FOR SALE

NEW NEIGHBOURHOOD OPPORTUNITY

Bellsdyke Road

LARBERT

SUITABLE FOR RETAIL, LEISURE AND COMMUNITY USE

Location

Larbert is a well-known small town approximately 2.5 miles north of Falkirk and 1 mile south-west of Stenhousemuir. It is centrally located close to the M876 and M9 motorways to the south of the Kincardine and Clackmannanshire Bridges and is served by Larbert train station, connecting with Glasgow, Edinburgh and Perth.

Larbert and Stenhousemuir are neighbouring settlements along the A905 road and share services and amenities and have a combined population of 20,000. There have been a number of new build, affluent estates over the last few years. The Bellsdyke area has provided in excess of 1,700 new houses in the immediate vicinity along with a new primary school with over 600 pupils.

The Development opportunity is located on the A88 (Bellsdyke Road) between Bellsdyke Hospital and Antonshill Roundabout.





> "Located close to the M876 and M9 motorways to the south of the Kincardine and Clackmannanshire Bridges"

Description

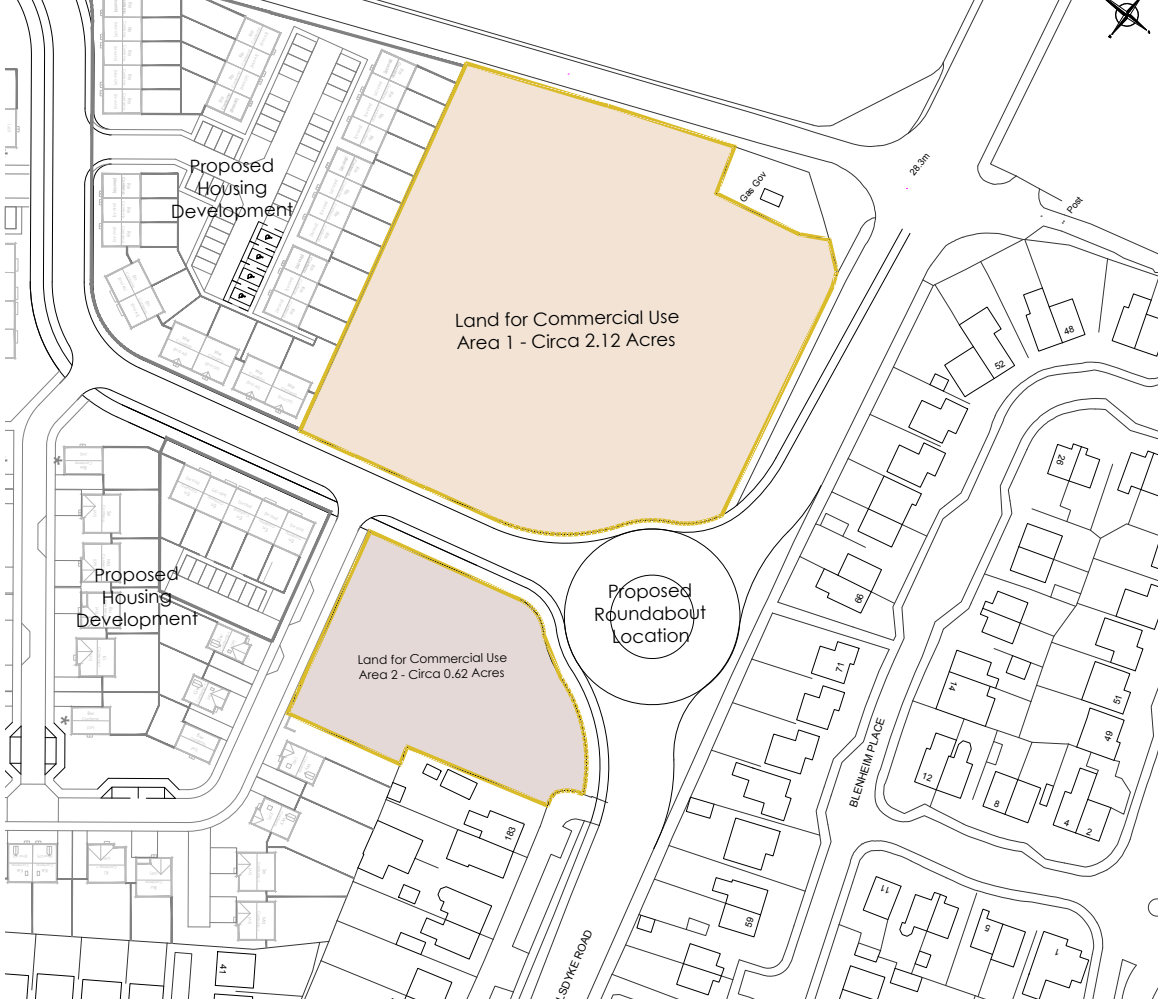
The subject sites is situated to the north of Bellsdyke Road and immediately adjacent to a new settlement and is easily accessible from the wider Larbert and Stenhousemuir catchment.

