



# LAND AT AVONPARK

**Avonbridge, Falkirk, FK1 2LR**

Residential development opportunity for 19 houses in attractive riverside location





## SUMMARY

- Site extending to approx. 2.3 acres (0.9 ha) in attractive riverside location;
- Minded to Grant Planning Permission in Principle (PPP), subject to Conditions and Section 75 Agreement;
- Proposed development of 19 detached houses;
- Convenient commuter location given nearby motorway and rail connections;
- Attractive village setting on the banks of River Avon with an open countryside outlook;
- Offers invited for the site as a whole.

## LOCATION

The subject site is located in Avonbridge, a small village in the south of the Falkirk Council area in Central Scotland. It is c. 6.2 miles south of Falkirk, c. 17.5 miles south east of Stirling, c. 25.1 miles east of Glasgow and c. 26.5 miles west of Edinburgh.

Avonbridge is a great location for commuting to various central belt towns and cities due to its proximity and connectivity with the motorway network; Junction 4 of the M9 (Edinburgh – Stirling) is approximately 4.8 miles north east and Junction 4 of the M8 (Edinburgh – Glasgow) is approximately 7.8 miles to the south east. There are also two railway stations, Armadale and Polmont, within a 5 mile radius of Avonbridge. The number 29 First Bus service regularly connects Avonbridge with Falkirk.

The village has a small amount of amenity with a pub called Avonside Inn and a USave Convenience Store. Supermarkets and a wider selection of amenities are located in Falkirk and Bathgate, both a short drive away.

Primary School provision is located in the village at Avonbridge Primary School and in Falkirk at St Andrew's RC Primary School. Secondary School provision is at Braes High School in Reddingmuirhead, approximately 4.1 miles north of Avonbridge. Avonbridge also falls into the catchment of St Mungo's RC High School which is located to the north of Falkirk town centre, approximately 6.8 miles from Avonbridge.







## DESCRIPTION

The subject site is located in the village of Avonbridge and extends to approximately 2.3 acres (0.9 ha). It is broadly rectangular in shape and is currently vacant scrub land with a small burn running along the western boundary of the site. The development opportunity occupies a beautiful riverside position with open countryside views to the north. It is accessed from Avonpark.

To the north of the site is the River Avon and agricultural land beyond. To the west and south of the site are a number of residential properties at Avonpark and Slamannan Road (B825). To the east of the site is a small area of woodland.

## PLANNING

**Reference:** P/19/0568/PPP

**Proposal:** Development of Land for Residential Use

**Decision:** Minded to Grant

**Comment:** The application for Planning Permission in Principle is based on the proposed layout plan for 19 detached houses. This will see the existing Avonpark development extended along the river front.

A Decision Notice and S75 Agreement is currently being drawn up by Falkirk Council and will be made available to interested parties once received.

The site is not within a conservation area.

For further information on planning Falkirk Council can be contacted on: [dc@falkirk.gov.uk](mailto:dc@falkirk.gov.uk) / +44 (0) 1324 504 748.





## METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and to receive any further information.

Strict timetables regarding agreed dates of entry will be required.

The owner reserves the right to sell the property without reference to any other party.

## FURTHER INFORMATION

Further information is available on request.

## VIEWING

Strictly by appointment with Savills.



### Savills Edinburgh

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