

FOR SALE

DEVELOPMENT OPPORTUNITY

Galbraith

- Approximately 59.30 acres (23.99 hectares)
- Land allocated for residential use
- Excellent access to M9 and M80 Motorways
- Direct access from a public highway
- Services adjacent to site
- Offers invited

LAND AT FALLIN

STIRLING, FK7 7HP



LOCATION

The subjects are situated to the north of Main Street, Fallin, approximately 3 miles east of Stirling City Centre. Fallin has a population of approximately 2,700 and benefits from excellent communication links being within close proximity of Junction 9 of the M9 where it meets the M80 connecting Stirling to Glasgow and the Central Belt. The larger centres of Stirling, Falkirk and Grangemouth are all within easy commuting distance as are the cities of Edinburgh (37 miles) and Glasgow (27 miles). The city of Stirling offers a wide range of facilities including a range of local and national retailers, supermarkets, a shopping centre, medical and professional services, secondary schooling and a mainline rail station with regular services to Edinburgh and Glasgow and the north of Scotland.

Nearby primary schooling is located in Fallin and secondary schooling is available at the well regarded Wallace High School.

DESCRIPTION

The subjects comprise an area of land that is generally flat and zoned for residential development extending to approximately 59.30 acres. The subjects are bound by the River Forth to the north and Main Street to the south. Existing residential properties bound the property to the west and agricultural land lies to the east.

PLANNING

The subjects are allocated within the Stirling Local Development Plan for 400 houses (Proposal HO77 East Fallin). The site has been included in the Stirling Housing Land Audit and is an important part of the established housing land supply.

Development requirements include the preparation of a Masterplan for approval by Stirling Council. Development of the site must front onto Main Street and be well integrated with the existing houses in the village.

The site has previously been subject to an option with a developer which has now expired. The option holder submitted a planning application for residential development with associated access roads, open space, landscaping, SUDS and ancillary facilities under planning reference 15/00146/PPP. This application has now been withdrawn. It should be noted that an access solution to the site has been agreed with Stirling Council.

It should be noted that the option holder had extensive discussions with Stirling Council and managed to agree in principle an affordable housing requirement of 10% as opposed to 25% set out in the affordable housing supplementary guidance. Furthermore, discussions were held over education and regeneration contributions. The final contribution amounts were not agreed and we consider there is scope for further discussions/agreement with Stirling Council.



The LDP confirms that the site should be developed in 3 phases – 100 units in Phase 1 up to 2019, a further 100 units in Phase 2 from 2019 to 2024 and 200 units in Period 2 from 2024 to 2034. It should be noted that there may be scope to increase the number of units through further consultation with Stirling Council.

METHOD OF SALE

Offers are invited for the freehold interest in the site with vacant possession. Consideration will be given to offers for the land in phases.

In the event a closing date is set, interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and associated timescales.

We recommend that interested parties note their interest in the site to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders with a view to appointing a preferred bidder.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing purchaser being responsible for LBTT, registration dues and VAT incurred thereon.

VIEWING AND FURTHER INFORMATION

The site is open and may be seen from the public road. We would point out that livestock may be present in the field and therefore viewing parties are advised to take due care with regard to disturbance and bio-security risks. Any enquiries or requests for further information should be directed to the Selling Agents.

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IMPORTANT NOTES

- 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
- 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
- 4 Closing Date
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the

- property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
- 5 Offers
Formal offers in the acceptable Scottish Legal Form confirming; if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: stirling@galbraithgroup.com
 - 6 Third Party Rights and Servitudes
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.
 - 7 Photographs taken July 2017
 - 8 Particulars prepared July 2017