

NOW LARGER SITE
AREA 4.41 acres



Development Opportunity | For Sale (4.41 acres)
Cornton Road, Bridge of Allan, FK9 4DB

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Property Highlights

- ✓ 4.41 acres (1.78 Ha)
- ✓ Highly Desirable Housing Market Area
- ✓ Principle of Residential Development Approved
- ✓ Level Site
- ✓ Services Available

Location

Bridge of Allan (population 6,762 census 2011) is situated 3.6 miles to the north of Stirling and 3 miles to the south of Dunblane.

The town benefits from a thriving high street and bustling community with quality shops, restaurants, bars, childcare, nurseries and schooling. Transport links are excellent with a mainline railway station and easy access to the motorway network from the Keir Roundabout (A9, junction 11) only 2 miles away.

Description

The sites comprise a broadly level and triangular shaped site of 1.83 acres which is situated close to the level-crossing on Cornton Road (B823) near Westerlea Drive PLUS the adjoining rectangle of land which extends to 2.58 acres.

Access is from an unnamed, private road (highlighted in yellow on aerial image) which is owned by our clients. The site provides fine views of the Wallace Monument and Stirling Castle.

Planning

A Certificate of Appropriate Alternative Development for residential use was approved by Stirling Council in May 2017 (ref. 17/00165/CAD).

Further detail available on request.

Technical

A SEPA study (Aug 2005) confirmed they had no objection to the site being considered for development.

Ground Investigations were carried out by Stirling Council in Spring 2011. Further details available on request.

Business Rates

The properties have Rateable Values (RV) of £18,200 and £3,950 effective from 1 April 2017.

Offers

Offers for the Heritable (Freehold equivalent) interest which are either conditional or unconditional basis will be considered.

Our clients are not obliged to accept the highest or indeed any offer.

Legal Costs

Each party will be responsible for their own legal costs with the purchaser responsible for LBTT and registration dues.

Closing Date

You are advised to note your interest to ensure that you are advised of any closing date.

