

FOR SALE



RESIDENTIAL DEVELOPMENT SITE



AVONBRIDGE ROAD, SLAMANNAN, FALKIRK, STIRLINGSHIRE FK1 3EQ

- Residential Development Site
- Located on outskirts of Slamannan, Falkirk, Stirlingshire
- Site area approx. 1.9 Ha
- Local Development Plan housing allocation: 10 units

Location

The site runs adjacent to Avonbridge Road on the outskirts of the village of Slamannan within the Falkirk District Council area. It is highly accessible, lying in a rural yet central location between Edinburgh and Glasgow which are both readily commutable. Nearby towns include Falkirk (6.8 miles), Cumbernauld (8.8 miles), Airdrie (8.5 miles) and Stirling (19.5 miles). Regular bus services operate between Slamannan and Falkirk which in turn provides efficient rail links to Edinburgh and Glasgow. Local amenities include convenience stores, chemist, petrol station and health centre.

Description

The greenfield site extends to approximately 1.9 hectares and is currently used for agricultural grazing. It is to be sold with vacant possession.

Planning

There are no historic or outstanding consents over the site. The Local Development Plan states that a flood risk assessment is required which will inform the developable area expected to provide a housing capacity allocation of 10 units subject to the relevant consents.

All planning enquiries should be directed to:

Falkirk Council, Planning, Municipal Buildings, West Bridge Street, Falkirk, FK1 5RS.

T: 01324 504748

E: dc@falkirk.gov.uk

Price

Offers invited

Services

Services are available nearby.

Contacts



Lauren Dryburgh

0131 624 4205

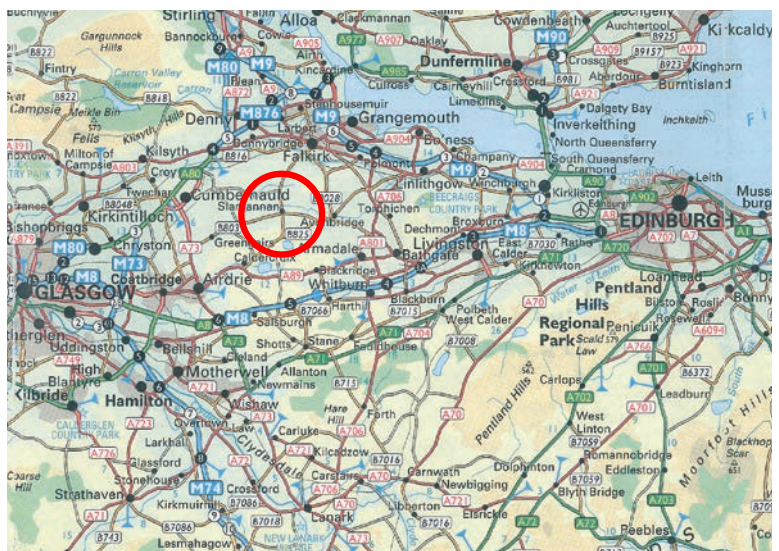
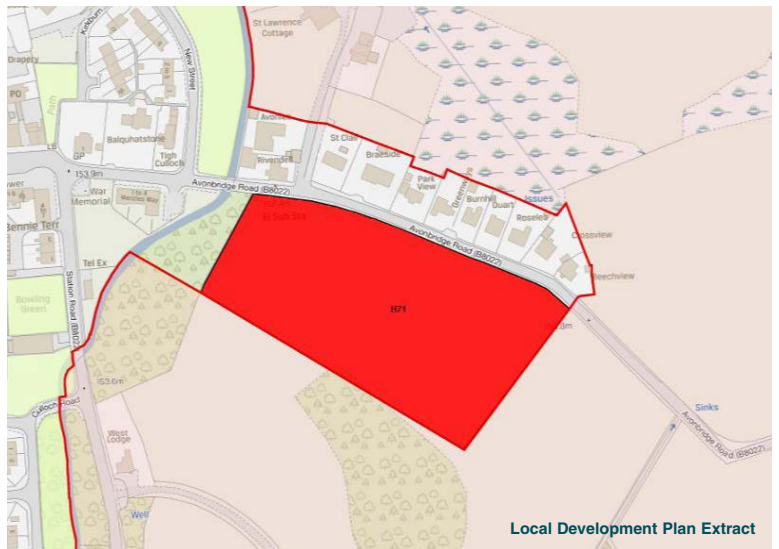
lauren.dryburgh@rettie.co.uk



Alastair Houlden MRICS

0131 624 9032

Alastair.Houlden@rettie.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be any statement that the property is in good structural condition or otherwise nor that the services, appliances or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the contents photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distance referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Intending purchasers should not rely on these particulars but satisfy themselves by inspection of the property.
5. Where any reference is made to potential uses such information is given by Rettie & Co in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The purchaser should be deemed to have full knowledge of all boundaries, and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.
8. These are based on the Ordnance Survey, and are for reference only. They have been checked and computed by the Vendor's Agent and, by submitting an offer for the subjects at the closing date the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale nor entitle either part to compensation in respect thereof.



RETTIE

0131 220 4160

www.rettie.co.uk