

**ESTATES**  
**STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

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# **For Sale**

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*Access Shown from Albert Place*

**Former Wallyford Community Centre**  
**Albert Place**  
**Wallyford EH21 8LE**

**Building GEA: 965 sqm (10,397 sqft) or thereby**  
**Site Area: 1,570 sqm (16,899 sqft) or thereby**

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**Offers over £400,000 are invited**

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## **WALLYFORD**

Wallyford lies immediately north of the A1 and approximately 7 miles east of Edinburgh City Centre. The town has a strong community and is ideally suited for commuting from and to other towns and villages in East Lothian and Edinburgh.

There are a small range of local amenities, with additional retail facilities in neighbouring Musselburgh. More extensive shopping is found at Fort Kinnaird Retail Park, only a 10-minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure and beach activities available in the immediate location and East Lothian in general. Musselburgh and nearby Prestonpans both have leisure centres with swimming pools and East Lothian is renowned for its golf courses with the excellent Royal Musselburgh a short drive away.

The new primary school and secondary school campus are within easy walking distance. There are excellent transport links connecting Wallyford both locally and to Edinburgh. Wallyford also has the benefit of its own railway station and other parts of East Lothian and Edinburgh can be reached within minutes.

The population in Wallyford is growing due to the number of housing developments. Currently the population is estimated at 4,500 and is expected to grow to around 7,000 when the ongoing house building is complete.

## **FORMER WALLYFORD COMMUNITY CENTRE**

The former Wallyford Community Centre is situated adjacent to open space containing a children's play area. The area to the southeast forms a large mixed-use development with a maximum of 1,450 residential units, a new primary school and library (opened in February 2019 and located 400m to the east), a new high school/community hub (opened in August 2023) and community and sports facilities. The construction works on the larger Wallyford development site is underway with a number of homes already completed and with key infrastructure provision partially in place.

## **RATEABLE VALUE**

The rateable value for the vacant property has been assessed at £60,700 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate gives the property a E rating

## **POSTAL ADDRESS**

The Council is advised that the postal address of the property is:  
Former Wallyford Community Centre,  
Albert Place  
Wallyford  
EH21 8LE



## PLANNING

The building was used as a Community Centre until October 2023 and offers excellent general purpose space which would suit a number of different users.

The current planning use is Class 10: Non-residential Institutions, other acceptable uses in this Class include crèche, day nursery, museum, exhibition hall, art display, public worship and religious instruction. In addition to the above, uses that fall into Class 11 (Assembly and Leisure) could be broadly considered as serving community needs and therefore may be acceptable, this should be checked by contacting East Lothian Council Planning Department.

## VIEWING

Viewings should be arranged by contacting Wendy Gillie, Team Manager (Estates) at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk).

These particulars can also be viewed and downloaded at [www.eastlothian.gov.uk/property](http://www.eastlothian.gov.uk/property)

If you wish Particulars to be sent out to you by post, or if you intend to offer for this site and would like to note your interest and be advised of a closing date for offers, please email [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk) and provide confirmation of your postal address.

