

THE  
**CRICKET**  
CLUB

The logo for 'The Cricket Club' is presented in a minimalist, high-contrast style. The word 'CRICKET' is rendered in large, bold, white, sans-serif capital letters. Each letter of 'CRICKET' contains a black silhouette of a cricketer in a specific pose: the 'C' shows a batsman in a batting stance; the 'R' shows a batsman in a batting stance; the 'I' is a simple vertical bar; the 'C' shows a batsman in a batting stance; the 'K' shows a batsman in a batting stance; the 'E' shows a batsman in a batting stance; the 'T' shows a batsman in a batting stance. Above the word 'CRICKET' is the word 'THE' in a smaller, white, sans-serif font, and below it is the word 'CLUB' in the same font. The entire logo is enclosed within a white rectangular border.

Victoria Road, Fauldhouse, Bathgate, EH47 9LF



# THE CRICKET CLUB

McEwan Fraser Legal is delighted to present to the market The Victoria Cricket Club Fauldhouse. Located at the heart of the community the detached two-story building was once home to Fauldhouse Victoria Cricket Club and offered the team and supporters cold and hot drinks, bar snacks/ meals and private function halls for parties, funerals, fundraisers and many other types of functions. The team changing facilities and shower rooms were also located in the club. The property is now vacant and offers a fantastic development opportunity. With the correct consent, the property would make a fantastic nursing home, nurse's quarters or indeed new homes.

Accommodation comprises on the ground floor there are two function/bar areas to the front overlooking the cricket pitch and a large function hall for parties etc, all areas are served by a good size bar, kitchen area and ladies and gents WC and storage areas. On the first floor, you will find a bright and spacious bar/ function area with large windows overlooking the cricket pitch. Team showers and changing facilities and ladies' and gents toilets. Externally the club occupies a large car parking area and decking area.

**Tenure:** Freehold  
**Services:** Gas, electricity and mains water

Please note the title deed grants first refusal rights to the titleholder to purchase the land/cricket pitch which currently belongs to Victoria cricket club should it ever become available for sale.



