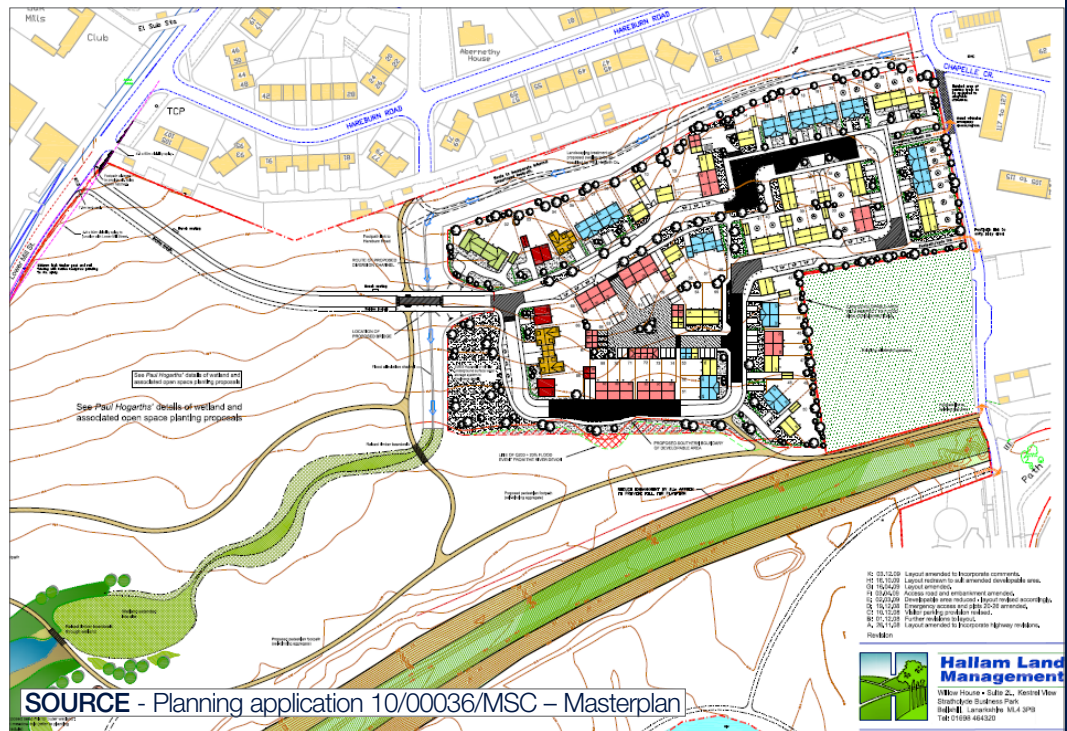
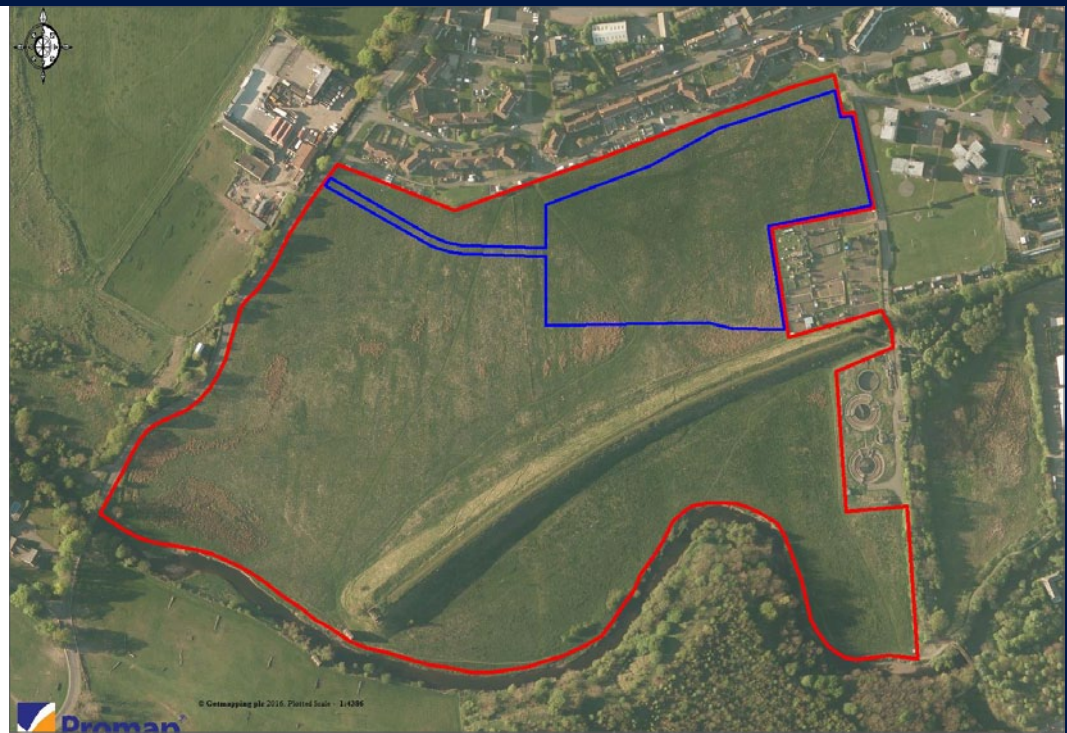