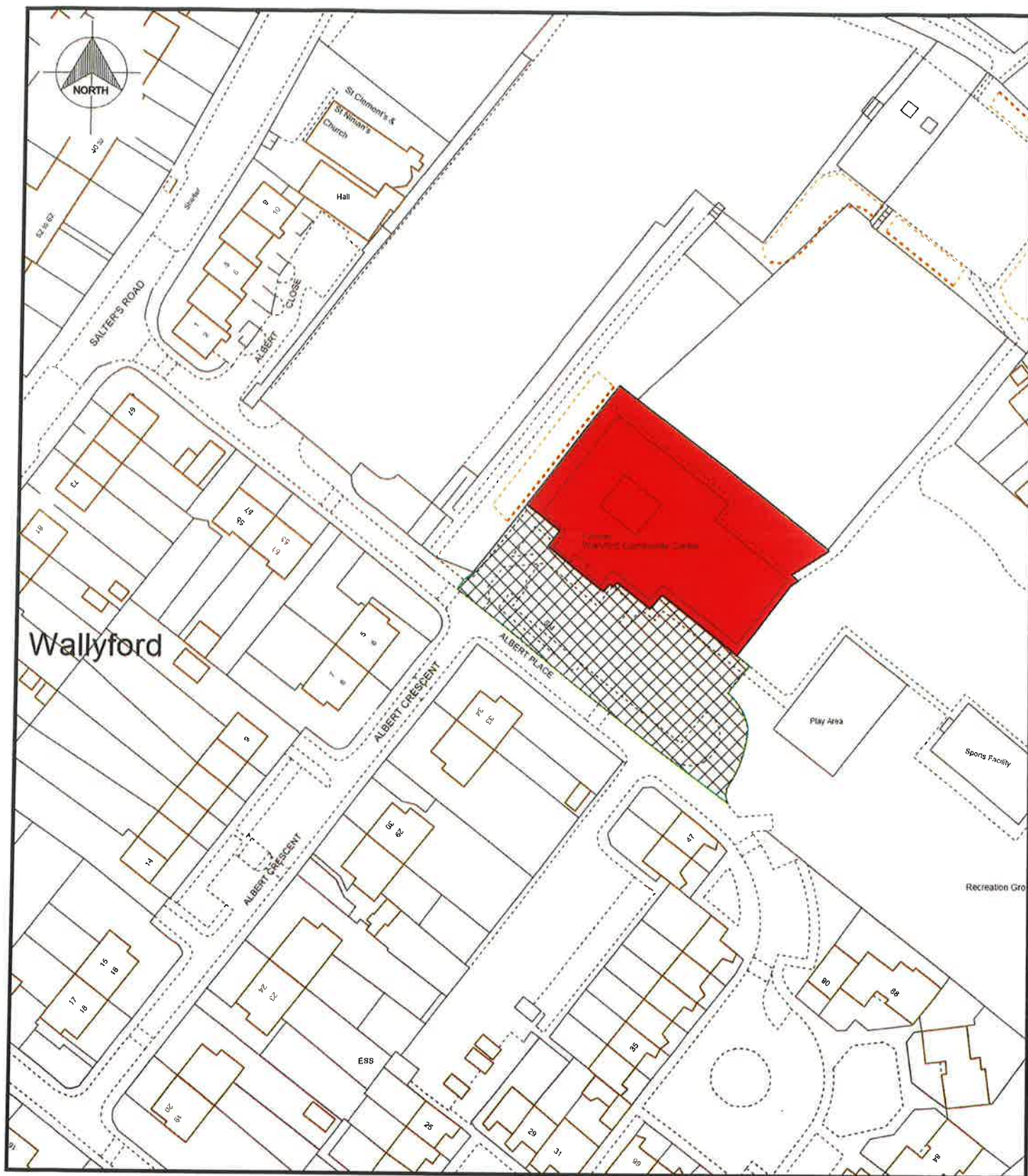
**These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**

## CONDITIONS OF SALE

1. The property will be sold as possessed by the 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 may consider necessary for the protection of the Council's interest.
2. Ownership of the car park will be retained by the Council, the buyer will be responsible for a 75% share of maintenance of the car park and street lighting, the Council will be responsible for a 25% share of the maintenance of the car park and street lighting and for the EVCPs while in place in the car park.
3. Offers conditional upon gaining planning consent will be considered, but in the event of similar bids being received preference may be given to offers not conditional on planning.
4. The purchase price will be paid in full at a date to be agreed subject to the following:
  - (a) A deposit of 10% of the purchase price shall be paid to the Council immediately on conclusion of formal missives, with the balance of the purchase price payable at the date of entry.
  - (b) Interest at 4% above the Royal Bank of Scotland base rate will be chargeable on the balance of the purchase price from the date of entry until paid.
5. The purchasers shall become liable for any statutory notices issued after the date of conclusion of missives.
6. Any offer submitted should also include information on the proposed use intended for the building together with details of any planning and/or other consents required. This information should be as detailed as possible and include plans, specifications etc, where appropriate.
7. Prospective purchasers should also submit with their 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 the directors or partners must be named.
8. Offers are invited on the basis that full vacant possession is available to the property.
9. The purchase price should be stated as exclusive of VAT.