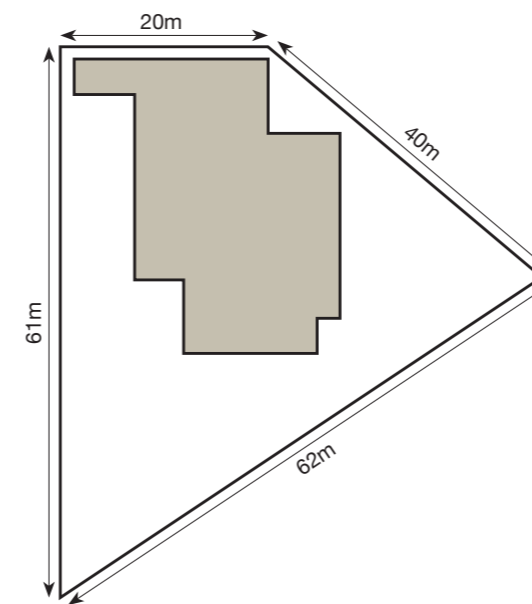
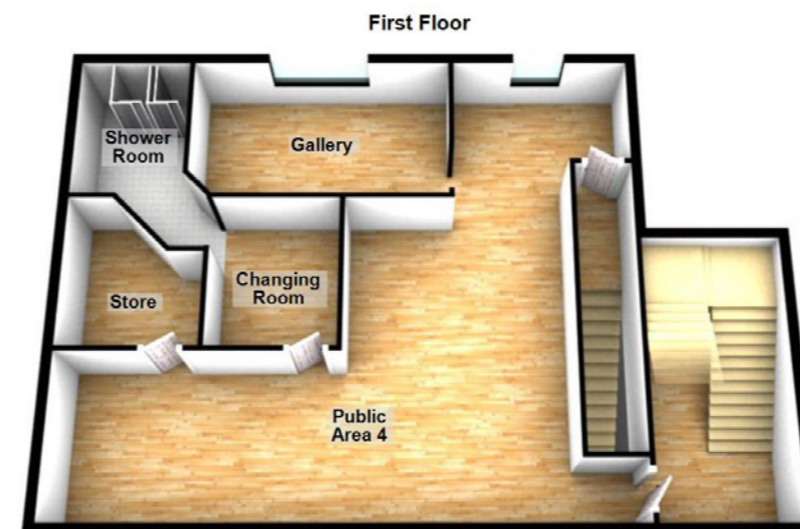
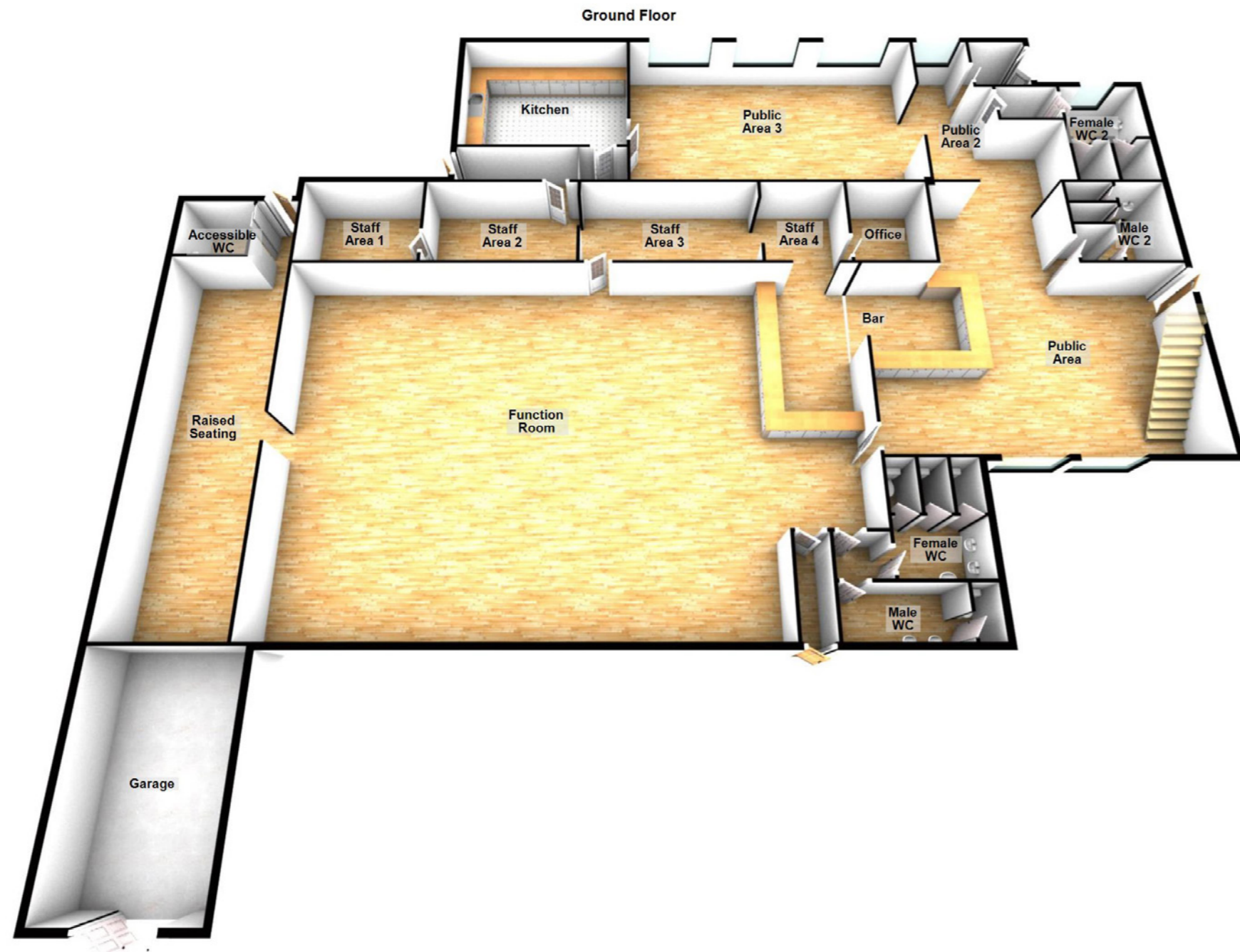












**Approximate Dimensions  
(Taken from the widest point)**

Function Room	10.93m (35'10") x 3.37m (11')
Raised Seating	16.20m (53'2") x 10.71m (35'2")
Public Area	9.22m (30'3") x 8.67m (28'5")
Staff Area 1	3.55m (11'8") x 2.72m (8'11")
Staff Area 2	4.47m (14'8") x 2.72m (8'11")
Staff Area 3	5.24m (17'2") x 2.72m (8'11")
Staff Area 4	2.72m (8'11") x 2.46m (8'1")
Office	2.72m (8'11") x 2.33m (7'8")
Male WC	3.98m (13'1") x 1.45m (4'9")
Female WC	3.21m (10'6") x 2.45m (8')
Male WC 2	2.90m (9'6") x 2.75m (9')
Female WC 2	3.53m (11'7") x 2.40m (7'11")
Accessible WC	2.06m (6'9") x 1.81m (5'11")
Public Area 2	5.36m (17'7") x 4.26m (14')
Public Area 3	8.96m (29'5") x 5.36m (17'7")
Kitchen	5.15m (16'11") x 4.00m (13'1")
Public Area 4	10.60m (34'9") x 8.92m (29'3")
Gallery	4.94m (16'2") x 2.76m (9'1")
Changing Room	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.84m (9'4") x 2.10m (6'11")
Store	2.90m (9'6") x 2.60m (8'6")
Garage	6.00m (19'8") x 3.85m (12'7")



# THE CRICKET CLUB

## LOCATION

The village of Fauldhouse is located within West Lothian and is serviced by a train station offering a regular service to both Edinburgh and Glasgow.

The site has easy access to the A71 and M8. The village is served by a choice of shops, pubs and primary schooling, with the nearest secondary schools a short bus ride away. Other everyday amenities are available nearby including a library and health centre. A more comprehensive range of everyday facilities can be found in nearby Whitburn, with further recreational facilities in the larger town of Livingston.







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**CONNIE NUGENT**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial