



West Lothian
Council

DATA LABEL: PUBLIC

FOR Sale only

Craigshill Pavilion,
Livingston

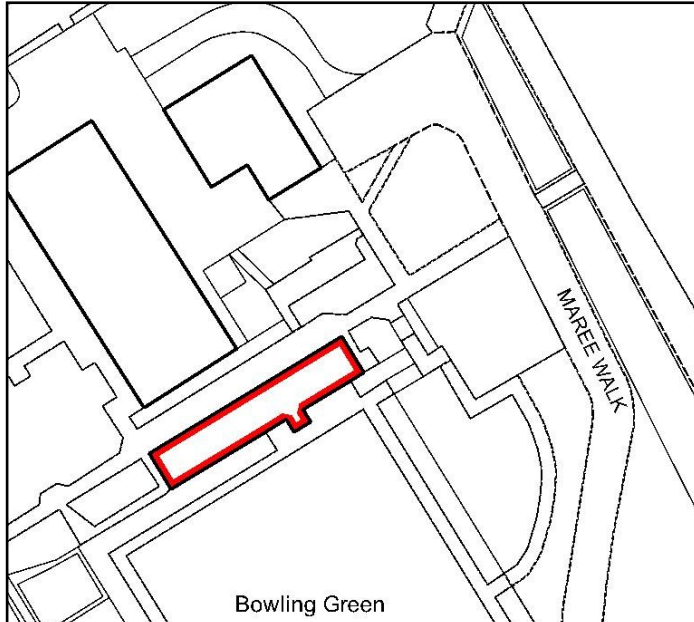
Pavilion at Maree Walk, Livingston

Location

The pavilion is located at Maree Walk, Livingston, which is situated on the east of the Livingston town and faces onto Craigsfarm Community Hub.

The site is located across from a local play park and an Astroturf pitch.

Situated within walking distance from The Mall, Craigshill and Almond Housing Association head office.



Disclaimer: Accuracy of information in this plan is not guaranteed and should be used solely for guidance purposes only

The site

The subjects comprise of a pavilion previously leased by the former Craigshill Thistle Football club.

The site is access via a public footpath.

Planning Permission

West Lothian Council categories the property as a Community Facility

For further information on planning use, please refer to the West Lothian planning department on 01506 280000.

The council provides a pre-application service for those looking to submit a planning application. The service provides opportunity to receive planning feedback before submitting a full application. The council aim to respond within 20 working days. You can find the link [here](#).

Services

The prospective purchaser will have to satisfy themselves as to the services available.

Entry

Entry will be provided with vacant possession.

Viewing

Prospective purchasers can request a viewing before the closing date

Offers Over

Offers over of £60,000

Offers

The prospective purchaser should seek independent advice as to the value of the Property.

Conditions of Sale

The council reserves the right to negotiate the price offered and the Council reserves the right to charge VAT on the purchase price.

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.

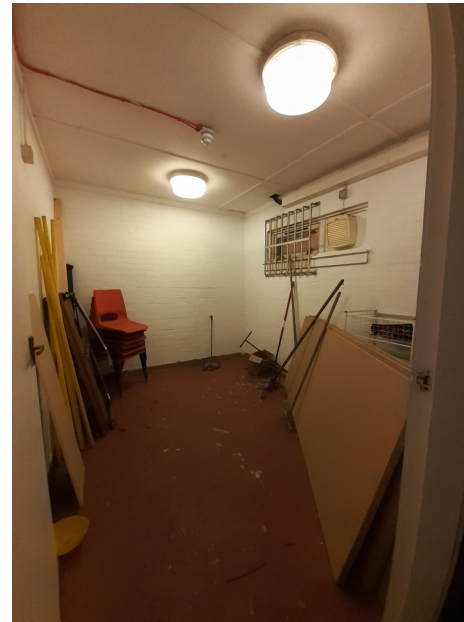
A planning application for the development of the site must be submitted within three months of the date of conclusion of missives.

Each party will bear their own legal costs and all land and buildings transaction tax.

The property may be subject to a clawback provision if appropriate.

Key Information

Photos



Key Information

Submitting an Offer

- A closing date of 30 June 2026 before 12 noon has been set for offers
- No offers will be accepted or taken into consideration after the closing date.
- All offers must be in writing in an A4 Envelope clearly labelled "Offer for Craigshill Pavilion, Maree Walk". The name of the offeror must be written on the back of the envelope. No offers submitted by email or fax will be accepted.
- All additional information should be included in the offer.
- All offers should be sent to:
The Property Services Manager
Property Services
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6FF
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council have a legal obligation to receive the best price reasonable obtainable.
- 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 (which is not a limited or public limited company) or a partnership, 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 (including, where applicable, the projected number of units on site, proposed housing types, parking provisions and the location of SUDS)
 2. Details of the proposed development
 3. Details of the proposed developer including evidence of financial standing
 4. A development timetable
 5. Details of any conditions on which the offer is based
 6. Details of any permissions / consents required.
 7. Details of the purchase price being offered and which site (or sites) is being offered for.

Any offers that do not comply with the above instructions will be declared void.

Since the purchase of property is a serious undertaking, you are strongly recommended to take appropriate legal advice.

The Council's Executive will consider a report on the offers and no confirmation of the outcome to offers will be sent until after the Executive meeting.

Enquiries

Contact Property Services:

Rachel Donald Tel. 07979724459
Rachel.donald2@westlothian.gov.uk

For Planning and Development queries, please contact West Lothian Council on 01506 280000.

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council act 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 Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issues May 2026