## DETAILS FOR SUBMITTING OFFERS

1. Offers over £400,000 are invited for the Council's heritable interest, with the benefit of vacant possession. Offers must be submitted by the closing date. For the Council to fully assess and evaluate the offers received, bids must include:
  - (a) Proposed timescale for acquisition/development.
  - (b) Conditions of purchase.
  - (c) Confirmation of funding.
  - (d) Proposed layout drawings and schematics, providing full and detailed plans of intended use.
2. The closing date for offers has not yet been set. All interested parties who have noted their interest by email to [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk) will be notified of the closing date once set and issued with a formal offer pack. Offers submitted at the closing date should be open for acceptance for a period of 6 weeks after the closing date. This is to allow time for consideration of all offers received and to accommodate the Council's reporting procedures.
3. All offers must be made in the offer envelope provided and the name and address of the bidder should be written on the back. Any additional material for submission must be suitably sealed, labelled and attached to the offer envelope. An offer envelope can be obtained from Estates at 01620 820 663, or email at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk).
4. Only self-evidencing offers in standard legal form will be considered for acceptance by the Council.
5. **Offers received by fax or email will not be accepted.**
6. The Council is not bound to accept the highest or any offer.
7. Offers received after 12 Noon on the closing date will be returned unopened and will not be considered by the Council.
8. **Offers must be submitted in accordance with the above. Failure to do so will result in the offer being declared void.**
9. You are strongly recommended to seek professional advice when making an offer.



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ESTATES

#### PROJECT

Red Area = 1,570sqm /  
0.1570hec / 0.3880ac  
Crosshatched Area = 1,353 sqm /  
0.1353 hec / 0.3343 ac or thereby

#### DRAWING

Location Plan  
Proposed Sale of Former Wallyford  
Community Centre, Albert Place,  
Wallyford

