



Agenda Item 11

Sale of Falkirk Old Burgh Buildings

Falkirk Council

Title: Sale of Falkirk Old Burgh Buildings

Meeting: Executive

Date: 22 January 2026

Submitted By: Director of Place Services

1. Purpose of Report

- 1.1 The purpose of this report is to advise on the outcome of a recent marketing campaign and seek approval for the disposal of the property Falkirk Old Burgh Buildings.
- 1.2 This report aligns with the 2022/27 Council Plan by demonstrating the Council's commitment to the priorities of supporting a thriving economy and green transition and supporting stronger and healthier communities.

2. Recommendation(s)

2.1 Executive is asked to agree:-

(1) To the disposal of Falkirk Old Burgh Buildings, to Hannigan Hotels Limited for £85,000 (Eighty five thousand pounds).

3. Climate Change Implications

- 3.1 The sale of Falkirk Old Burgh Buildings would have a positive impact on the Council's carbon footprint and the 2030 organisational net zero target. The closure and subsequent disposal as proposed would result in approx.15.4 tonnes CO₂e reduction, based on 2024/25 consumption figures.
- 3.2 Whilst there is a positive impact on the Council's carbon footprint, the sale of the property for another use will likely result in either the continuation or an increase in area wide emissions.
- 3.3 Energy related emissions can be mitigated to some extent through the developer's / new owner's choices around whether to meet or exceed energy efficiency and renewable energy generation requirements.

4. Background

- 4.1 Falkirk Old Burgh Buildings as shown located and outlined in Appendix 1 was previously declared surplus by Executive in November 2020 and was identified as part of the Strategic Property Review for closure.
- 4.2 At the 21 August 2025 Executive (Agenda Item 13) *Falkirk Old Burgh Buildings – Statutory Consultation for Disposal of Common Good Property*. The Executive considered a report by the Director of Place Services which provided information on the outcome of the consultation on the proposed sale as required under the Community Empowerment (Scotland) Act 2015. The result of which was that the Executive:-

(1) noted the Falkirk Old Burgh Buildings were previously declared surplus in November 2020 and identified for closure as part of the Strategic Property Review. They are now closed with services relocated to other properties;

(2) noted the update following the Common Good property consultation and the Council's proposed responses to that feedback;

(3) agreed that the Falkirk Old Burgh Buildings be advertised for sale on the open market;

(4) agreed that the terms of any proposed sale would be reported to Executive for approval and the capital receipt generated be added to the Falkirk Common Good Fund; and

(5) noted that the revenue costs of approx. £59,700 per annum per annum would contribute to the agreed savings as part of the Strategic Property Review.

5. Considerations

- 5.1 The building is a traditional C Listed building constructed in 1879 which was originally used to house both Councillors and officials until the 1960's. The property comprises a ground and first floor with a total area of approx.289 sqm. A plan showing the location of the property is shown in Appendix 1.
- 5.2 This property was marketed for approximately commencing in August 2025 with a closing date set of 30th October 2025.
- 5.3 No community asset transfer applications were received.
- 5.4 The offer received from Hannigan Hotels Limited was considered to represent the best value offer.
- 5.5 The intended use of the building is to provide a high-quality wellness centre offering restorative health and beauty services. The supporting information with the offer highlights services such as rejuvenating massage, restorative red-light therapy, bespoke facials, luxury beauty treatments, revitalising cryotherapy, invigorating cold plunge therapy, premium botox, and advanced facial peels.
- 5.6 It is anticipated that the proposals will contribute positively to the wider regeneration of the town, attracting new visitors, increasing local footfall, and supporting both employment and business growth in the area. The purchaser's intention would be to have the facility and operational in spring 2026.
- 5.7 In addition to the protection of the property being C Listed and in a conservation area, a conservation burden in terms of Section 38 of the Title Conditions (Scotland) Act conservation burdens will be imposed on the Burdened Property in favour of the Council.