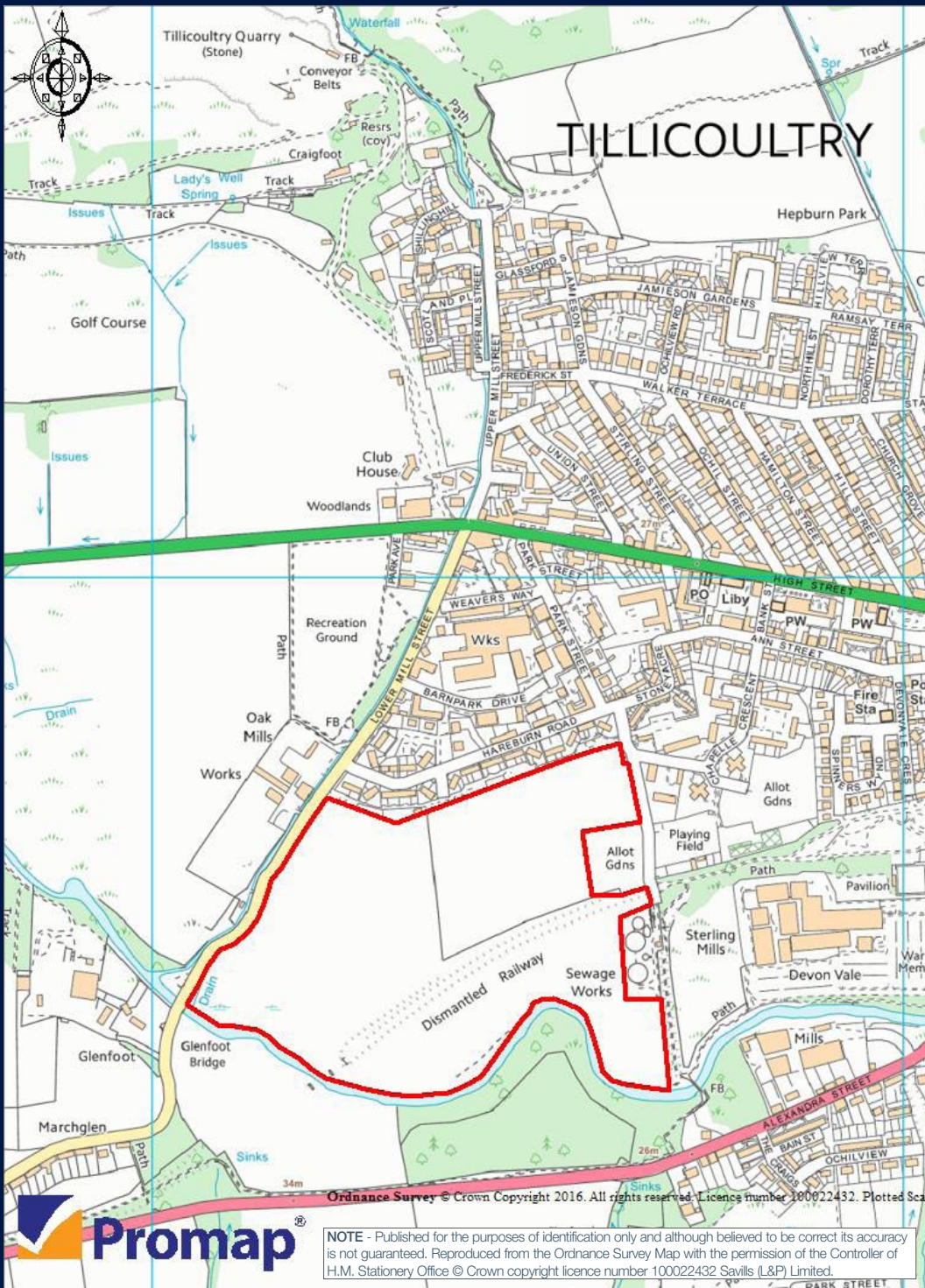




RESIDENTIAL DEVELOPMENT SITE AT LOWER MILL STREET,
TILICOLTRY, CLACKMANNANSHIRE, FK13 6BP

- Site extending to approx. 44.5 acres / 18 ha (red boundary) in attractive edge of town location
- Includes approx. 7.2 acre / 2.9 ha development area (blue boundary) with planning permission for 74 units





- Site extending to approx. 44.5 acres / 18 ha (red boundary) in attractive edge of town location
- Land includes approx. 7.2 acre / 2.9 ha development area with planning permission to north east of site
- Planning permission (10/00036/MSC) provides for 74 residential units including 25% affordable housing
- Greenfield site bordered by open countryside with panoramic views of the Ochil Hills
- Offers invited for the heritable interest (freehold) on behalf of Hallam Land Ltd

LOCATION

The site is located within the popular settlement of Tillicoultry, a small town in Clackmannanshire at the foot of the Ochil Hills. Alloa is located approximately 3 miles (5 km) south west of the site with Stirling, approx. 7 miles (11 km), Dunfermline approx. 13 miles (21 km), Edinburgh approx. 25 miles (40 km), and many other central belt settlements in a commutable distance.

The A91 runs through Tillicoultry and allows continuous A-road access to the M9 at Stirling (Junction 10) and M90 at Kinross (Junction 7) with the Kincardine Bridge allowing drivers to Edinburgh access to the M9 at Junction 7. The site also benefits from public transport links with regular local bus services available from within the town. Stirling railway station is around only 7 miles west of Tillicoultry and provides direct rail services to Edinburgh (approx. 55 min) and Glasgow (approx. 35 min).

The town offers a selection of local facilities and amenities comprising shops (including local co-op supermarket), a bank and a Post Office. Tillicoultry is also home to Sterling Furniture and Sterling Mills Outlet Shopping Village, both to the south of the town. Tillicoultry Golf Club is located on the western outskirts of the village. Nearby Alloa provides a number of supermarkets including an Asda Superstore. Stirling also offers a wide selection of retail, cultural, tourist and community facilities, including Stirling Castle and the Thistles Shopping Centre.

Education provision within Tillicoultry includes primary facilities (Tillicoultry Primary School) with the nearest secondary school at Alva Academy. Dollar academy, one of Scotland's most respected private schools, is located around 10 km / 6 miles east of the site.

The local area is popular with locals and tourists alike given its attractive countryside position close to the Ochil Hills and its central location within Scotland, which is a perfect base for exploring the country. There are numerous local walks for a range of abilities and a wealth of outdoor activities can be undertaken near to the site. Local tourist attractions include Blair Drummond Safari Park (approx. 11 miles) and Knockhill Racing Circuit (approx. 9 miles) which are both popular visitor locations.