Scale  
1:1000

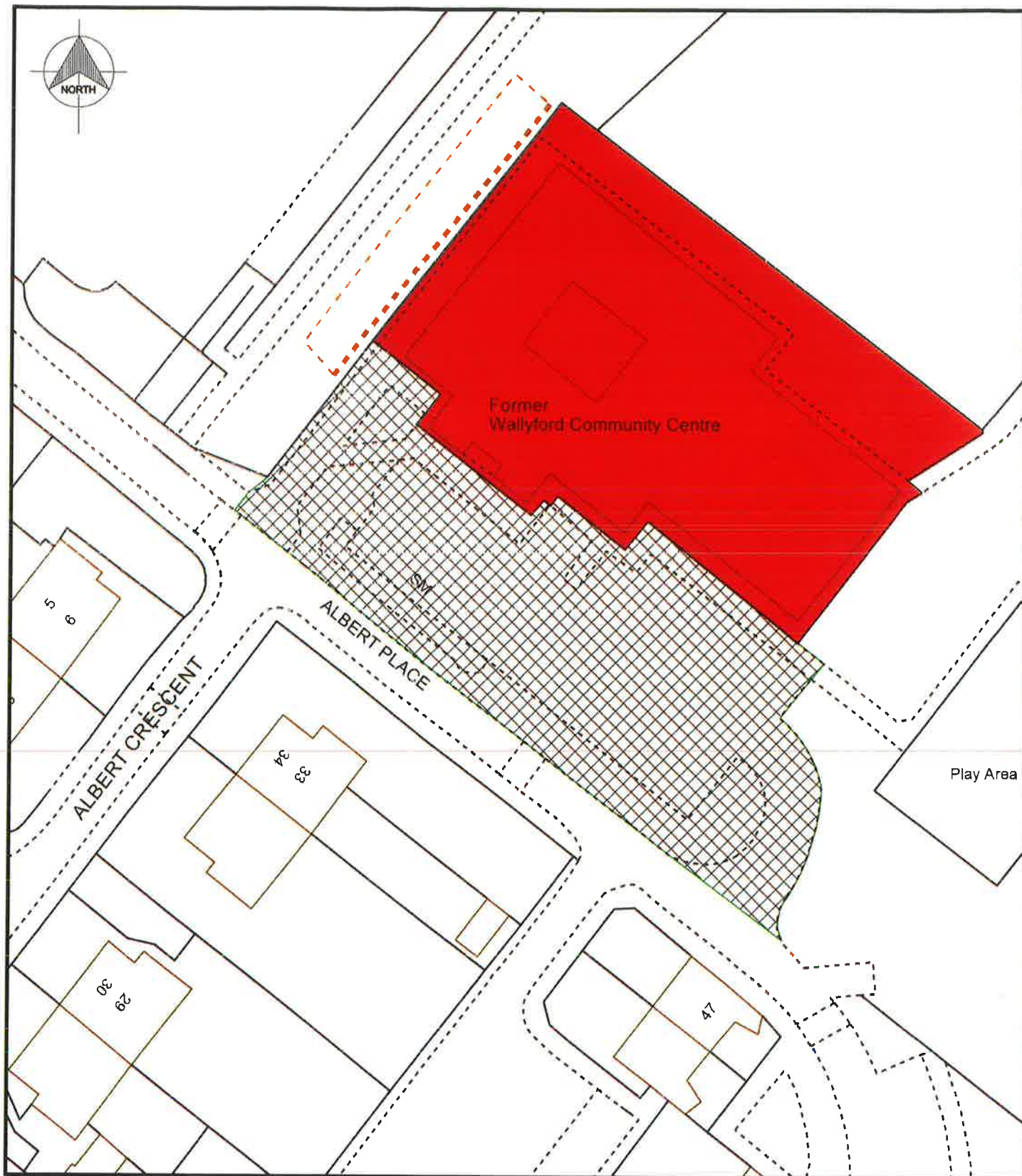
Date  
10 January 2024

Drawn  
C.S.

