



FALKIRK COUNCIL



COMHAIRLE NA H-EAGLAISE BRICE



FOR SALE
OFFERS IN THE REGION OF £50,000 ARE INVITED
CALIFORNIA COMMUNITY HALL,
MAIN STREET
CALIFORNIA,
FK1 2BW

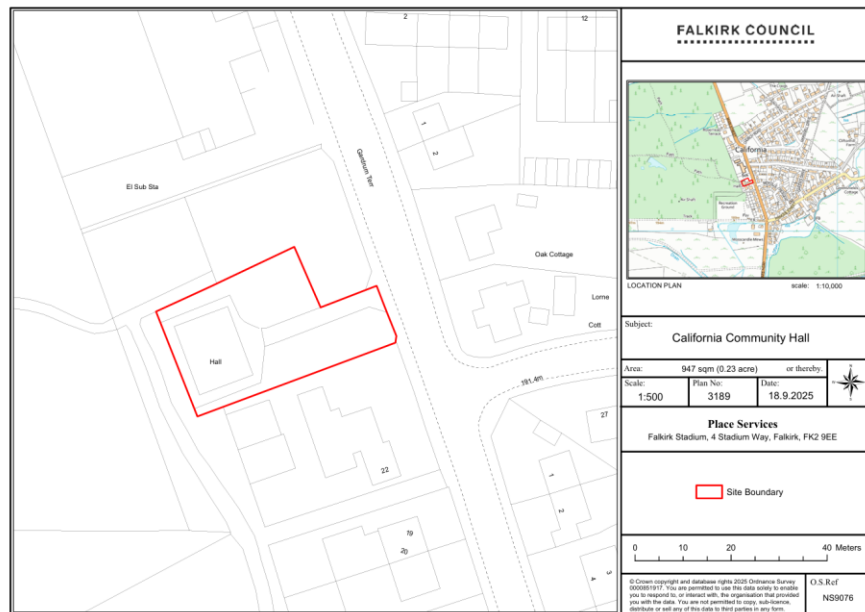
CONTACT:
Keith Raffan, Property Surveyor
Falkirk Council
Place Services
keith.raffan@falkirk.gov.uk
Tel 07764 250 119

CLOSING DATE NOON, THURSDAY 26TH NOVEMBER 2026

LOCATION

The village of California lies approximately four miles south of the town of Falkirk. The property is located on the west side of main Street opposite Merville Crecent adjacent to California Primary school.

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



DESCRIPTION

The property has redevelopment potential and comprises a single storey detached building of timber construction clad in metal profiled sheets surrounded by a steel palisade fence. The roof is mainly a shallow pitched roof. Externally the building is surrounded by a landscaped area. The adjacent parking area is not included. Internally, arranged as main hall, kitchen, WCs, stores and small office.

Picture of main hall below.



FLOOR AREA

174 sq.m (1,873) sq.ft approx.

SITE AREA

0.23 Acres.

SERVICES

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

RATEABLE VALUE

£14,600 (April 2026) Scottish Assessors Association.

EPC

The current Energy Performance Certificate Rating is shown as C.

PLANNING

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

PRICE

Offers in the region of £50,000.

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

VIEWING

Externally at any time, internally 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 26th November 2026.**

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 to Falkirk Council committees.

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