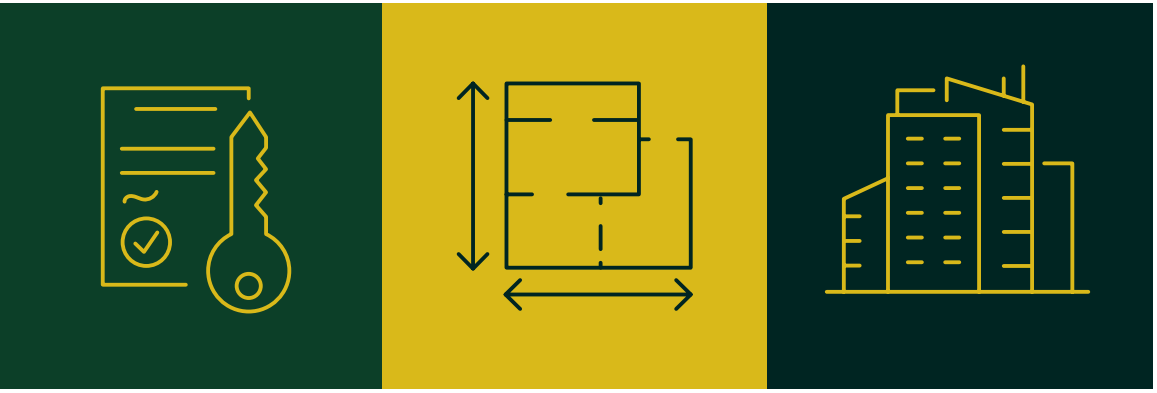
The sites form part of a mixed-use allocation, with the client looking to progress proposals for a housing development and a new roundabout in the coming months.

This presents a unique opportunity for potential occupiers/developers to acquire an allocated commercial site with roadside frontage

Site Area

Site	Size (acres)
One	2.12
Two	0.62





The Opportunity

We are seeking a developer/occupier to work in partnership to create a new neighbourhood development. Use Classes 1A, 3 and 4 are anticipated, although other uses may be considered subject to planning.

The opportunity is for Area 1 (2.12 Acres) & Area 2 (0.62 Acres) either collectively or in isolation.

Offers

Unconditional and conditional offers will be considered for the sites.

Planning

The final phase of the Kinnaird masterplan (Hill of Kinnaird 2), previously identified for a business park, is allocated for mixed use development. As well as providing new homes, the development will provide an opportunity to address any shortfall in community uses in this neighbourhood, and commercial development on the Bellsdyke Road frontage.

Timing

Immediate.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Legal costs

Each party will be responsible for their own legal costs incurred, with the purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

Anti Money Laundering

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

Further Information & Viewing

For further information about this property or to arrange a viewing please contact the selling agents below:

Jamie Mitchelll

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Ryden

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