



FOR SALE

DEVELOPMENT SITE

Well Park Road, Banknock, FK4 1TP

Situated in a Local Plan area identified for major change

4.9 hectares (12.1 acre) site with Local Plan allocation

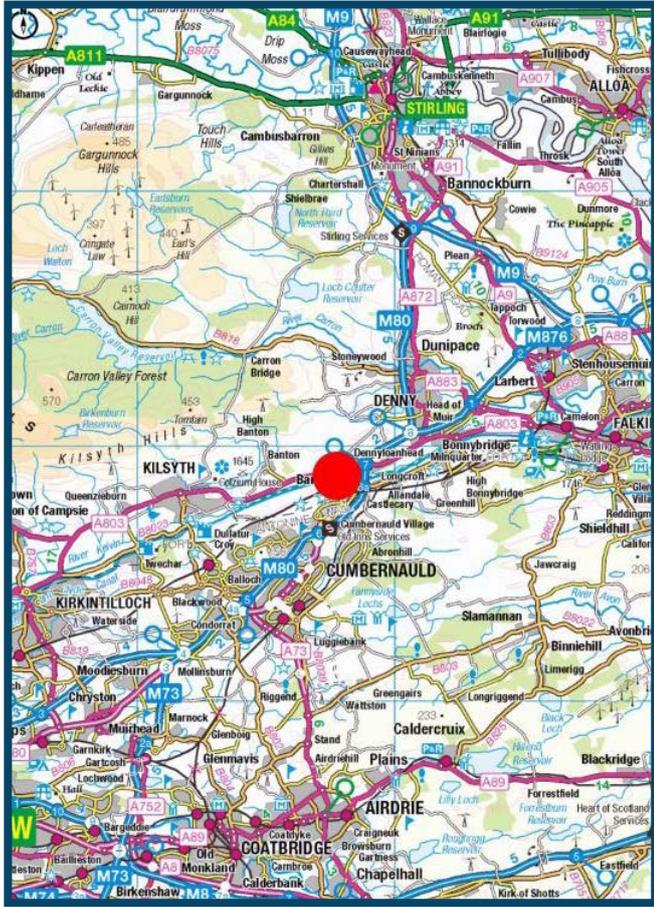
Easy travel distance of Glasgow, Falkirk and Stirling

Offers invited

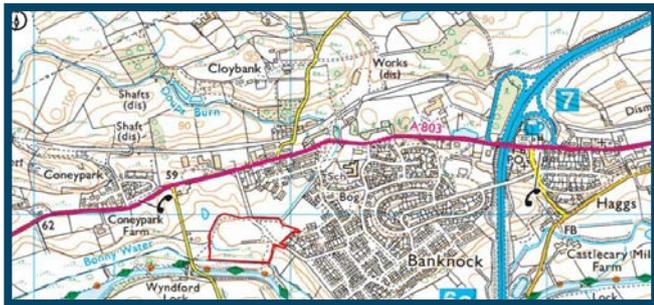
LOCATION:

Banknock is situated just off the M80 Glasgow to Stirling route, located approximately 17 miles north-east of Glasgow and 11 miles to the south of Stirling, with Falkirk lying approximately 8 miles to the north-east. This is a very accessible location within Central Scotland, the site also lying to the south of the A903 which connects Falkirk with Glasgow via Bonnybridge, Banknock, Kilsyth and Kirkintilloch. This is very much within the Glasgow commuter belt.

The location of the subjects is shown on the plan below.



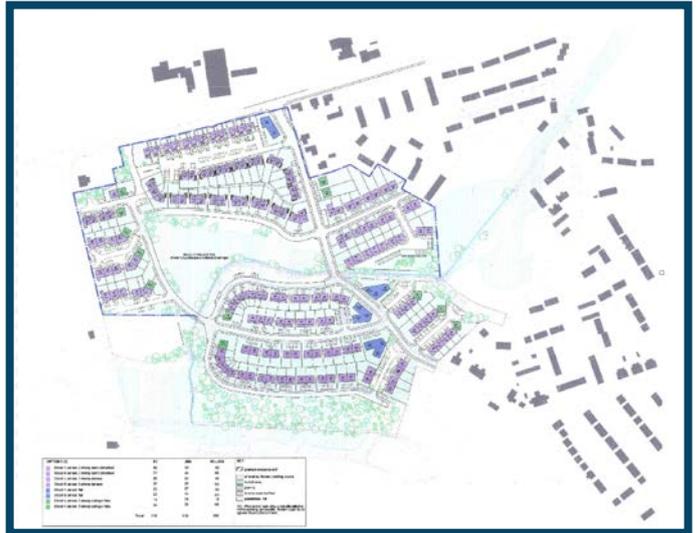
The location and general boundaries of the site is shown outlined in red below illustrating the convenient access to the A803, with the M90 motorway access also lying nearby.



DESCRIPTION:

The site extends to approximately 4.9 hectares (12.1 acres) and an allocation of 110 units is a relatively low density of approximately 9 units per acre, reflecting the fact that some civil engineering works may be required on the southern part of the site. This is a brownfield site, having been a former distillery which was demolished in 1981. The area is now very much semi-rural in character, albeit lying on the very fringe of the town. The Forth and Clyde canal lies to the south.

Falkirk Council own the greenfield site immediately to the north. A draft layout of the allocation is shown on the plan below.



GENERAL REMARKS:

The previously proposed development shows 110 units, with a mix of semi detached, detached and apartment styles and an indicative total development floor area of some 9,615 sq m which is a relatively low coverage. The layout and design are now dated and these can be updated to provide a suitable mix at an appropriate density to suit current market requirements.

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website (www.saa.gov.uk) we note that the subjects have no entry in the current Valuation Roll.

PRICE:

The anticipated purchase price will be heavily dependent upon the form of development proposed and we would anticipate that interested parties will work up a development layout and density, together with a headline price. Developer's proposals will then be utilised to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser.

VAT:

All proposals should be quoted exclusive of any VAT which may be chargeable, albeit we understand that there is no election to charge VAT on the site.

VIEWING:

The subjects comprise an open area of scrub woodland lying either side of Well Park Road. The site can be inspected from Well Park Road and any party accessing the woodland does so at their own risk.

OFFERS:

We do not anticipate that offers should be submitted without previous discussion and, indeed, identification of a preferred bidder. Once interest has been fully ascertained, our requirements for submitting proposals will be made clear to all parties with a registered interest.

DATE OF ENTRY:

We consider that the date of entry will be closely tied to the purification of planning and other suspensive conditions. We would therefore suggest that this is likely to be 7 days after all suspensive conditions have been purified.

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You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

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