
FALKIRK COUNCIL
COMHAIRLE NA H-EAGLAISE BRICE
FOR SALE – OFFERS INVITED
DEVELOPMENT OPPORTUNITY
BLACKNESS PRIMARY SCHOOL,
BLACKNESS ROAD,
BLACKNESS,
LINLITHGOW
EH49 7NP
CLOSING DATE NOON, THURSDAY 4TH MARCH 2027
CONTACT:
Keith Raffan, Property Surveyor
Falkirk Council
Place Services
keith.raffan@falkirk.gov.uk
Tel 07764 250 119

LOCATION

The village of Blackness is a desirable village situated on the south bank of the Firth of Forth. It lies a little over three miles east of Bo'ness, five miles west of South Queensferry and seventeen miles west of Edinburgh city centre.

The former Primary School itself lies in a rural area about half a mile to the southwest of the village on Blackness Road.

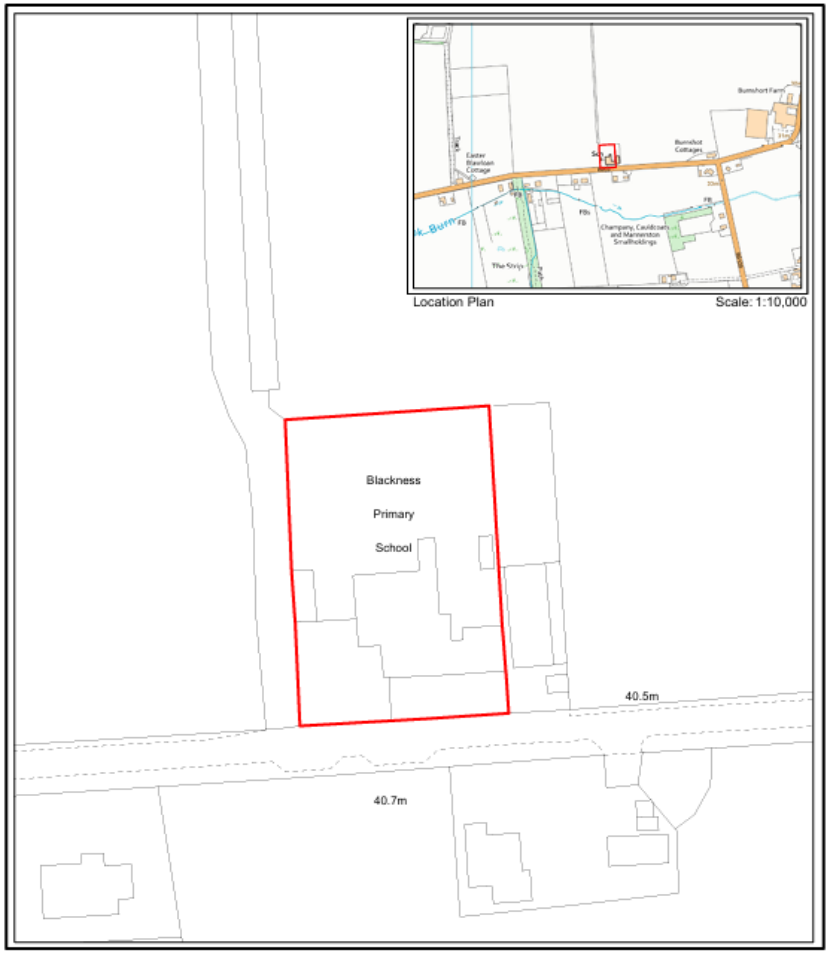
The site has particularly attractive views over open countryside to the north over the Firth of Forth towards Fife. The three bridges across the Firth of Forth joining North and south Queensferry can be seen in the distance to the east.

Picture of view from site towards Fife:



Adjacent, on the eastern side of the property is a community hall, not owned by Falkirk Council. Associated with this hall there has been pedestrian access taken to it across the front of the school and occasional car parking within the grounds of the school. Some degree of access over the property may be sought by the owners of this hall.

The following plan shows the extent of the property, outlined in red, the subjects being offered for sale. A scale copy is available on request.



DESCRIPTION

The property offers significant redevelopment potential. It is a largely single storey stone and brick built detached building under a pitched slate roof. Further smaller extensions of different construction have been made over time. Externally there is a large area of tarmac former playground.

Internally there are three former classrooms, an office, staff room and toilets. A layout plan is available on request.

Picture of rear of former school:



FLOOR AREA

310 sq.m (3.386 sq.ft) approx. Gross Internal Area.

SITE AREA

0.20 HA (0.5 Acres)

SERVICES

Mains water; electricity and gas are available. Interested parties should contact service providers to satisfy themselves as to the adequacy of these services.

Please note that there is no mains sewerage serving the property. The nearest public sewer is at the western edge of Blackness.

Offerors for the property should assume that they will have to create their own new method of properly dealing with future wastewater for any development.

RATEABLE VALUE

£10,500 (April 2026) Scottish Assessors Association.

EPC

The current Energy Performance Certificate Rating is shown as E.

PLANNING

Please see associated Blackness “Primary School – Planning Statement”, available on request. Amongst other things it states:

> “The former school site represents an opportunity to create a high-quality development in a countryside location and is ideally suited to residential development. However, consideration would be given to other potential uses provided they were compatible with its countryside location and satisfactory access, and parking can be achieved.”

The Potential bidders can also their own enquiries of the Falkirk Council Planning Department email dc@falkirk.gov.uk.

PRICE

Offers invited.

Bidders should satisfy themselves as to the condition of the property prior to bidding.

If an offer is subject to planning permission the use and indicative drawings of what is intended should be included to assist in consideration of the likelihood of successfully gaining planning permission for such a scheme.

VIEWING

Please contact Keith Raffan, ideally by email (keith.raffan@falkirk.gov.uk)

OFFERS & CLOSING DATE

Formal offers to purchase the heritable interest from Falkirk Council must be in Scottish Legal Form.

Offers should include information regarding the proposed use for the property.

The purchaser accepts the subjects in their existing condition.

Please note that the purchaser will be responsible for paying Falkirk Councils reasonable legal fees and costs in relation to this transaction plus a fee of £200 for the preparation of the title deed plan.

The ADDRESS LABEL must be affixed to the offer envelope (if no address label enclosed, please contact us and we will supply same) and offers must be received prior to the closing date of: **Noon Thursday 4th March 2027.**

Offers should be submitted, using the ADDRESS LABEL to:-

Team 4 Customer & Business Support

Falkirk Council

Suite 1B Falkirk Stadium

4 Stadium Way

Falkirk FK2 9EE

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.

Note – Please note the identity of the successful offeror and associated price may be made public knowledge as part of the formal reporting process within Falkirk Council.

Important Notice, Falkirk Council gives notice that:

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 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 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 Where committee approval is sought the name of the buyer will usually become public knowledge