

CLOSING DATE: 12 Noon on Thursday 20th June 2024

Location: Blackburn is a commuter town within West Lothian, with a local population of over 5,000. Blackburn benefits from excellent transport links with the M8 motorway easily accessed via Junction 4. The town is located approximately 5 miles from West Lothian's largest settlement, Livingston.

The building is set in predominantly a residential area with local schools including Connolly Campus, Our Lady of Lourdes RC PS and Blackburn PS all within close proximity of the subjects.

Description: Building constructed circa 1950's and is of traditional brick and block construction whilst the roof consists of two mono pitches which drain to an internal downpipe. UPVC windows, timber entrance door and metal security grills installed over all windows. Internally, concrete floors with mostly vinyl floor coverings and painted plasterboard finishes to the walls.

Accommodation extends to approximately 146.4m² with classroom like areas as well as office and storage areas. There is an open plan kitchen space as well as toilets on site over the one floor level.

On street parking is available within the vicinity of the property.

Viewing: The pavilion can only be viewed by prior appointment by contacting one of the officers below;

Darren Stenhouse : 07901114394 or at
Darren.Stenhouse@westlothian.gov.uk

Jacqueline Steven : 07901114348 or at
Jacqueline.Steven@westlothian.gov.uk

Guide Price: No guide price has been placed on property and prospective purchasers and tenants are asked to indicate their best offer to the closing date. All offers will be considered however the council does not bind itself to accept the highest financial offer or indeed any offer to the closing date.



Entry: Entry with vacant possession will be provided upon conclusion of missives (for offers to purchase) or entry granted as soon as possible upon the execution of lease documentation (for offers to let the premises).

Planning: The site is allocated as 'White Land' within the West Lothian Local Development Plan 2018.

The property has historically been used as a Day Centre.

Potential purchasers are encouraged to consult with the council's Development Management service to discuss their proposals and to identify the information that should be included in their application.

Email: planning@westlothian.gov.uk

Tel: 01506 280000

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 at Rachel.Donald2@westlothian.gov.uk.

Submitting an Offer

The following procedure will apply ;

- All offers must be submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE / LEASE FOR FORMER TRINDLEYKNOWE DAY CENTRE, BLACKBURN. The offeror must write his / her name and address on the back of the envelope.
- Any offers received after 12 Noon on the closing date will be returned unopened and will not be taken into consideration by the council.
- All offers must be sent to: The Property Services Manager, Property Services, West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF.
- Offers received by fax or email will not be accepted.
- The council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Prospective tenants should indicate the level of rent and length of lease proposed.
- 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, 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 :

1. A layout of the proposed development on the subjects.
2. Details of the proposed development.
3. A development timetable.
4. Details of any conditions on which the offer is based.
5. Details of any permissions / consents required.
6. Details of the purchase price being offered.

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



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council 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 Council 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 May 2024.