



FOR SALE

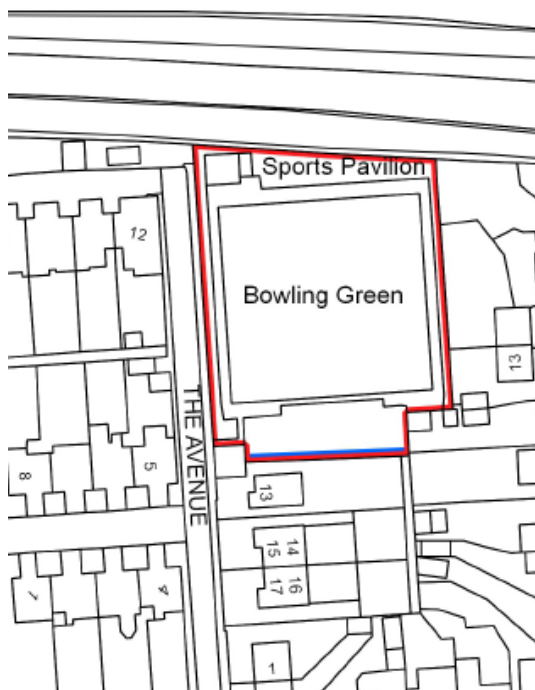
**Former Philpstoun Bowling club at The
Avenue, Philpstoun**

Land and Property at The Avenue, Philpstoun

Location

The pavilion and bowling green is located at the edge of a housing estate at The Avenue, within the quiet town of Philpstoun with easy access to the M9 and an 8 minute drive to the M8.

West Lothian Council will maintain a servitude right of access over the blue strip of land to the south of the area.



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 and bowling green previously used by the former Philpstoun Bowling Club

The site extends to 0.3Hecters

Planning Permission

The West Lothian Local Plan categories the property as white land. However, this site may have potential for residential development subject to planning permission.

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

The council provides a pre-application service for those looking to submit a planning application. This service delivers relevant feedback prior to full submission of an application. The council aims to provide advice within 20 working day. Further details can be found 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

The site is open to the public, therefore prospective purchasers can view the site at anytime, please respect the neighbouring properties while onsite.

Guide Price

No guide price has been set.

Offers

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

Conditions of Sale/Lease

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

The property will be sold as possessed by West Lothian Council and subject to all conditions and 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 13 January 2026 has been set for offers before 12 noon
- 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 Philpstoun Bowling green and Pavilion, The Avenue, Philpstoun". 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 June 2025