

FOR SALE

The Annex, 89-91 High Street, LINLITHGOW, EH49 7ED

Location

The Annex is situated in a prominent location on the High Street of The Royal Burgh of Linlithgow.

Linlithgow is a vibrant town with a busy cultural community and commercial life and has a variety of local shops, supermarkets, cafes, restaurants and pubs catering for locals and visitors alike.

The property is well placed for transport links across central Scotland and is within easy reach of the railway station on the main Edinburgh– Glasgow line or by bus and car with close links to the M9 junctions, making it a much sought after location for residents and businesses.

Description

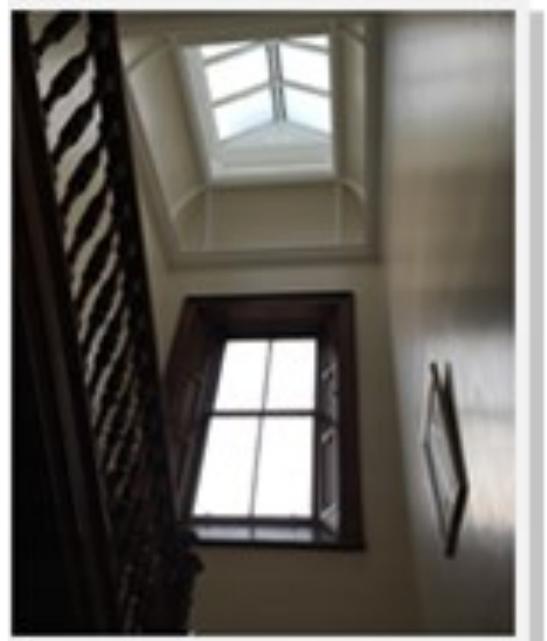
Situated in the heart of the town, overlooking The Cross and Kirkgate, the former bank property abuts the refurbished County Buildings, now known as Linlithgow Partnership Centre, Tam Dalyell House.

The subjects comprise a main building of “bank” style built in the late 1880’s, formed over three storeys. The property is constructed in sandstone with a broadly rectangular forward section, extending to the rear in narrower style, in two storeys and was previously a combination of office, open plan and support accommodation arranged over the three levels. The rear extension, also of stone and slate construction, can be accessed externally at ground level or, internally, at ground and first floor level from the main staircase. The main building, to the street frontage, has three principal rooms and toilet facilities at each level.

There are two main entrances off High Street, the door to the west providing access through the tiled hallway to the rear extension and via the main staircase to the first and second floors. There are many original features retained including turned wooden staircase and cornicing.

The subjects benefit from a gas-fired central heating system.

There is a car park to the rear of the property which is accessed via Court Square, between the Linlithgow Partnership Centre and Court Residence. Four parking spaces will be included as part of the sale of The Annex.



For all Enquiries please contact: propertymanagement@westlothian.gov.uk

or janet.rutherford@westlothian.gov.uk

FOR SALE

The Annex, 89-91 High Street, LINLITHGOW, EH49 7ED

Planning

The Annex is a Category B Listed Building constructed in the town's distinctive sandstone and was previously used as office accommodation by one of the Council's services.

Category B Listed Buildings and buildings of special architectural or historic interest are subject to special controls. Alterations to the outside and inside of such buildings may require planning permission and/or Listed Building Consent.

The property may be suitable for conversion to residential or commercial uses, in accordance with the relevant planning policies. Existing planning use is office.

The Annex is located within the Linlithgow Palace and High Street Conservation Area. Conservation areas have a special architectural or historic character which makes them worthy of protection and most works to the outside of a building or structure in a conservation area will again require planning permission and/or conservation area consent.

The West Lothian Local Development Plan (adopted September 2018) confirms the location of The Annex:

- Within the settlement boundary of Linlithgow
- Within the Linlithgow Palace and High Street Conservation Area
- Within the designated Linlithgow "town centre"

It is strongly recommended that prospective developers have regard to the policies full text, as set out in the West Lothian Adopted Local Development Plan.

