



**COMMERCIAL SITE FOR SALE
DENNYLOANHEAD, FALKIRK, FK4 1QQ
(Circa 0.667 Ha/1.648 Acres)**

SITE BENEFITS FROM BUSY ROAD FRONTAGE ONTO A803 GLASGOW ROAD. IN VICINITY OF CUMBERNAULD, BANKNOCK, DENNY, DENNYLOANHEAD, BONNYBRIDGE AND FALKIRK.

PLANNING PERMISSION IN PRINCIPLE ALREADY APPROVED FOR COMMERCIAL UNITS (CONVENIENCE STORE/CHILDREN'S NURSERY). CAPACITY TO ACCOMMODATE ADDITIONAL COMMERCIAL USES (subject to planning).

TO BE DISPOSED OF AS A WHOLE - OFFERS INVITED



SUMMARY

On behalf of the Owners of the land, CERTUS is seeking interest in this opportunity to purchase a site benefiting from Planning Permission in Principle for commercial uses, incorporating a convenience store and children's nursery along with parking (planning reference P/09/0508/PPP, Falkirk Council).

The site is approximately 0.667 Ha/1.648 acres and has prominent main road frontage onto the very busy A803, Glasgow Road. It is strategically well located between Cumbernauld and Falkirk.

It should be noted that there is also planning permission for a settlement expansion of up to 550 houses located on adjacent land to the rear of the site which is intended to commence soon. The site is well located at the western entrance to that settlement expansion.

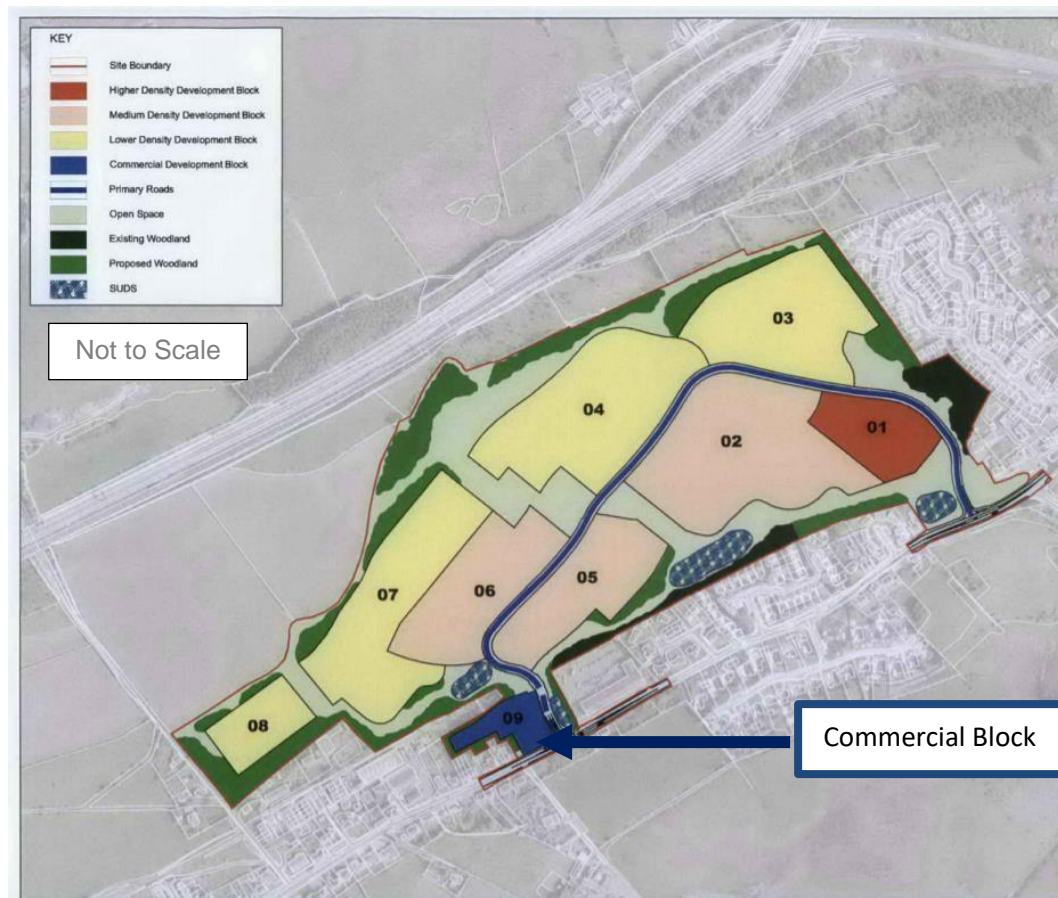
It is anticipated that the commercial units will benefit from customers within the existing locale, the adjacent settlement expansion and passing trade.

Within the original planning submission the commercial units were shown indicatively to accommodate a convenience store (1,000 sq. m gross on a single level) and a nursery (315 sq. m on two levels) with dedicated parking areas. However, alternative commercial development formats could be available. An example shown within this Schedule, which is for indicative purposes only, comprises of 5no. 2000sqft commercial units and 9no. 600sqft small industrial/workshop units.

Purchaser(s) must satisfy themselves fully regarding the availability of all necessary regulatory consents, including but not limited to planning, along with any servicing required to implement their proposals. The Owners request that no approach is made to the Local Authority regarding the site without their prior permission and that CERTUS are contacted initially to discuss the planning background.



