



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

**Keir Walled Garden, Lecropt,  
Bridge of Allan, FK9 4ND**

## **RESIDENTIAL DEVELOPMENT**

- OFFERS OVER £349,500
- PLANNING PERMISSION GRANTED FOR LARGE RESIDENTIAL DWELLING AND ANNEXE
- APPROXIMATELY 2.1 ACRE SITE
- PICTURESQUE COUNTRY LOCATION
- CLOSE PROXIMITY TO BRIDGE OF ALLAN
- GOOD TRANSPORT LINKS



## LOCATION

Bridge of Allan is a town in the Stirling council area in Scotland, just north of the city of Stirling. It lies on the Allan Water, a northern tributary of the River Forth, built largely on the well-wooded slopes of the Westerton and Airthrey estates, sheltered by the Ochil Hills from the north and east winds.

Most of the town is to the east of the river; the bridge is part of the A9, Scotland's longest road, while the railway line and the M9 pass to the west of the river. Bridge of Allan railway station is on the Edinburgh to Dunblane Line.

The subjects historically formed part of the Keir Estate and comprise a walled garden on the northern side of The Carse of Lecropt Road within approximately 2 miles of Bridge of Allan.



## DESCRIPTION

The Subjects comprise a former walled garden of Keir Estate together with access road and field.

Based on the plan provided we have estimated that the total site extends to approximately 2.1 acres.

The site benefits from uninterrupted views over The Carse, The Wallace Monument, Stirling Castle and The Ochil Hills.

Our client has started some works on site to include the new retaining wall.

There may be potential to amend the planning permission to allow for alternative development subject to approval.

## PROPOSAL

Our client is seeking Offers Over £349,500 for the Heritable (freehold interest).

## PLANNING

All queries in relation to the proposed development of the subjects should be addressed to Stirling Council Planning Department. Planning reference 16/00735/FUL

The site currently benefits from planning permission for the erection of a two-storey large dwelling house with annexe. Our client is in the process of amending the planning permission to a different construction style.

## 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.

## VAT

All prices, premiums quoted are exclusive of VAT.

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

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