

For Sale

Residential Development Opportunity



Planning Permission In-Principle granted for residential development

Situated in town centre location offering a range of retail & leisure activities

Good transport provision and within walking distance of Grahamston Rail Station



Firs Street
Falkirk FK2 7AY



Site: 1.23 hectares (approx 3.0 acres)

LOCATION

Falkirk, with a population of approx 36,000 is a large, busy town within the Central Belt of Scotland. The subject property is located immediately to the east of Falkirk Retail Park, (within the centre of Falkirk).

Falkirk offers a wide range of services, extensive shopping and leisure opportunities including "The Kelpies", Falkirk Wheel, a multiplex cinema and numerous public parks.

Falkirk benefits from having excellent transport links including mainline railway stations (Falkirk Grahamston and Falkirk High). The area is also well served by transport connections to the main motorway network with access to the M9 (Junction 6) linking to the M90 and M876/M80. Glasgow, Edinburgh and Stirling are within commuting distance.

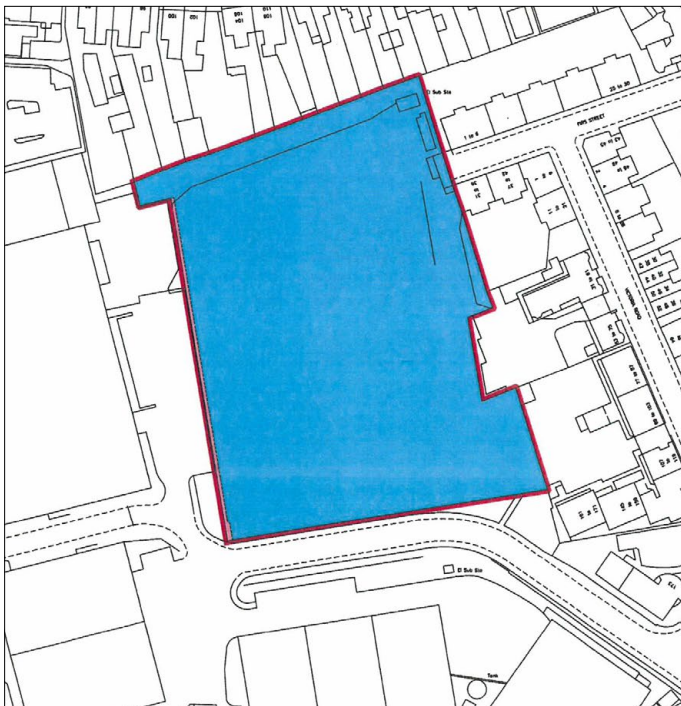
DESCRIPTION

The site was previously used as a football ground by East Stirlingshire Football Club. The Club vacated the site in 2008. The stands have been demolished and the site is now vacant.

The site is generally level and is bordered to the west by Falkirk Retail Park and to the north and east by residential properties. To the south lies the rear access road to the Falkirk Retail Park (See Plan below).

SITE AREA

We understand the site extends to 1.23 hectares (3.0 acres) or thereby, as shown on the Ordnance Survey Extract Plan below.



PLANNING

The proposed Falkirk Local Development Plan (2018) (FLDP) allocates the subject site for residential development (Site Ref H44). The FDLP states that a masterplan, education contributions and 15% affordable housing will be required as part of any planning application..

The subject site also benefits from having in place a planning permission in-principle for residential development (See Planning Application Ref P/13/0234/PPP and associated Section 75 Agreement). The property is not situated in a Conservation Area.

ACCESS

Access to the site is taken from Firs Street, as proposed in the planning permission noted above.

DEVELOPMENT OPPORTUNITY

The site offers an exciting residential opportunity within a well established town centre location. The site benefits from having in close proximity, a range of retail and leisure activities.

PRICE/OFFERS

Offers are invited for our client's interest in the subjects with vacant possession. The price is to be paid in full on the date of entry.

It is likely a closing date will be set. It is imperative that all interested parties register their interest in writing in order to be advised of any future closing date or to receive further additional information.

All offers must stipulate a headline price. Any abnormal costs, including planning gain should be itemised and costed and their impact calculated in terms of the offer price.

Our client's preference is to receive non-conditional offers. However, should conditional offers be made, it is preferred that these are subject to the payment of a non-refundable deposit of 10% on conclusion of missives. The deposit shall be deducted from the purchase price, payable at settlement.

VALUE ADDED TAX/LAND AND BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any prospective purchaser must satisfy themselves in regard to VAT. The purchaser will be responsible for any VAT, Land & Building Transaction Tax, Recording Due and Copy Extracts that are applicable in this transaction.




LEGAL COSTS & PLANNING COSTS




Each party will be responsible for their own legal costs.

If the accepted offer is subject to securing planning consent, Ryden is instructed by the owner to proactively monitor the preferred bidder's planning application. Costs associated with this are to be paid by the preferred bidder on determination of the planning application and this should be reflected in the offer.

VIEWING/FURTHER INFORMATION

Viewings can be arranged and further information made available to parties who register a serious interest in writing to the sole selling agents, Ryden LLP.

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