

FOR SALE

RARELY AVAILABLE RESIDENTIAL DEVELOPMENT OPPORTUNITY

Situated within Walking Distance of Stirling City Centre



Former Livilands Bowling Club, Randolph Road, Stirling FK8 2AP

Site Extends to Approximately 0.87acres





LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location and allows easy access by road and rail to all major business centres throughout the country. Both Edinburgh and Glasgow are located approximately 40 minutes drive from Stirling, making the city a superb commutable location. Stirling has a resident population of approximately 45,000 and a wider catchment of 91,000 in the Stirling Council area. 55% of Scotland's population live within a 1 hour drive from Stirling, increasing to 80% within 2 hours.

The former Livilands Bowling Club is located in an affluent residential area of Stirling, a short walk from the newly built NHS Forth Valley Health and Care Village and around one mile from Stirling City Centre.

Stirling is a historic city with tourist attractions including the National Wallace Monument and Stirling Castle. Stirling University is highly regarded and is home to the Scottish National Swimming Academy and the Scottish Institute of Sport.

DESCRIPTION

The site extends to approximately 0.87 acres and is generally rectangular shaped. The site is bounded by Randolph Road to the south, Livilands Tennis Club to the north east and Burghmuir Road to the west. Currently, access is from Randolph Road, to an area previously used as parking for bowling club members. It is envisaged that access would require to be moved centrally into the site to maximise the potential development.



PLANNING

The former Livlands Bowling Club is currently allocated as white land within the Stirling Local Development Plan 2018. There is no specific policy that covers unallocated or general land within the settlement boundary. Under the general placemaking policy, it is expected that development will have regard to the existing character of the area in terms of use and design. Consequently, as the surrounding area is predominantly residential in nature, it is possible that a residential development planning proposal could be looked upon favourably.

All planning enquiries should be directed to Stirling Council Planning Department, tel - 01786 233660

TERMS

Offers are invited to purchase our client's heritable interest in the site.

CLOSING DATE

It is likely that a closing date will be set in due course for offers and interested parties are therefore advised to notify the selling agents of their interest in order to be kept advised of a closing date.

Offers will require to be in Scots Legal form and should provide information relative to their offer supporting their proposal both in terms of technical consideration and deliverability, as well as being able to demonstrate ability to fund the proposed development. Information which requires to be submitted with the legal offer will be set out in the closing date notification letter.

Viewing and further information strictly by prior arrangement with the sole agents:



To arrange a viewing contact:



Mark Gillies
Associate
07787 291 149
mark.gillies@g-s.co.uk



Andrew Peel
Agent
07803 896 976
andrew.peel@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2019