

# DM HALL

# For Sale

**Yard/Development  
Opportunity**

Kilsyth Road,  
Banknock, FK4 1UF

**1.05 Hectares  
2.60 Acres**



# Property Details

- Well located commercial site
- Possible residential opportunity
- Excellent road communication links
- Easy access to the M80 motorway
- Easy travel distance of Glasgow, Falkirk and Stirling
- Offers invited

## LOCATION:

The subjects lie on the northern side of Kilsyth Road (A803) on the western outskirts of Banknock, immediately opposite Wellpark Road.

Banknock itself comprises an established village within the central belt of Scotland lying astride the A803 trunk road route approximately 6.5 miles west of Falkirk, 4 miles northeast of Kilsyth and 3 miles northeast of Cumbernauld.

The village is largely residential in nature albeit providing adequate local retail and associated facilities with an ESSO petrol filling station/MOT centre bounding the subjects to the east while the Glenskirlie House & Hotel lie to the west.

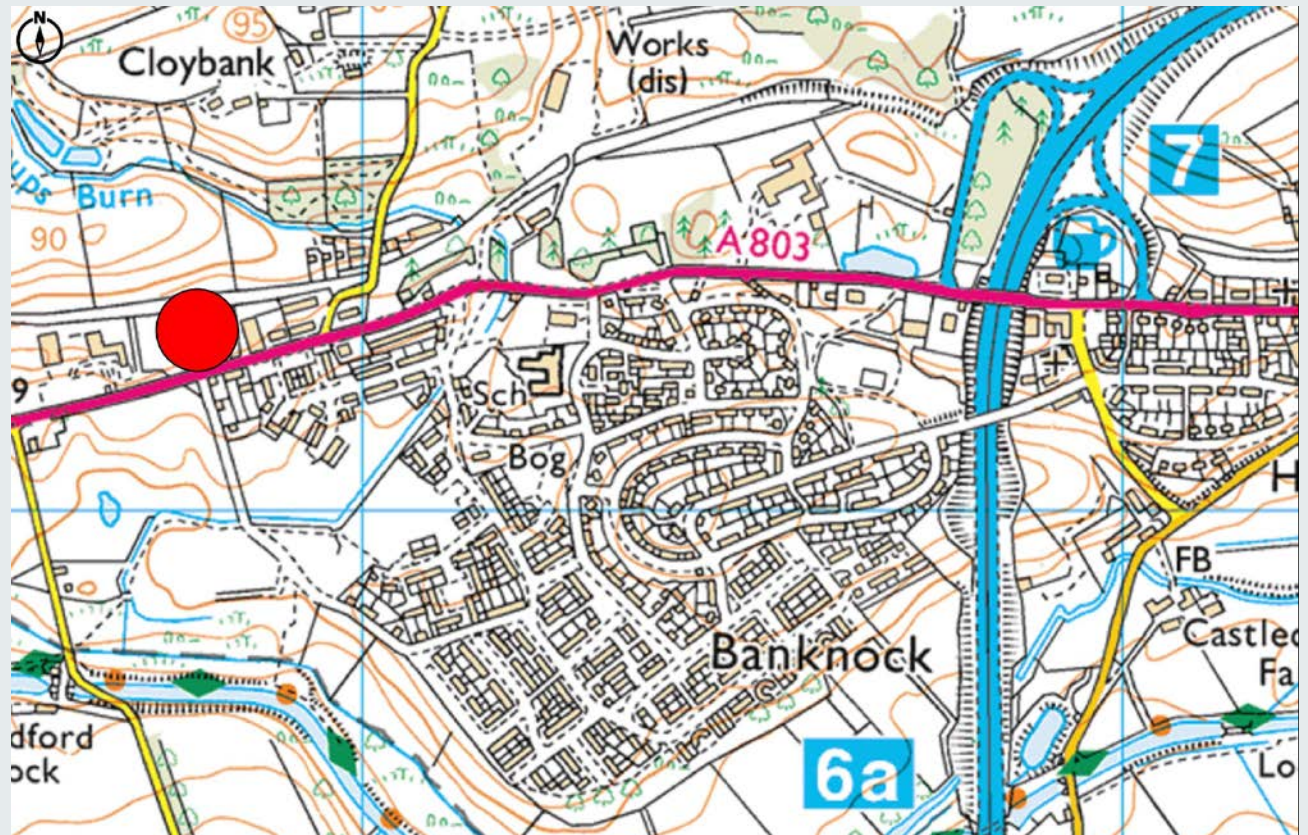
The site provides convenient access to the A803 trunk road route and from there to the M80 with junction 7 lying less than 0.5 miles to the east.

The location of the subjects are shown on the appended plan.

## DESCRIPTION:

The subjects comprise a commercial site/yard extending to approximately 1.05 hectares (2.60 acres) which is generally level and enclosed by a series of security fences.

A number of buildings were historically located on site, all of which have been demolished with the subjects retaining surfaced sections over much of its extent.



# Property Details

While the subjects could suit a range of commercial/industrial uses, the site may also provide scope for residential development, subject to securing all relevant local authority consents/permissions.

In this respect, the site is presently zoned under the adopted Falkirk Council Development Plan as "business areas with potential for redevelopment (JEO3).

All further enquiries in terms of the potential redevelopment of the site should be directed to Falkirk Council Planning Department

## NON DOMESTIC RATES:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £26,500

## PROPOSAL:

Offers are invited for the benefit our clients absolute ownership.

## EPC:

Given the nature of the subjects the property does not have an EPC.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

## LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

# DM HALL



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# Make an enquiry

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PROPERTY REF: ESA3645

DATE OF PUBLICATION: JUNE 2025