

THE FORMER POLICE STATION, 9 MOSS ROAD, TILlicOUNTRY FK13 6NS

HARPER & STONE
ESTATE & LETTING AGENTS





THE FORMER POLICE STATION, 9 MOSS ROAD

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PROPERTY FEATURES

- Development opportunity in central Tillicoultry
- 2-storey end terrace property
- Planning Application Ref: 19/00213/FULL on Clackmannanshire Council Planning Portal
- Planning Approved for alterations & change of use
- Garage and parking to rear
- Interior stripped and ready for new installations
- Sold as seen
- Within walking distance to local amenities & bus services

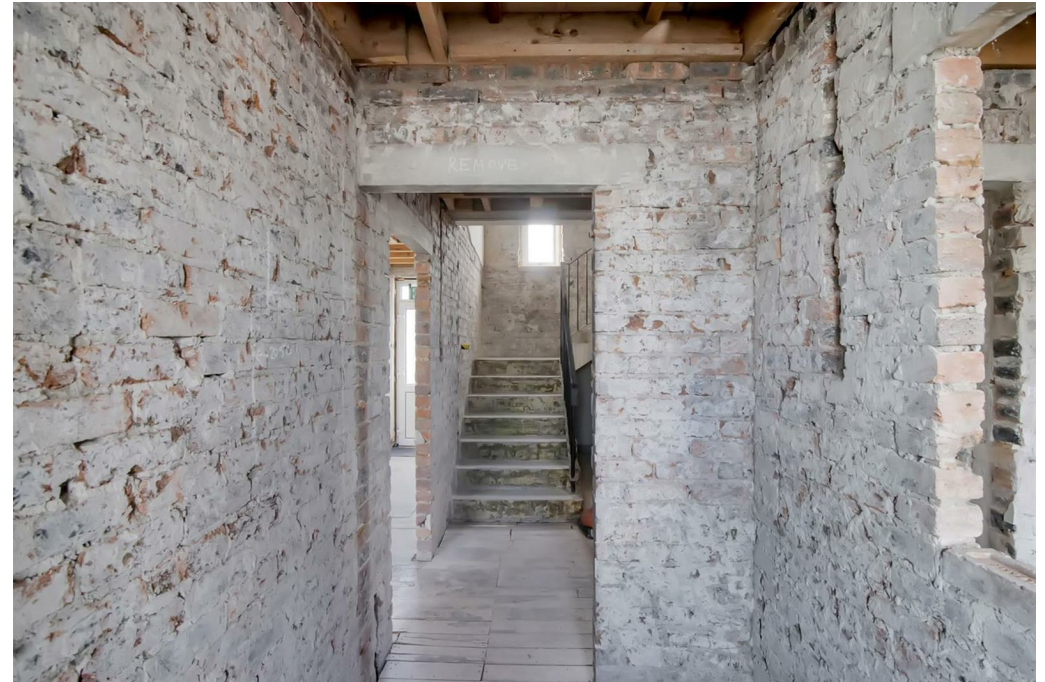
Harper & Stone are pleased to bring to the market The Former Police Station, 9 Moss Road in Tillicoultry. This is a rare and exciting opportunity to purchase a property with residential or mixed use development potential in a prominent location.

PROPERTY DESCRIPTION

- Former Police Station - still currently classed as 'commercial' premises.
- 2-storey end terrace (3 unit terrace).
- Approx. 116.0m² GIA.
- Traditional construction - brick / block external walls, suspended timber floors, timber trussed roof with plain concrete tiles. Concrete internal stair with brick and timber stud internal walls, UPVC windows and external doors.
- Pedestrian access from Moss Road with on-street parking bay in front of property.
- Vehicle and pedestrian access to rear from Devonvale Crescent with access to tarmac parking area for 6-7 vehicles, including one garage nearest to main building. Water supply to garage.
- Very prominent location between Tillicoultry High Street and Sterling Mills with easy access to bus terminus and all local services.
- Sold as seen

DEVELOPMENT BENEFITS

- Has benefitted previously from Planning Approval for mixed commercial and residential use and has current approval for residential use (4 bedroom house).
- Serviced by 2 electrical supplies installed by current owner - one domestic, one commercial. Temporary Consumer Unit installed on the domestic supply.
- Interior mostly stripped out so effectively ready for new installations.
- Serviced by gas and water with BT overhead cable installation available from post at rear.
- Early entry date.





