

FOR SALE
EXTENSIVE FORMER CARE HOME AND RESIDENTIAL DWELLINGS



**4 New Road,
Bannockburn, FK7 8LW**

- Potential Redevelopment Opportunity (subject to consents)
- Impressive Building with frontage onto New Road, Bannockburn
- Separate Residential Flats Included
- Offers in the region of £450,000

LOCATION

Bannockburn is a predominantly residential suburb of Stirling, benefitting from a superb strategic location, with excellent transport links, allowing easy access to Scotland’s motorway network. Both Edinburgh and Glasgow are within approximately 40 minute’s drivetime of the property.

The subjects are situated in a prominent position on New Road, which forms the main thoroughfare leading through Bannockburn. New Road is predominantly residential in nature and the subjects benefit from being a short walk from local amenities located on Main Street and Quakerfield, as well as primary and secondary schools.

The ordnance survey extract, which is for identification purposes only, shows the location of the subjects.



DESCRIPTION

The subjects comprise a two storey building of traditional stone construction, the roof is pitched and slate covered. The grounds have been well maintained with small garden area to the front with parking and a small garage to the rear of the property.

Internally the subjects offer modern en-suite bedrooms in line with it’s previous use along with common living and dining areas, a conservatory, staff accommodation, kitchen and offices.

4a and 4b New Road are both 2-bedroom flats accessed via the grounds at the rear of the main building. internally they offer living space with kitchen and bathrooms, one of the flats is on ground floor level and the other first floor directly above.

The subjects would suit a variety of uses, subject to necessary consents.

ACCOMMODATION

According to our calculations, the subjects extend to the following approximate gross internal areas:

	Sq. M.	Sq. Ft.
4 New Road	424.24	4,566
4a New Road	60.06	647
4b New Road	60.06	647

PRICE

Offers in the region of £450,000 are invited for the purchase of our client’s heritable interest in the subjects.

CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the valuation roll as follows:

Rateable Value: £14,300

We understand both 4a and 4b New Road both come under council tax band C.

VAT

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

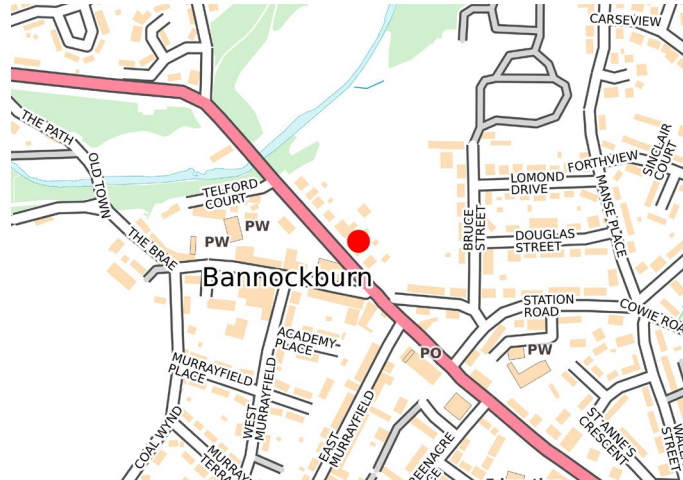
EPC

An EPC has been undertaken as is available on request from the agents.

CONTACT

To discuss any aspect of the property or disposal process, please contact the selling agents.





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.