

CLOSING DATE
27TH MARCH 2024
at 12 NOON

DEVELOPMENT OPPORTUNITY

- > SITE AREA 2.407 HECTARES / 5.948 ACRES
(EXCLUDING AREA OUTLINES IN GREEN)
- > SUITABLE FOR A VARIETY OF USES
SUBJECT TO PLANNING
- > POPULAR RESIDENTIAL LOCATION
- > **SALE PRICE: OIEO £50,000**

FOR SALE

LAND AT SUNNYLAW ROAD, BRIDGE OF ALLAN, FK9 4PE

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01786 450 438 – 07393 803 404
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LOCATION

The subjects are situated in Bridge of Allan, in close proximity to the town centre. More specifically the site sits to the north of the A9 and south of Sunnyslaw Road.

The site benefits from excellent road connectivity with access to Keir Roundabout which connects with major road networks throughout Scotland.

DESCRIPTION

The subjects comprise an irregular shaped site which is covered by a mixture of grass, shrub and woodland areas. The total site area extends to approximately 2.407 hectares / 5.948 acres.

Plans provided are indicative only, we would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase.

PLANNING

Title No: STG54836

The subjects are identified within the Bridge of Allan settlement envelope within the Stirling Local Development Plan (October 2018).

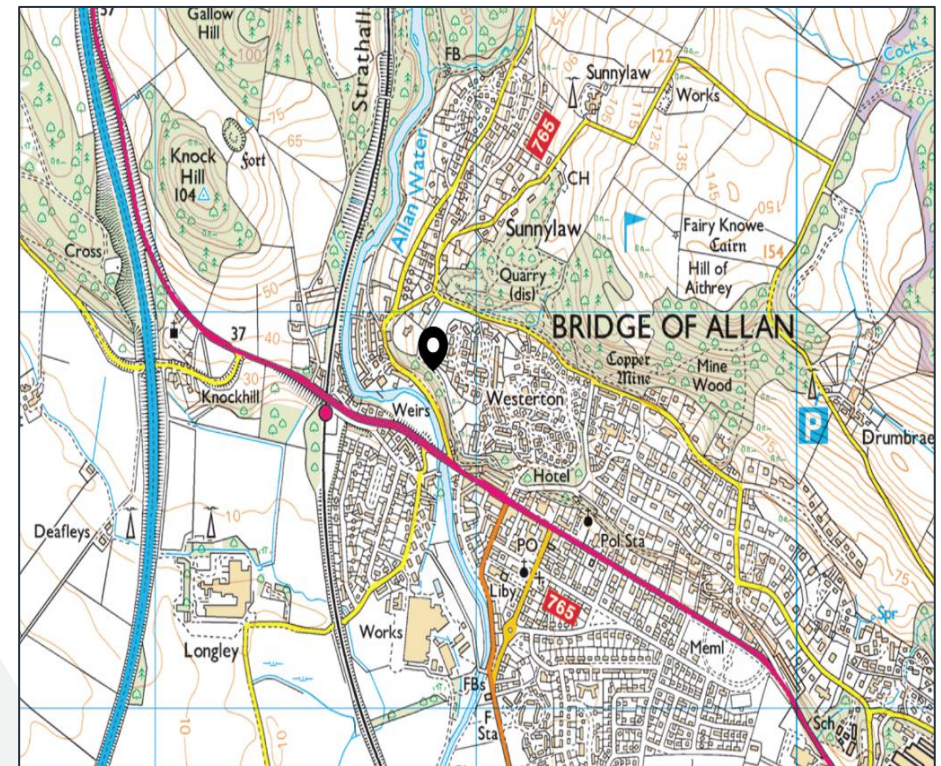
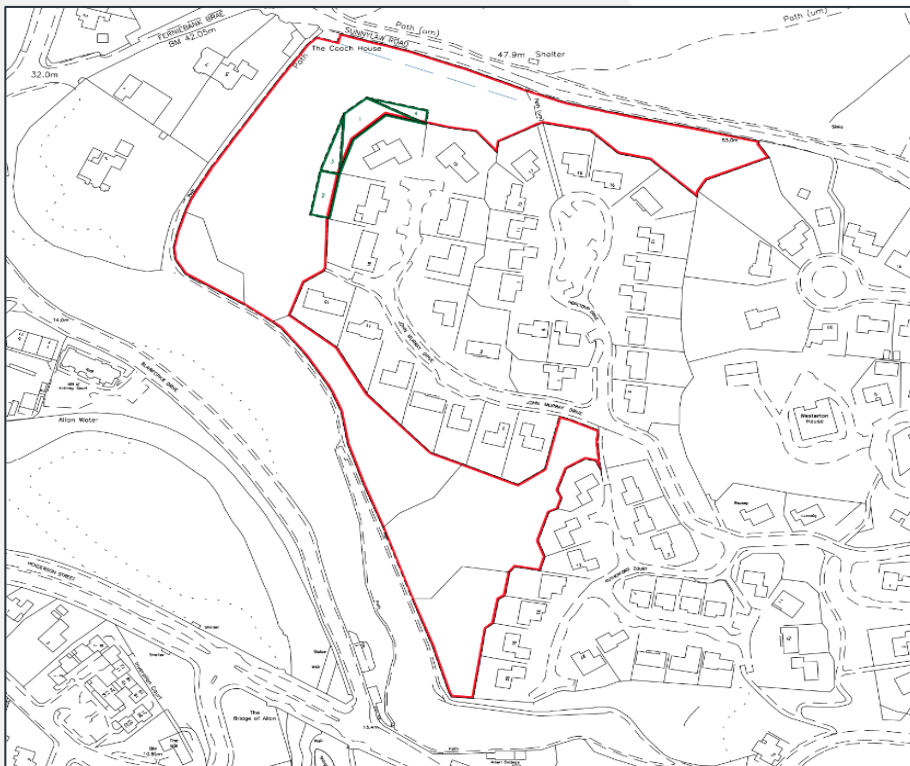
Further planning information is available on the Stirling Council's website. It will be incumbent upon any tenant to satisfy themselves in this respect.

SALE PRICE

Our client is seeking offers in excess of **£50,000** for the heritable interest in the subjects.

ACCOMMODATION

Using Promap digital mapping, we calculate the site area to extend to approximately 2.407 Hectares (5.948 Acres).





EPC

Not applicable.

RATING

The subjects are not currently entered in the valuation. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PLANNING

We understand that the property has planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

CLOSING DATE

A closing date has been set for **27th March 2024 At 12 Noon**. Further information can be made available upon application.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors First Floor, 11 Gladstone Place, Stirling FK8 2NN

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