



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Development Site,
Westquarter Avenue, Falkirk, FK2 9RQ

RESIDENTIAL DEVELOPMENT

- OFFERS IN THE REGION OF £140,000
- PLANNING PERMISSION GRANTED FOR 14 RESIDENTIAL UNITS
- NO DEVELOPMENT CONTRIBUTION
- EXCELLENT TRANSPORT LINKS
- APPROXIMATELY 0.61 ACRE SITE



LOCATION

Falkirk is a large town in the Central Lowlands of Scotland. It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town has risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

Attractions in and around Falkirk include the Falkirk Wheel, The Helix, The Kelpies, Callendar House and Park and remnants of the Antonine Wall. In a 2011 poll conducted by STV, it was voted as Scotland's most beautiful town, ahead of Perth and Stirling in 2nd and 3rd place respectively.

The subjects are located on the western side of Westquarter Avenue, on Garden Terrace, lying to the south periphery of Westquarter itself.



DESCRIPTION

The Subjects comprise a regularly shaped and levelled residential development site within the Westquarter area of Falkirk.

The subjects have planning permission for the erection of 14 residential units in three two storey blocks comprising eight flatted dwellings and six dwellinghouses with car parking.

VAT

All prices, premiums quoted are exclusive of VAT.

PROPOSAL

Our client is seeking Offers in the region of £140,000 for the Heritable (freehold interest).

PLANNING

All queries in relation to the proposed development of the subjects should be addressed to Falkirk Council Planning Department. Planning reference P/14/0428/FUL

The site currently benefits from planning permission for the erection of 14 residential units with associated parking, landscaping and infrastructure.

EPC

N/A

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

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