

FOR SALE
HOUSE PLOT

Galbraith

- Approximately 0.07 hectares (0.18 acres)
- Attractive rural location
- Outline planning consent for a single house
- Commuting distance to Stirling, Glasgow and Edinburgh

NORTH WEST OF
NEUK O'HEDGE

ROMAN ROAD, WEST PLEAN,
STIRLING, FK7 8HA



LOCATION

The subjects are located in an attractive rural location approximately 2 miles west of the village of Plean and approximately 4.5 miles south of the centre of Stirling. Stirling provides for a wide range of services including schools, supermarkets, local and national retailers, banks, and professional services. The train stations in nearby Stirling and Larbert provide frequent rail services to Glasgow and Edinburgh. The subjects are located a short distance from the M9/M80 motorways, which provide excellent transport links to the north and south. Glasgow (25 miles) and Edinburgh (35 miles) are within easy driving distance and are both host to international airports.

DESCRIPTION

The subjects comprise a single house plot extending to approximately 0.07 hectares (0.18 acres) situated on a flat area of land. The plot is bound by existing houses to the east and south, woodland to the west and farmland to the north. The subjects lie to the west of a public road in an attractive rural setting.

PLANNING

The subjects benefit from planning permission in principle for the erection of a single dwelling, which was granted by Stirling Council on 13th September 2016. Details of the planning permission are available on the Stirling Council planning portal website under the reference 16/00468/PPP.

A copy of the decision notice and associated plans are available on request from the selling agents.

SERVICES

Mains water and electricity are located nearby. Drainage will be by means of a private system.

PRICE

Our clients seek offers in the region of £95,000 for their freehold interest in the subjects. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

VIEWING AND FURTHER INFORMATION

Parties can view the site unattended provided they have advised the selling agents of their intention to view and have a copy of the particulars.

All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN.

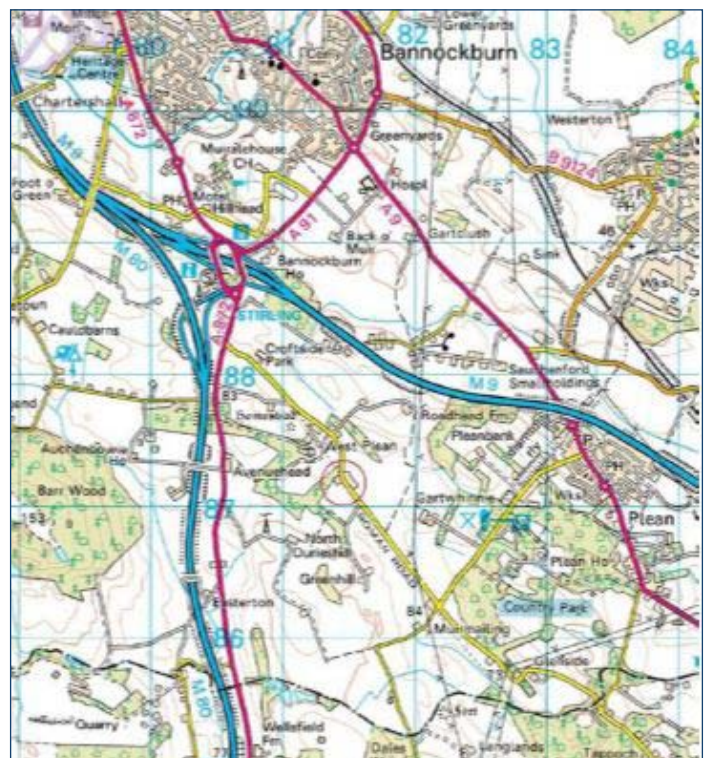
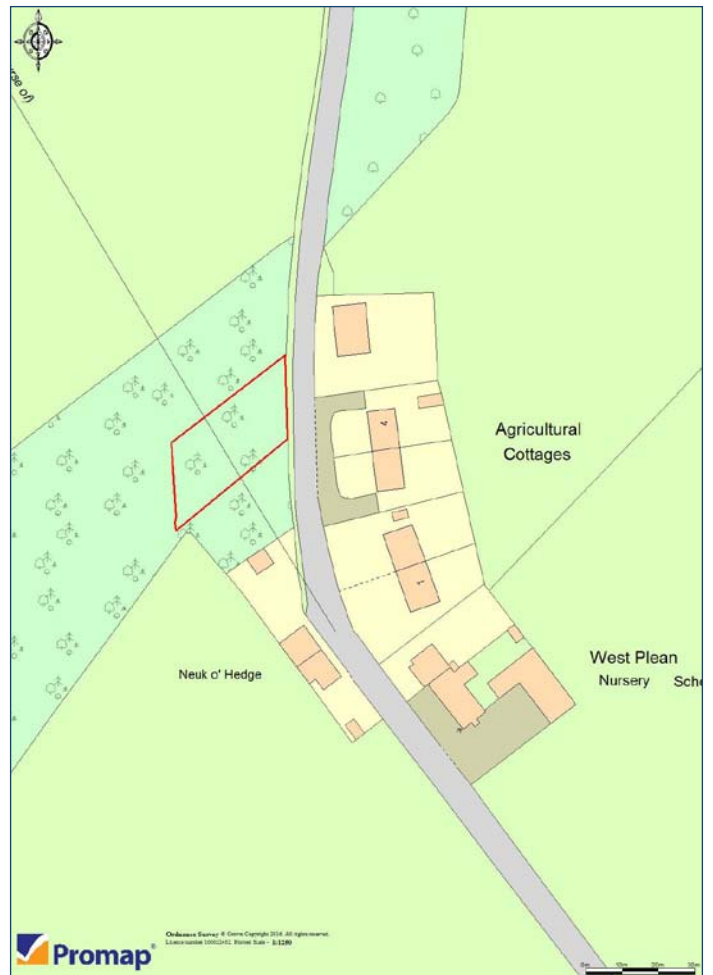
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DIRECTIONS

From Glasgow, take the M90 north. Take exit 9, at the roundabout take and then 3rd exit onto the A872. Continue for a short distance and take the second left onto the Roman Road, after approximately 1 mile the subjects are situated on the left hand side.

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Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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