



Cornton Rd / Carsaig Court, Bridge of Allan, FK9 4DB
Development Site – may suit other uses

For Sale /
May Let

1.8 Acres

SMART&CO.
surveyors & property consultants



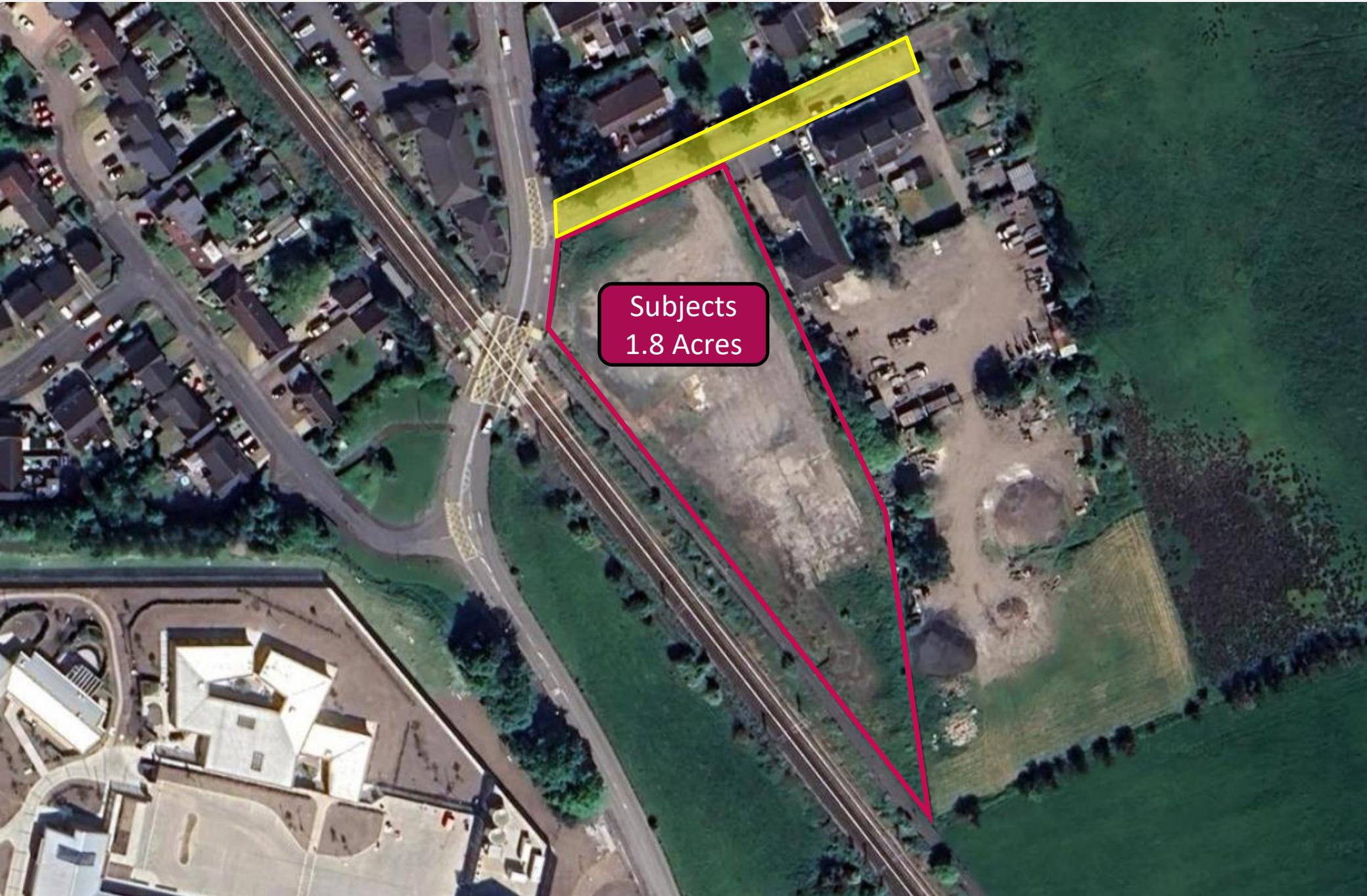
Wallace Monument



Wallace Monument
from Subjects



Ochil Hills from Subjects



Subjects
1.8 Acres

Location

Bridge of Allan (population 6,762 census 2011) is situated 3.6 miles to the north of Stirling and 3 miles to the south of Dunblane.

The town benefits from a thriving high street and bustling community with quality shops, restaurants, bars, childcare, nurseries and schooling. Transport links are excellent with a mainline railway station and easy access to the motorway network from the Keir Roundabout (A9, junction 11) only 2 miles away.

Description

The sites comprise a broadly level and triangular shaped site of 1.83 acres which is situated close to the level-crossing on Cornton Road (B823) near Westerlea Drive.

Access is from an unnamed, private road (highlighted in yellow on aerial image) which is owned by our clients. The site provides fine views of the Wallace Monument and Stirling Castle.

Planning

A Certificate of Appropriate Alternative Development for residential use was approved by Stirling Council in May 2017 (ref. 17/00165/CAD). Further details available on request.

Technical

A SEPA study (Aug 2005) confirmed they had no objection to the site being considered for development. Ground Investigations were carried out by Stirling Council in Spring 2011. Further details available on request.

Business Rates

The site has a Rateable Values of £1,450.

Offers

Offers for the Heritable (Freehold equivalent) interest on either a conditional or unconditional basis, will be considered. Our clients are not obliged to accept the highest or indeed any offer.

What3Words

[///frog.marked.satin](http://frog.marked.satin)

Viewings / More Information

All enquiries to the letting agents:

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SUMMARY

Specification : Cleared Site in Popular Location

Available : Immediately

Sale Terms : Heritable (Freehold) Available

Size : 1.83 acres

Planning : Certificate of Appropriate Development (Residential)

Rateable Value : £1,450

Legals : Each Party to pay their own costs

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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