The intention would be to include, as stated in the marketing details, (One) The demolition of the 19th century Building, which is of local historical significance, is expressly prohibited in all time coming. (Two) The Building will be maintained wind and watertight and in good order and repair structurally, externally, and internally in all time coming. (Three) The Burdened Owner will renovate the Building and bring the same into daily use no later than the date occurring

exactly two years after the Date of Entry. (Four) The external features and internal features mentioned in the Planning Statement made available to potential purchasers will be retained and maintained.

6. Consultation

- 6.1 The Portfolio Holder and Local Elected Members were consulted prior to the property being declared surplus in 2020.
- 6.2 A comprehensive statutory consultation for the disposal of common good property under the Community Empowerment (Scotland) Act 2015 was carried out in the spring of 2025. This included the Portfolio Holder and Local Elected Members.
- 6.3 The conclusion of this sale will be included in a future Information Bulletin to Council.

7. Implications

Financial

- 7.1 The financial consequences of the sale would be to reduce the ongoing liabilities and costs associated with this property and secure a capital receipt for the Falkirk Common Good Fund. The receipt can be used for the benefit of the former Burgh of Falkirk residents in accordance with the requirements for the deployment of common good funds.
- 7.2 The savings are estimated to be approx. £59,700 per annum. It is also assessed that there is a backlog of building maintenance for the property of approximately £323,000.
- 7.3 There would be a capital receipt of £85,000 for the Falkirk Common Good Fund. The capital receipt received resulted from offering the property on the open market. There are many variables that the potential buyers would consider prior to considering making an offer such as the likely value of the finished building and the associated likely refurbishment costs involved in making it suitable for such an intended use.

Resources

- 7.1 The resources to bring about the conclusion of the disposal would come from in-house resources, primary Asset Management and Legal Services.

Legal

- 7.2 The property has been subject to a statutory consultation for the disposal of common good property under the Community Empowerment (Scotland) Act 2015.
- 7.3 As outlined earlier in the report, in addition to the protection of the property being C Listed and in a conservation area, a conservation burden in terms of Section 38 of the Title Conditions (Scotland) Act conservation burdens will be imposed on the Burdened Property in favour of the Council.

Risk

- 7.4 There are no additional risks identified associated with the proposed disposal of the property beyond those normally expected in commercial property transactions.

Equalities

- 7.5 The Council is required to have regard to the Equality Act 2010 and the public sector equality duty (PSED). The PSED places a statutory duty on the Council in the exercise of its functions to have due regard to the need to: (1) eliminate discrimination (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.6 An initial Equality and Poverty Impact Assessment has been completed (ref 01087) for the proposed disposal and concluded that a Full EPIA is not required.

Sustainability/Environmental Impact

- 7.7 A sustainability and environmental impact assessment is not required.

8. Conclusions

- 8.1 In addition to the capital receipt of £85,000 the sale will remove significant holding costs of £59,700 per annum and maintenance costs. The disposal of the property will bring the currently empty property back into use which is based on the proposals by the prospective purchaser likely to contribute positively to the vitality and viability of the town centre through additional footfall and increased economic activity.

Director of Place Services

Author – Keith Raffan, Property Surveyor
keith.raffan@falkirk.gov.uk

Paul Kettrick Head of Investment, Assets and Climate
paul.kettrick@falkirk.gov.uk

