





A unique opportunity to purchase a development site situated centrally within the small Stirlingshire village of Avonbridge. Enjoying a delightful semi-rural setting, the site extends to approximately 0.914 of an acre (370 square metres) or thereby and enjoys delightful southerly views across open farmland which is bound by the River Avon. Detailed planning permission was granted on 31st March 2023 and is valid for a period of three years. The detailed consent allows for the erection of six well-designed detached contemporary homes which have been arranged to sit sympathetically within the built environment. The consent allows for two each of three house-types which comprise three, four and five bedroom, one-and-a-half and two storey detached villas. The approved material specifications allow for slated roofs, Scottish Larch timber cladding, white render, air-source heat pumps and solar roof panels. These super high-specification and sensitively designed homes will combine the ease and convenience of modern day living with twenty-first century requirements for energy efficiency and insulation for economy of running costs. These attractive homes were designed by Gray MacPherson, architects of Edinburgh and acquisition of the site would allow the successful developer to proceed to construction, subject to obtaining building warrant and complying with conditions of planning. Any amendments to current approved planning and site servicing and would be the responsibility of the successful purchaser. The agents would recommend potential purchasers to study all planning documents contained within the Falkirk Planning Portal reference P/22/0603/FUL.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777

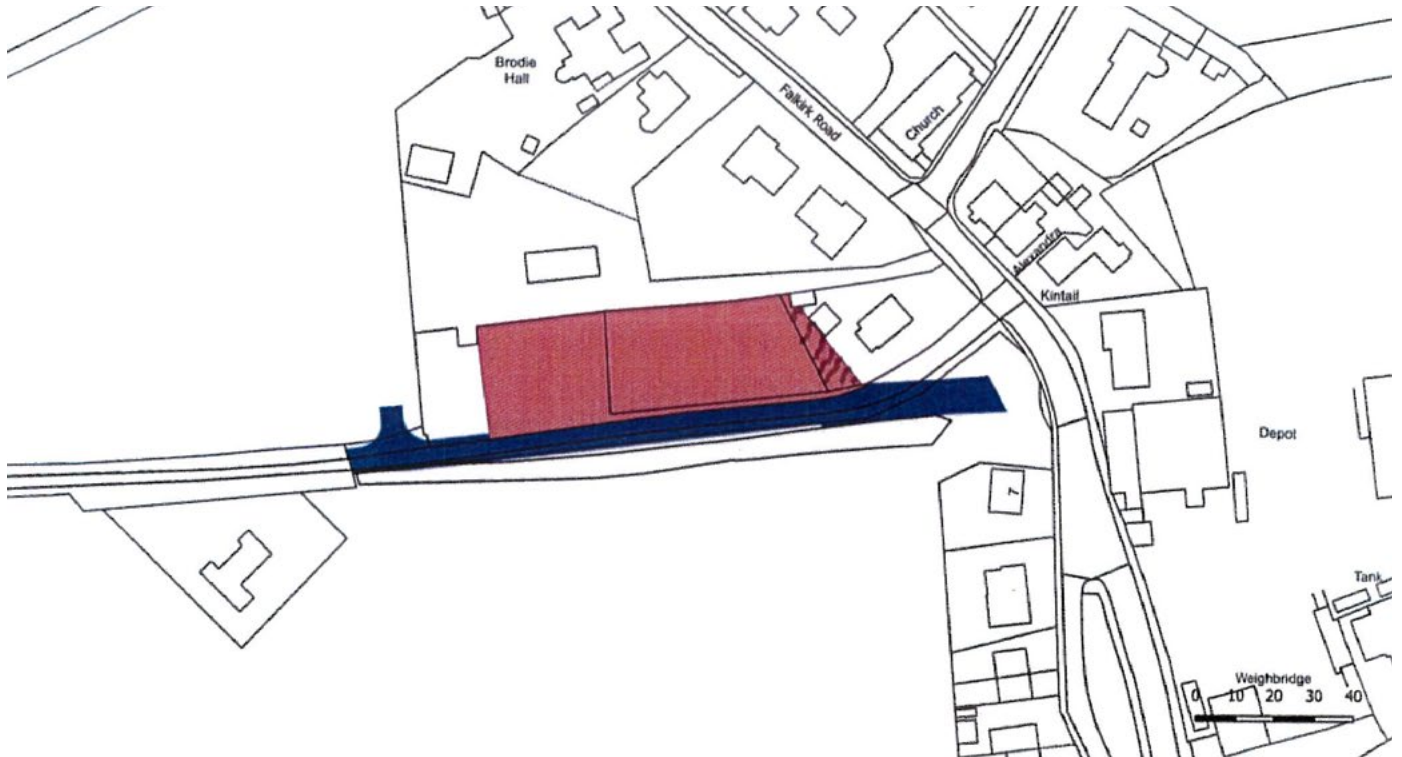
falkirk@clydeproperty.co.uk

Price Offers Over £240,000

Property Ref WB4992



Accommodation layout & measurements



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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

Location

Avonbridge is a rural Stirlingshire village which offers amenities including local convenience shopping and primary schooling. The property lies within easy reach of the major town of Falkirk which offers a more extensive range of shopping, schooling and recreational facilities. Rail links are available from Falkirk High, Armadale and Bathgate to the cities of Edinburgh and Glasgow. Avonbridge is ideally placed for access to the superb surrounding road and motorway network, popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth, Falkirk, West Lothian and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 2LZ

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