Prospective purchasers are encouraged to make use of the pre-application enquiry service which is offered by the Council's Development Management Service.

Enquiries to Council Services, including Planning, can be made through the Council's Customer Service Centre portal at:

<https://www.westlothian.gov.uk/contactus>

Or Customer Service Centre on 01506 280000



Rateable Value

The Rateable Value is £31,300 as at 1st April 2017.

Further information on the assessment of Rateable Value for an alternative use can be sought from the Lothian Assessor, 17A South Gyle Crescent, Edinburgh 0131 344 2500.

Valuation

The Council is seeking offers over £300,000.

EPC rating is G. A copy of the EPC report is available on request.



Conditions of Sale :

Any sale would be on the Council's standard terms below :

- The property will be sold as possessed by West Lothian Council and subject to all conditions and/or restrictions affecting it, whether or not contained in the Title Deeds. Any conveyance by the Council shall contain such reservations, burdens and conditions, as the Council's solicitor may consider necessary for the protection of its interests.
- Offers conditional upon the granting of planning and other consents will be considered, but preference will be given to unconditional offers, other factors such as price being equal. In the case of offers conditional on the grant of planning consent, the planning application for development of the site would require to be submitted within one month of the date of conclusion of missives.
- Each party will bear their own legal costs

The Council reserves the right to charge VAT on the purchase price if applicable.

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. Interested community groups are advised to consult colleagues in Economic Development to prepare their respective business plans.

Viewings :

By appointment only. Please contact Janet Rutherford on janet.rutherford@westlothian.gov.uk

Submitting an Offer

Please register your interest in the first instance by email to Janet.Rutherford@westlothian.gov.uk. A closing date will be set when appropriate interest has been received.

