



# For Sale

Fully consented  
Residential Land

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Vellore Road  
Maddiston  
Falkirk  
FK2 0AS

**3.03 acres (1.2 Hectares)**



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[gva.co.uk](http://gva.co.uk)

An **APLEONA** company

- ◆ **Stunning location**
- ◆ **Close to all amenities**
- ◆ **Good public transport links**
- ◆ **Easy access to Motor way Network**
- ◆ **Detailed Consent for 34 units Minimal Planning Gain contributions**

## Proposed Development

A rare opportunity to purchase greenfield land on the edge of Maddiston, a popular suburb to the South of Falkirk, benefitting from detailed planning consent for residential development. Barratt have recently sold out nearby and Persimmon have recently obtained consent to develop the adjoining site.

Maddiston Primary School, shops and other local amenities are nearby with Falkirk Town Centre within 10 minutes drive time.

The site enjoys easy access via A801 to Junction 4 of the M9 Motorway.

## Planning

The site benefits from a detailed planning consent for 34 family house units. A copy of the detailed consent is available from the Sole Selling Agent.

## Technical Information

A full Technical Information Package is available from the Sole Selling agent.

## Terms

Offers are invited for this exceptional opportunity.

For further information please contact:

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