



# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Shore Road, Airth, FK2 8LH

Planning permission minded to grant to form 5 flatted dwellings

Located between the former Crown Hotel and 7 Shore Road

Offers over £80,000 invited

**LOCATION:**

The subject is located in the historic village of Airth, and is situated on the west side of Shore Road lying close to the junction of Main Street (A905) and Shore Road.

The village of Airth is located in the Central Lowlands, and lies within the Forth Valley approximately 8 miles north west of Falkirk, the main administrative and retail hub for the region. Airth has a resident population of 1,871 as of the 2011 census.

Local amenities are within walking distance and include a number of local convenience stores, community centre, primary school and medical practice.

The approximate location is shown on the undernoted plan.



**DESCRIPTION:**

The subjects comprise a relatively flat site with a gentle incline falling from south west to north east, with the former Crown Hotel located to the south of the subject boundary.

A mutual right of access runs along the southern boundary which currently serves a neighbouring residential property and the subjects.

A total of 9 private car parking spaces are proposed within the development.

**PLANNING:**

Planning permission has been minded to grant under reference P/17/0781/FUL to allow 5 flatted dwellings to be constructed per the indicative floors plan shown below.

**PRICE:**

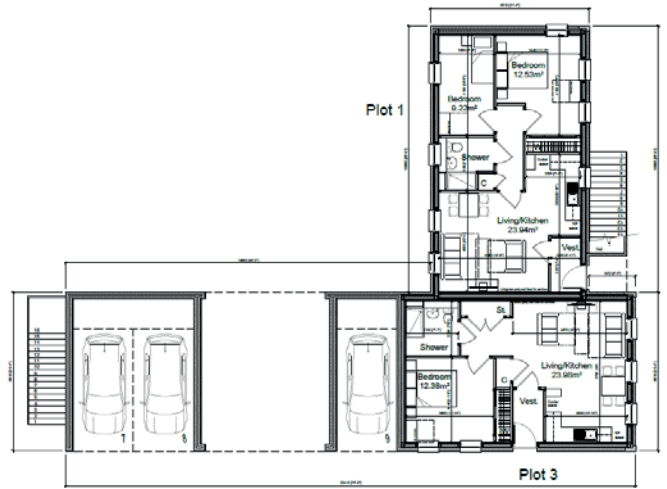
Offers over 80,000 are invited for the benefit of our client's interest.

**VIEWINGS:**

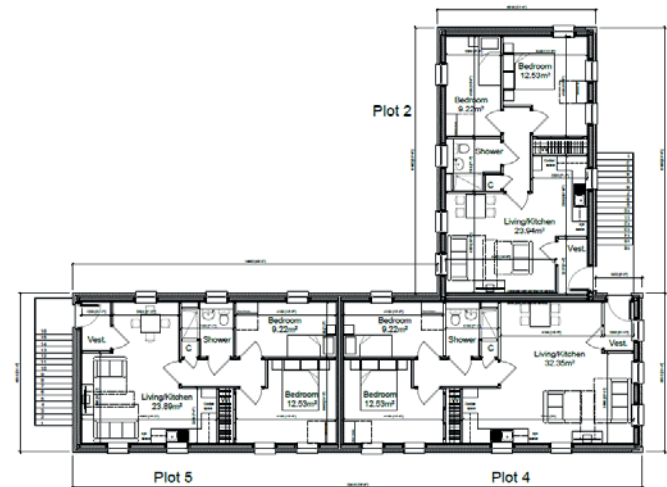
Interested parties are free to view the site during daylight hours, which is not fenced, at their own risk.

**VAT:**

The figures quoted are exclusive of any VAT which may be chargeable.



Ground Floor Plan



First Floor Plan

**OFFERS:**

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP Chartered Surveyors  
Unit 6A, The Courtyard,  
Callendar Business Park,  
Falkirk  
FK1 1XR

Tel: 01324 628321 Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk  
falkirkproperties@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**DATE OF ENTRY:**

By agreement.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs.

**DATE OF PUBLICATION:** May 2018

**REFERENCE:** ESA 1500

**IMPORTANT NOTE**

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