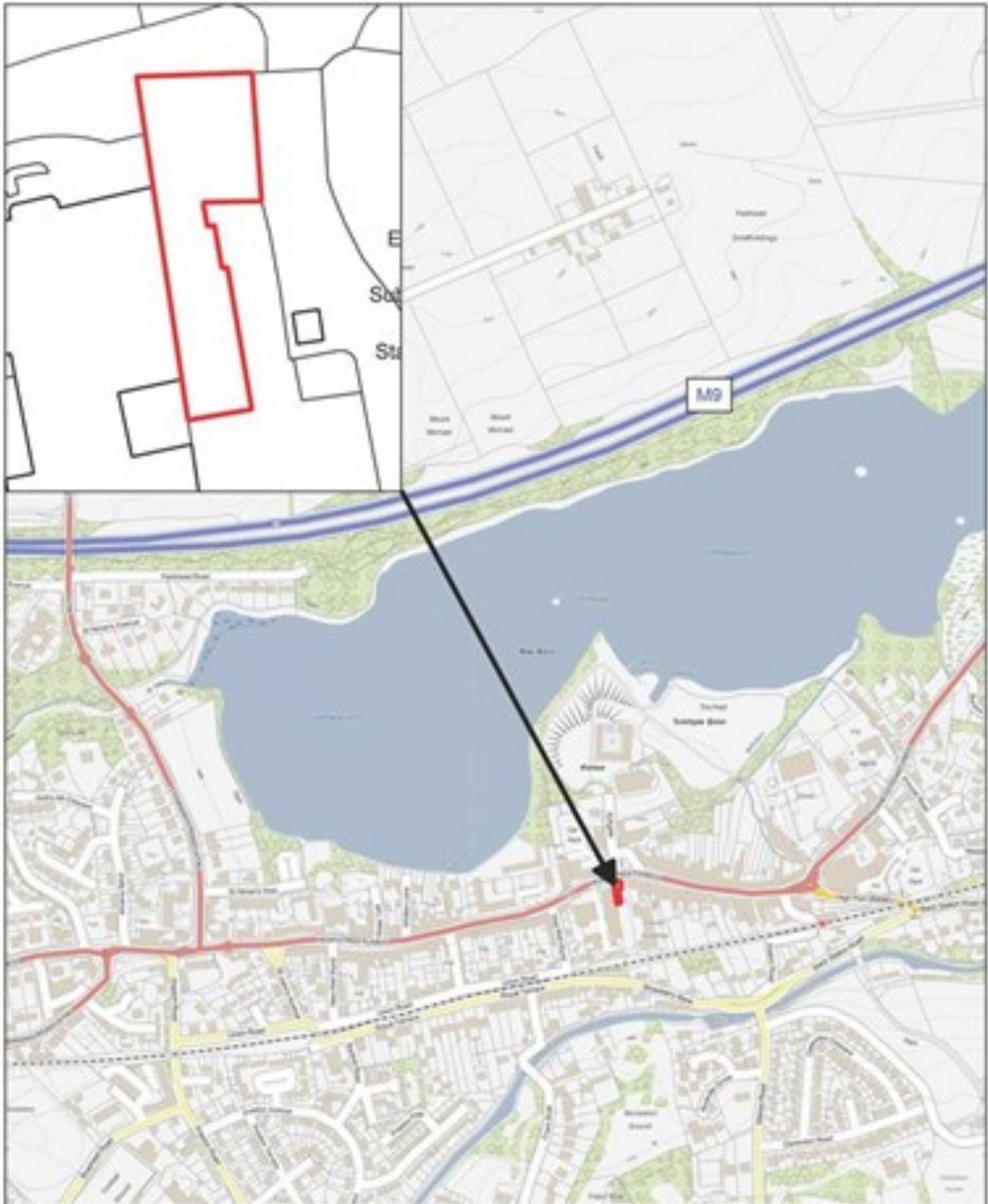
- Once a closing date has been set, the following procedure will apply:
- All offers must be submitted in an A4 envelope clearly labelled "OFFER FOR THE ANNEX, HIGH STREET, LINLITHGOW" The offerer must write his/her name and address on the back of the envelope.
- Any offers received after 12 noon on 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
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.
- Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions will result in the offer being declared void.
- Since the purchase of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.

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 September 2021 JR

Location Plan :



A4

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Linlithgow Partnership Centre Annexe