Date: 17 December 2025

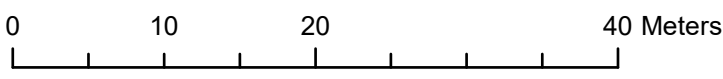
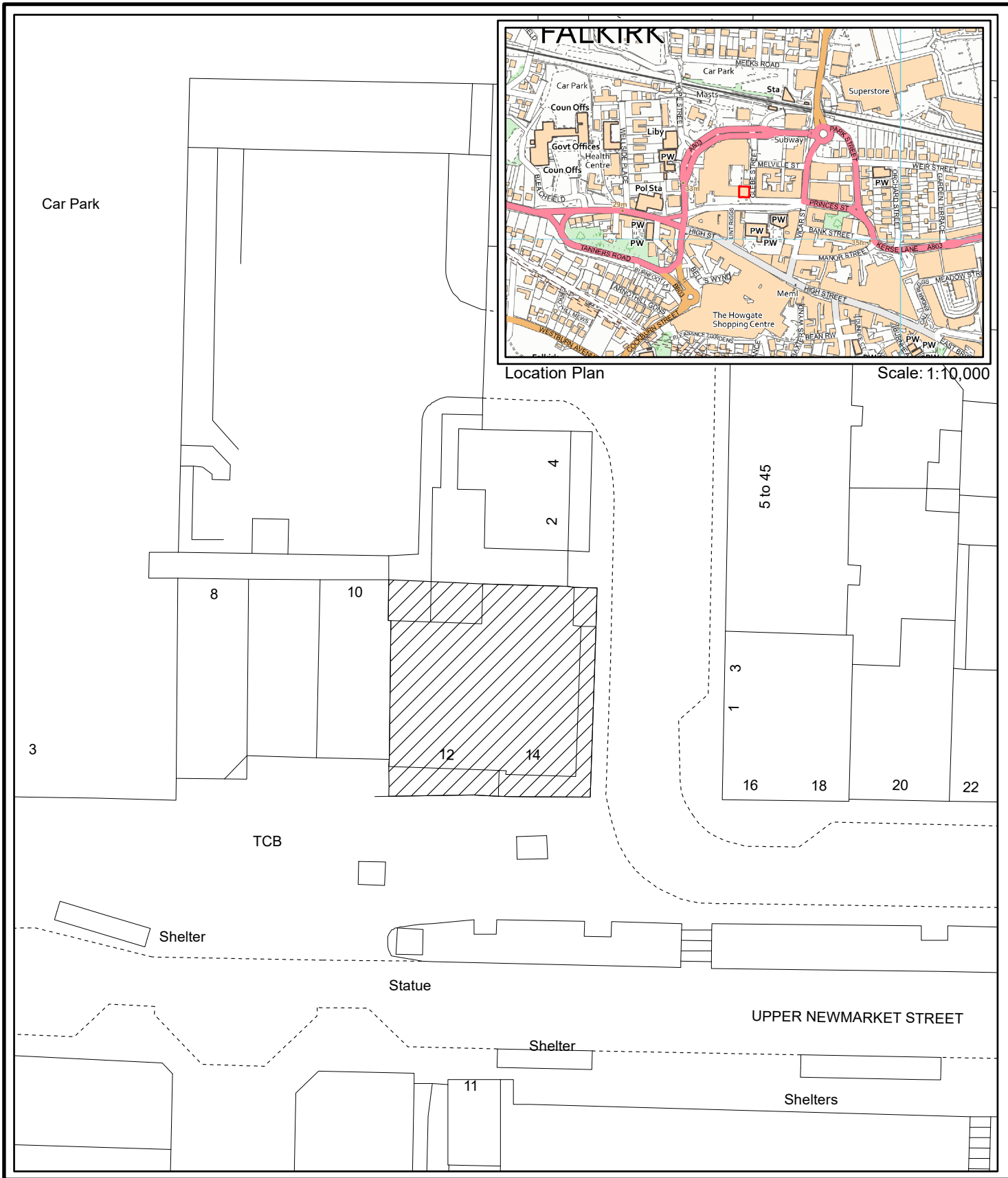
Appendices


Appendix 1 – Map showing location of Property


List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

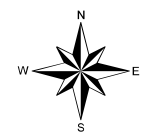
Disposal File DISP F 213



 402 sqm or thereby


Falkirk Council
 Place Services
 Falkirk Stadium, 4 Stadium Way, Falkirk, FK2 9EE

Scale: 1:500
 Date: 6.9.2024



Subject
**Old Burgh Buildings,
 Newmarket Street, Falkirk**

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