DESCRIPTION

The land for sale is located to the south west of Tillicoultry and extends to an approximate area of 44.5 acres / 18 ha (red boundary). Within this wider site the north-eastern element has planning permission for housing and extends to approx. 7.2 acre / 2.9 ha (blue boundary). The site is irregularly shaped, slopes gently from north to south and comprises mainly greenfield land. To the south of the development area lies an embankment from the former railway which was closed in 1964 and subsequently removed.

The development land is bordered to the north and east by residential dwellings with open ground / River Devon to the south. To the west is Lower Mill Street from which access is anticipated to be taken.

Further site information is available from the selling agents including site investigations and planning documentation.

PLANNING

Within the subjects an approx. 24.8 acre / 10 ha area to the north is identified as housing land (H43) in the adopted Clackmannanshire Local Development Plan (2015). The allocation identifies an indicative site capacity of 74 houses with access provided from Lower Mill Street. Development requirements are set out in the LDP document.

The site also has planning permission for residential development:

Reference: 03/00174/OUT

Proposal: Residential development of land
Date validated: 16th June 2003
Decision: Approved 29th March 2005

Reference: 10/00036/MSC

Proposal: Residential development of land - Erection of 74 no. houses with associated roads, footpaths, landscaping and surface water drainage (incorporating masterplan)
Date validated: 10th February 2010
Decision: Approved 13th December 2010
Status: Permission initiated through footpath works

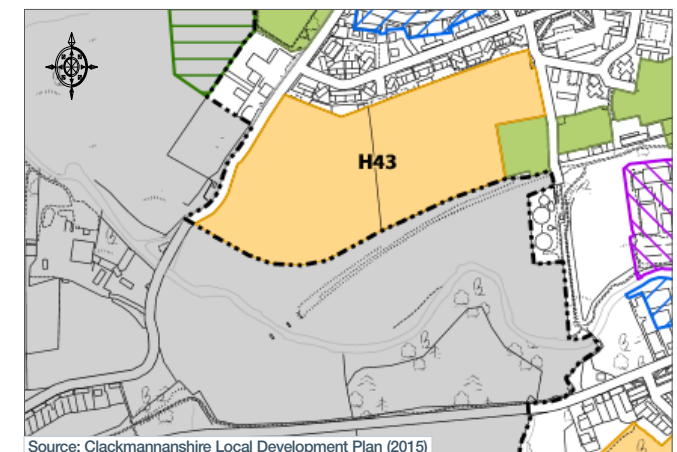
Comment: The approved reserved matters permission provides for 74 homes, including 19 affordable units, extending to a total GIA of 73,929 sq ft. A masterplan, design statement, transport assessment, house type designs and many other site / planning documents were submitted and are available to interested parties from Savills. A Section 75 Agreement relating to the site has been signed and outlines the required developer contributions associated with the site - this document is also available from the selling agents.

The site does not contain any listed structures and is not within a Conservation Area.