File Ref

Drg No

Penston House, Macmerrey Industrial Estate, EH33 1EX



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ESTATES

#### PROJECT

Red Area = 1,570sqm /  
0.1570hec / 0.3880ac

Crosshatched Area = 1,353 sqm /  
0.1353 hec / 0.3343 ac or thereby

#### DRAWING

Site Plan

Proposed Sale of Former Wallyford  
Community Centre, Albert Place,  
Wallyford

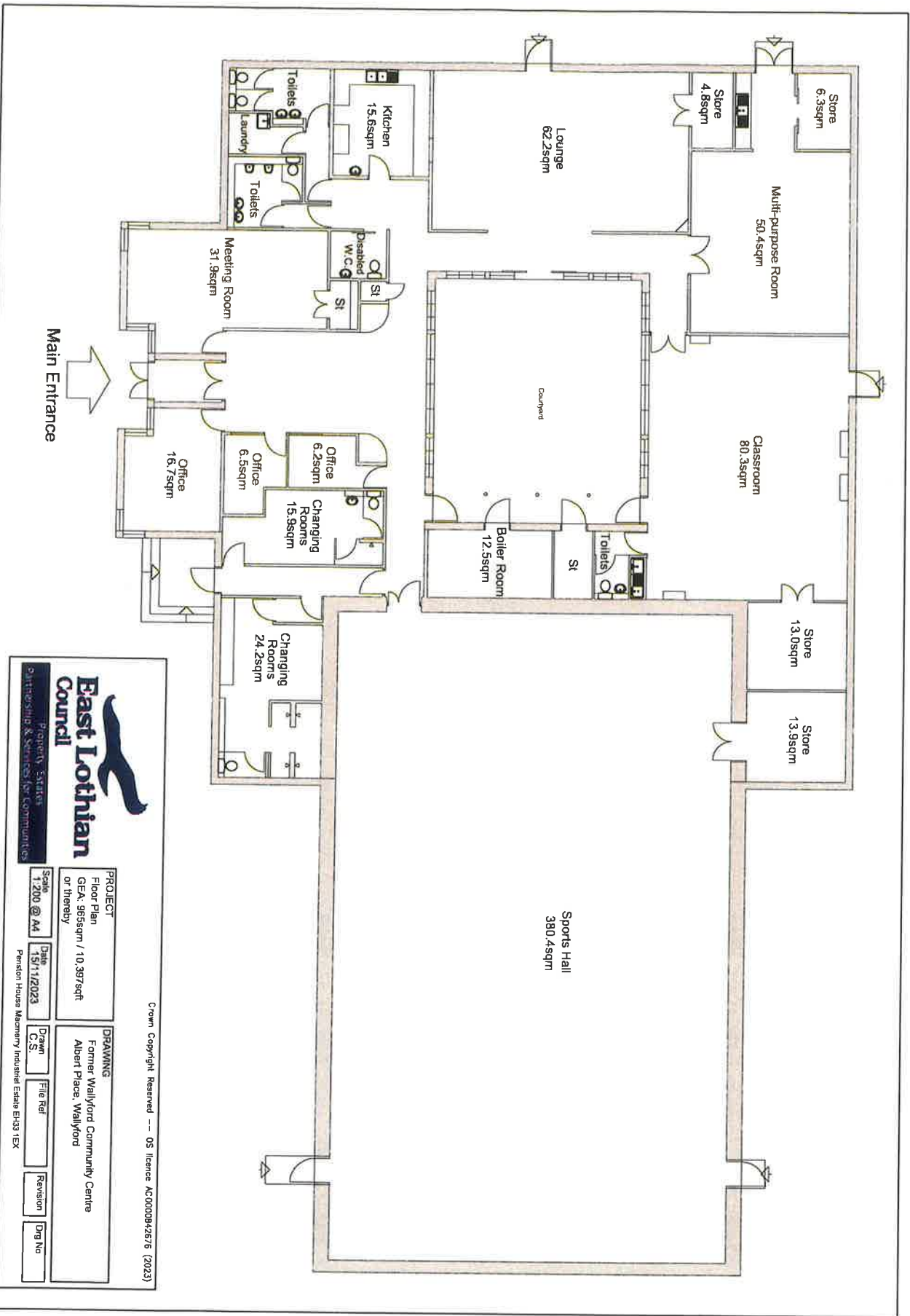
Scale  
1:500


Date  
10 January 2024

Drawn  
C.S.

File Ref

Drg No





**East Lothian Council**  
Property, Estates  
Planning & Services for Communities

**PROJECT**  
Floor Plan  
GEA: 965sqm / 10,397sqft  
or thirty

**DRAWING**  
Former Wallyford Community Centre  
Albert Place, Wallyford

Scale: 1:200 @ A4

Date: 15/11/2023

Drawn: C.S.

File Ref:

Revision:

Dwg No:

Pension House Machinery Industrial Estate EH43 1EX

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# Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

# Scotland

**WALLYFORD COMMUNITY CENTRE, ALBERT PLACE (NORTH), WALLYFORD, MUSSELBURGH EH21 8LE**

**Date of assessment:** 13 May 2014  
**Date of certificate:** 15 June 2014  
**Total conditioned area:** 899.88m<sup>2</sup>  
**Primary energy indicator:** 413 kWh/m<sup>2</sup>/yr

**Reference Number:** 9100-3415-2040-0800-7195  
**Building type:** Community/Day Centre  
**Assessment Software:** EPCgen, v4.1.e.5  
**Transaction Type:** Marketed sale

## Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

**A**

(16-30)

**B**

(31-45)

**C**

(46-60)

**D**

(61-80)

**E**

(81-100)

**F**

(100+)

**G**

Very Poor

**Approximate Energy Use:**

320 kWh per m<sup>2</sup> per year

**Approximate Carbon Dioxide Emissions:**

77.97 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

**A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:**



## Recommendations for the cost-effective improvement of energy performance

1. Review insulation levels within roof voids
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
4. Consider replacing heating boiler plant with a condensing type.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.**