be primarily be assessed in terms of Policy HSG03 'Windfall Housing' and HSG05 'Infill Development and Subdivision of Plots'. The scale density and building line should be consistent with the neighbouring properties.

The Local Development Plan can be viewed at: <http://www.falkirk.gov.uk/services/planning-building/>

Enquiries regarding proposed use or other proposed development should be directed to the Development Management Unit of Development Services at Falkirk Council on 01324 504748 or to [dc@falkirk.gov.uk](mailto:dc@falkirk.gov.uk).



## FLOOR AREA

The building extends to 688 sq m (7,405 sq ft) gross internal area approx.

## TOTAL SITE AREA

0.02 Ha (0.15 Acres) approx.

## RATEABLE VALUE

£9,900.

## EPC

Band F.

## PRICE

Offers over £30,000 are invited.

## OFFERS

Formal offers to purchase the outright ownership interest from Falkirk Council must be in Scottish Legal Form. **THE ENCLOSED ADDRESS LABEL MUST** be affixed to the offer envelope (contact this office for label if not attached). Offers must be received prior to the closing date of:

**2pm Friday 6<sup>th</sup> September 2019.**

**Offers should be submitted to:-  
Chief Governance Officer  
Falkirk Council  
Municipal Buildings  
West Bridge Street  
FALKIRK  
FK1 5RS**

Please Note: Purchasers are to pay Falkirk Council's reasonable legal costs in relation to this transaction plus a fee of £100 for the preparation of the title deed plan. The

purchaser accepts the subjects in its existing condition.

**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.

Details produced June 2019.

**IMPORTANT NOTICE:**

- i) 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.
- 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. Any intending purchasers should satisfy themselves by inspection or otherwise as to the accuracy/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 must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) 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.
- vii) Falkirk Council is not bound to accept the highest nor any offer.