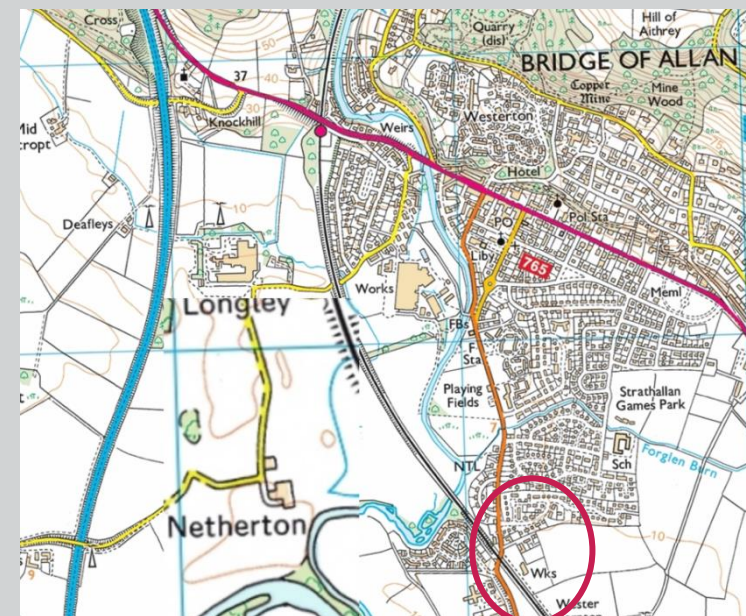
Enquiries

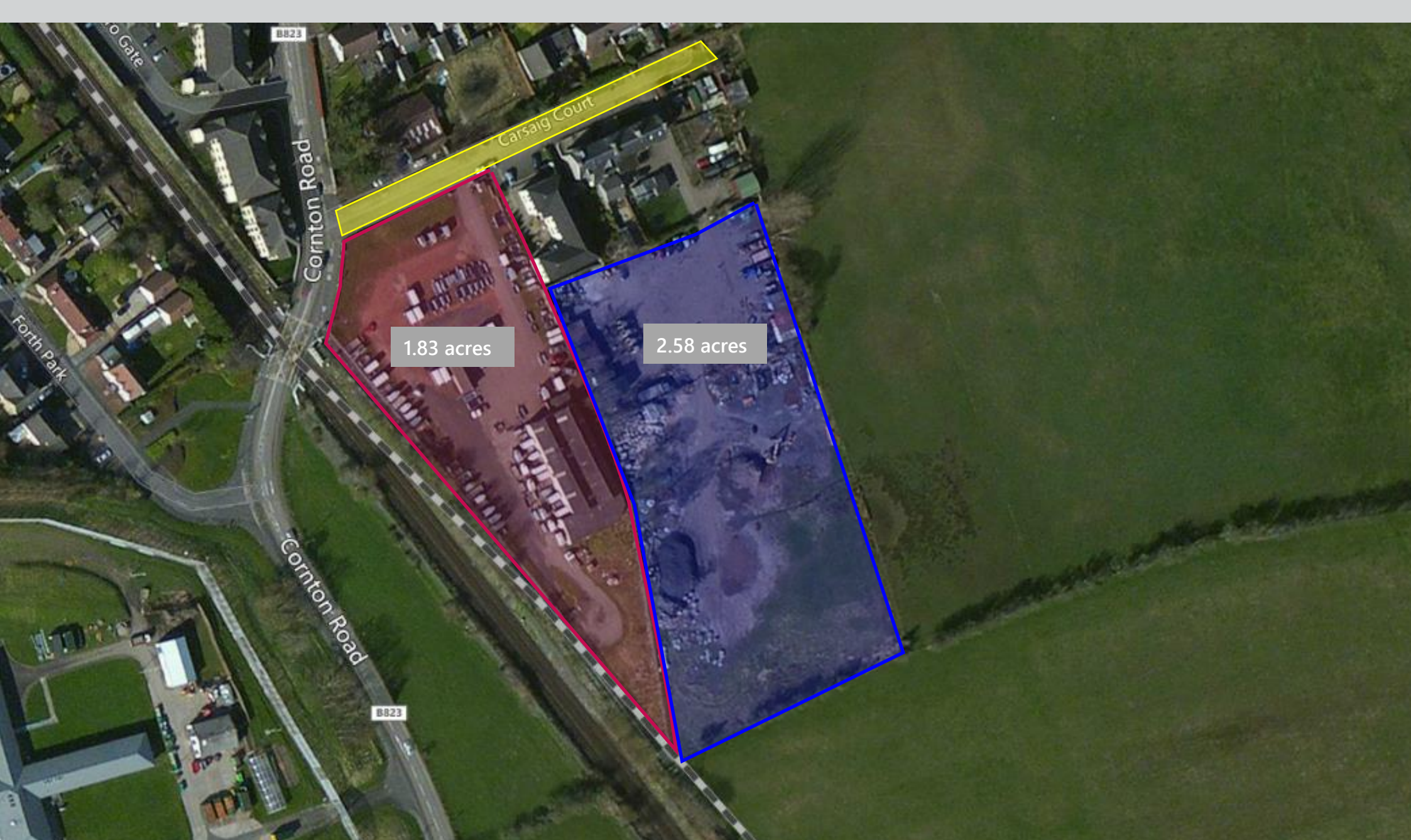
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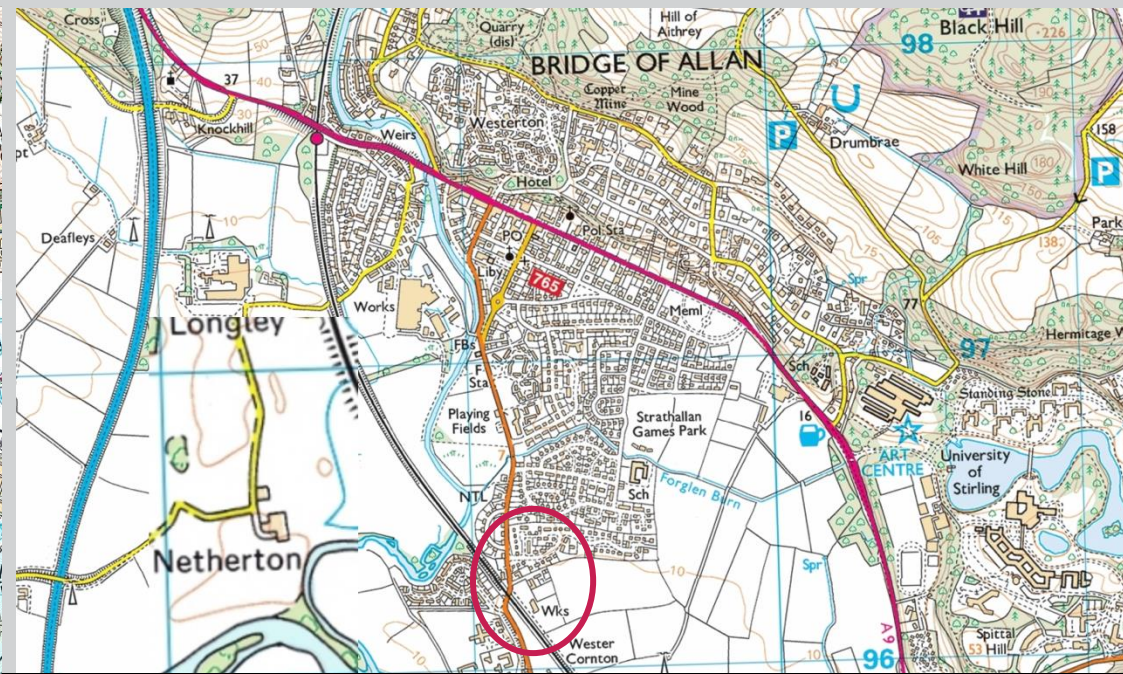


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View of Site from Point "C"



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