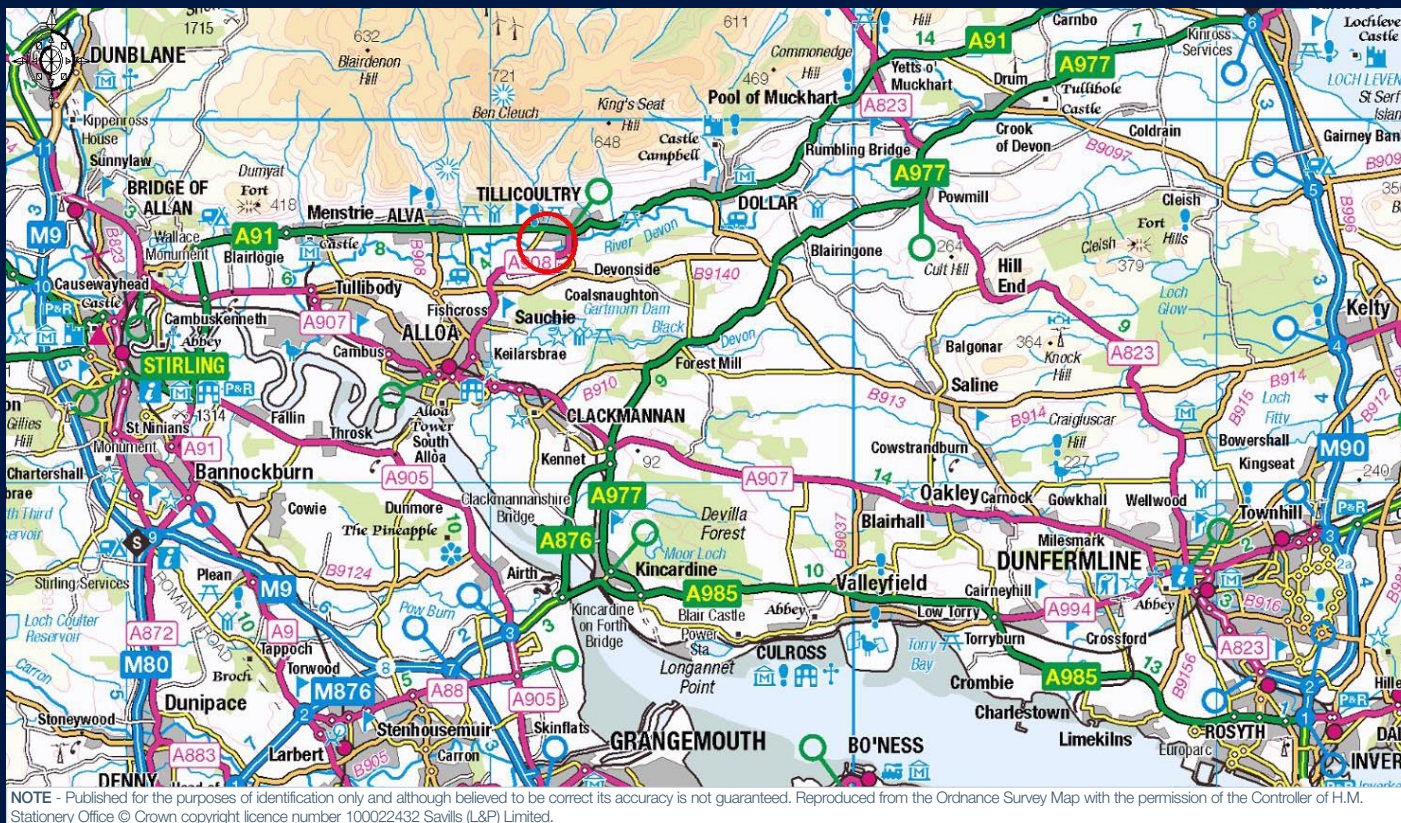
Comprehensive planning information is available to interested parties – please contact Savills for details. Alternatively, planning documentation can be obtained via Clackmannanshire Council's planning portal:

<https://eplanning.clacks.gov.uk/eplanning/search.do?action=simple&searchType=Application>

For further information on planning Clackmannanshire Council can be contacted on planning@clacks.gov.uk / 01259 450000.



Source: Clackmannanshire Local Development Plan (2015)



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Date of publication February 2016. 160225RC



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FURTHER INFORMATION

Comprehensive planning documentation and site information is available to interested parties – for full details please contact Savills.

METHOD OF SALE

Offers are invited for the heritable interest (freehold) on behalf of Hallam Land Ltd.

Full details regarding the required form of offer are available from Savills.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

The vendors may require overage / clawback provisions.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the property without reference to any other party.

Each party will be liable for their own legal costs. The purchaser will be responsible for LBTT, registration dues and an VAT incurred in connection with the transaction.

TITLE PLAN

A title plan will be prepared which will become a taxative plan for sales purposes. Only indicative boundaries are provided and should not be relied upon.

VIEWINGS

Viewings are by appointment only – to access the site please contact the selling agents.