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PLANNING AND DEVELOPMENT HISTORY AND CURRENT STATUS

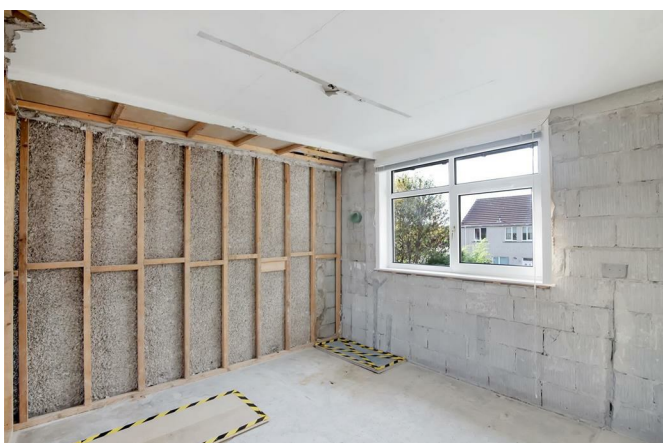
- Planning Approval was previously granted 31 October 2016, Application Ref No: 16/00196/FULL for the Alterations and Change of Use of Former Police Station to Residential and Commercial Use. This Approval has lapsed and was superceded by a new application detailed below. Plans still available on Clackmannanshire Council Planning portal.
- Current 'live' Planning Approval granted 10 October 2019, Application Ref No: 19/00213/FULL for the Alterations and Change of Use of Former Police Station to 1no. House. Plans available on Clackmannanshire Council Planning portal.
- Building Warrant Approval granted 15 March 2023, Application Ref No: 22/00271/BW for Conversion of Former Police Station to Create Dwellinghouse.

Viewings are strictly by appointment only via Harper & Stone.

Water: Mains
Sewage: Mains
Gas: Mains

Tillicoultry is a popular village centrally located in the foothills of the Ochils. Ideally situated for commuting across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible and Edinburgh International airport is only 30 minutes drive away. Schooling is available at Tillicoultry Primary School and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is located only 3 miles away in the next village. The town has a host of amenities including a general store, post office, beauty salon and hairdressers, cafes, opticians, restaurants and an original historic droving inn. In addition, Sterling Mills Shopping Village is centrally located. There is also a dental practice, doctor's surgery, pharmacy and veterinary practice all within the village. In addition, there are nature walks through Tillicoultry Glen leading to the surrounding glens and villages.

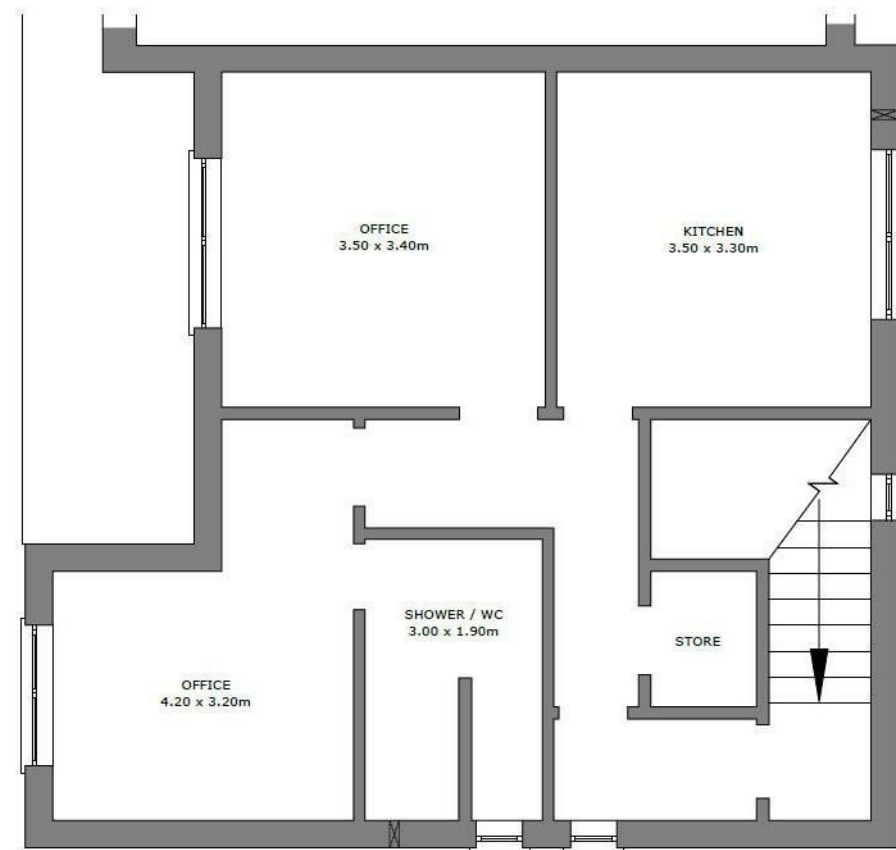
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







GROUND FLOOR PLAN



FIRST FLOOR PLAN