Indicative Commercial Site – Blue Area (Excerpt from Approved Indicative Masterplan, Planning Reference Falkirk Council - P/09/0508/PPP)



CERTUS SCOTLAND LIMITED, ATRIUM BUSINESS CENTRE, NORTH CALDEEN ROAD, COATBRIDGE, ML5 4EF

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VAT Registration Number: 342 7018 21 Company number: SC574851, Registered in Scotland.



Indicative Alternative Commercial Site Layout Comprising 5no. 2000sqft Commercial Units and 9no. 600sqft Small Industrial/Workshop Units – Other Commercial Development Options May be Available (subject to planning).



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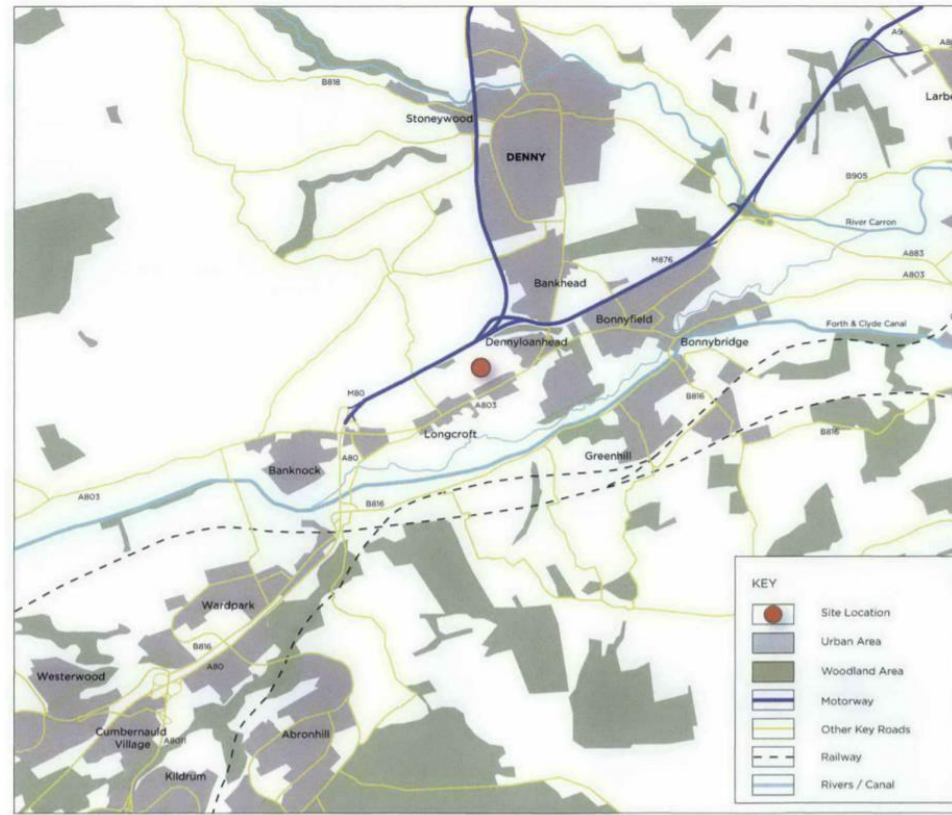


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THE SITE AND ITS CONTEXT

The site is located within the administrative boundary of Falkirk Council and lies at the heart of Scotland's Central Belt, surrounded by a number of large urban areas.



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TRAVEL TO THE PROPERTY

If passing Cumbernauld on the M80 northbound, at junction 7 take the A803 exit to Kilsyth/Bonnybridge/Denny/A872. Then turn left onto Kilsyth Rd/A803. At the roundabout, take the 2nd exit and stay on Kilsyth Rd/A803.

If heading to Cumbernauld on the M80 southbound, at junction 7 take the A803 exit to Kilsyth/Bonnybridge. Then at the roundabout, take the 1st exit onto Kilsyth Rd/A803.

VIEWING

Strictly by appointment through Certus.

METHOD OF SALE AND MARKETING PROCESS

The Property is being offered on a subject to contract basis.

Please note that interested parties will be required to provide proof of funding prior to any negotiations being entered into.

The Owner reserves the right to sell/contract privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The Property boundary shown within this marketing schedule is indicative and will be subject to variation.

VACANT POSSESSION

It is the intention that any of the Property ultimately disposed of will be sold with the benefit of vacant possession in return for payment.



FURTHER INFORMATION:

Please contact –

- + CERTUS SCOTLAND LIMITED, ATRIUM BUSINESS CENTRE, NORTH CALDEEN ROAD, COATBRIDGE, ML5 4EF
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DISCLAIMER:

These particulars are set out as a general outline only and every reasonable effort has been made to ensure that they comply with the Property Misdescriptions Act 1991. Any areas, measures or distances referred to are given as a guide only and are not necessarily precise. If such details are fundamental to a purchase or any other interest in the Property, Purchasers must rely on their own enquiries. Any images may be computer generated. Any photographs show only certain parts of the Property as they appeared at the time they were taken. Neither these particulars nor any subsequent communication by us on behalf of the vendor relative to the Property shall be binding upon clients (whether acted upon or otherwise) unless the same is incorporated within a written document signed by our clients or on behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

Particulars Prepared 30/10/2020