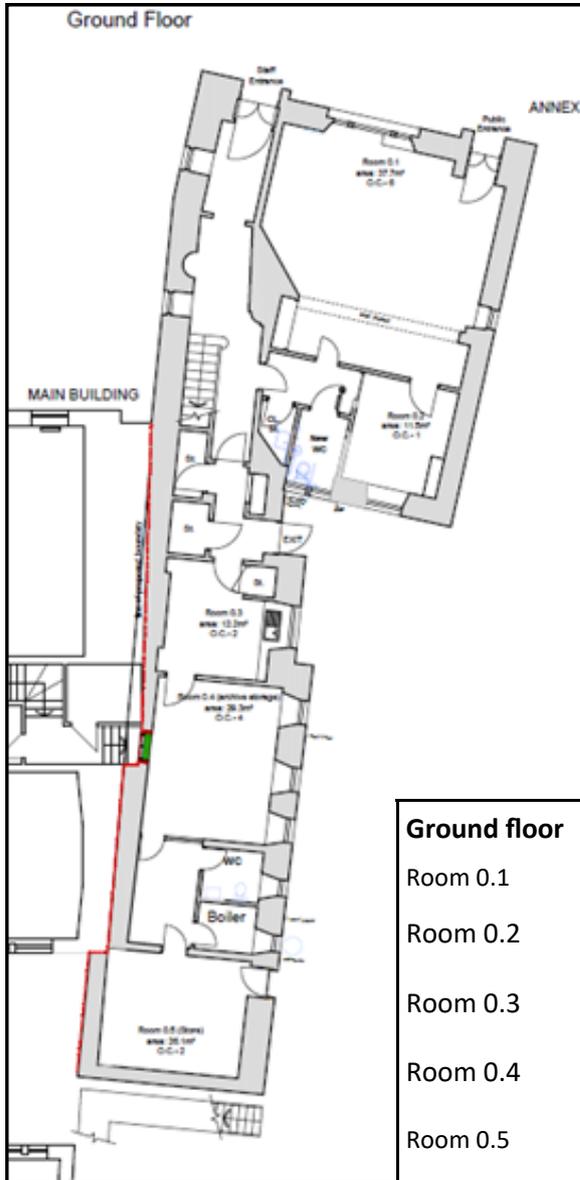
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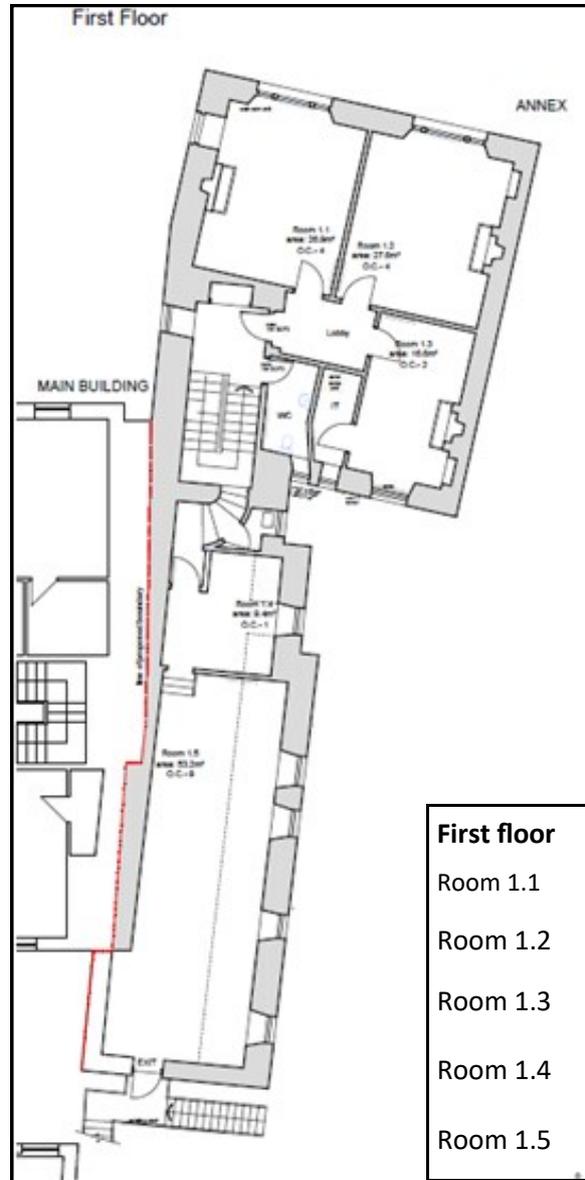
Property Management and Development, West Lothian Civic Centre, Livingston, EH54 6FF

27/11/2018

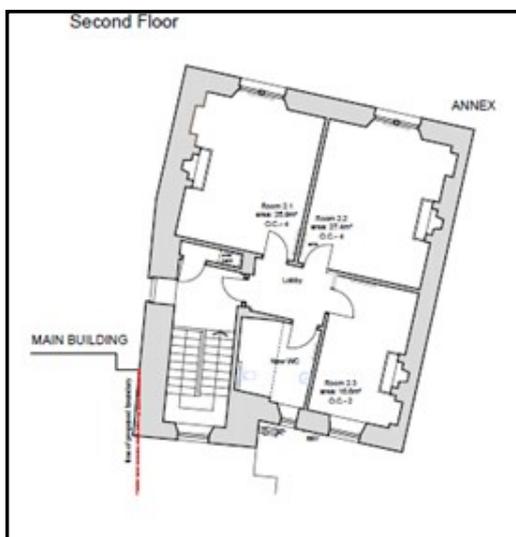
Internal Floor Plans:



| Ground floor | |
|--------------|--------------------|
| Room 0.1 | 37.7m ² |
| Room 0.2 | 11.5m ² |
| Room 0.3 | 12.2m ² |
| Room 0.4 | 29.3m ² |
| Room 0.5 | 26.1m ² |



| First floor | |
|-------------|--------------------|
| Room 1.1 | 26.9m ² |
| Room 1.2 | 27.6m ² |
| Room 1.3 | 16.6m ² |
| Room 1.4 | 9.4m ² |
| Room 1.5 | 53.2m ² |



| Second floor | |
|--------------|--------------------|
| Room 2.1 | 25.9m ² |
| Room 2.2 | 27.4m ² |
| Room 2.3 | 16.6m ² |

LINLITHGOW PARTNERSHIP CENTRE ANNEX, HIGH STREET, LINLITHGOW

ADDITIONAL PLANNING POLICY INFORMATION

The Linlithgow Partnership Centre Annex is a Category B Listed Building and buildings of special architectural or historic interest are subject to special controls. Alterations to the outside and inside of such buildings may require planning permission and/or Listed Building Consent.

Entry Name: 89, 91 High Street

Listing Date: 16 March 1992

Category: B

Source: Historic Scotland

Source ID: 382483

Historic Scotland Designation Reference: LB37398

Building Class: Cultural

Linlithgow Partnership Centre Annex (89-91 High Street, Linlithgow) is located within the Linlithgow Palace and High Street Conservation Area. Conservation areas have a special architectural or historic character which make them worthy of protection and most works to the outside of a building or structure in a **conservation area** will require **planning permission** and/or **conservation area consent**.

The West Lothian Local Development Plan (adopted September 2018) confirms the location of the Linlithgow Partnership Centre Annex:

- within the settlement boundary of Linlithgow
- within the Linlithgow Palace and High Street Conservation Area
- within the designated Linlithgow 'town centre'

As a consequence of the above, the following policies are particularly relevant and would have a bearing on the consideration of any proposals for the re-use/re-development of this property:

POLICY TCR 1

Town Centres

Proposals for retail, offices, business, community, leisure and recreation, visitor locations and higher density residential uses will be supported in the sub-regional centre and identified town centres where it can be demonstrated that the proposal is of the scale and type commensurate to the centre's role.

POLICY TCR 3

Commercial Entertainment and Hot Food Premises

Proposals for most forms of commercial entertainment developments, including hot food shops, amusement arcades, public houses, discotheques and other licensed premises in town or village centres, or in areas of predominantly non-residential use, will be supported in principle. It must however be demonstrated that there will be no adverse impact on the amenity of adjacent residential properties, or the surrounding area generally, by virtue of noise, disturbance, litter or odours, and that parking and access requirements can be satisfied.

POLICY HOU 3**Infill/Windfall Housing Development within Settlements**

Proposals for the change of use, conversion and re-use of existing buildings in non-residential use to housing will ordinarily be supported within the settlement boundaries subject to particular criteria being satisfied;

Proposals for development within or adjacent to sensitive locations will be subject to additional scrutiny and may require to be supported by the submission of additional information. In these circumstances, there is an expectation that the standard of design will be higher than in less sensitive locations.

Proposals for housing should also have regard to and be compliant with the terms of the recently approved Residential Development Guide.

POLICY HOU 6**Residential Care and Supported Accommodation**

Proposals for new or extended residentially based community care facilities, nursing homes, or other supported accommodation provision will be supported where this meets an identified local need as defined by agreed joint strategies and commissioning plans by the council and NHS Lothian

POLICY EMP 5**Office Development**

Office development (as defined by Class 2 of the Use Classes (Scotland) Order (1997)) will be supported in town centres subject to particular criteria being satisfied.