

RESIDENTIAL DEVELOPMENT SITE

FOR SALE

Brook Street,
Alva, FK12 5JL

- 0.21 hectares (0.71 acres)
- Planning consent for 8 detached units – revised proposals for 12 units
- Good amenity on periphery of town
- Open views across Ochil Hills

DM HALL
CHARTERED SURVEYORS



Commercial Department
27 Canmore St, Dunfermline KY12 7NU
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LOCATION:

Alva is a pleasant Clackmannanshire town situated at the foot of the Ochil Hills to the north west of Stirling within a group of towns situated along the A91, collectively known as the Hillfoots, comprising Menstrie, Alva, Tillicoultry and Dollar. The town has a population which lies between 5,000 and 6,000 persons with a range of local amenities and facilities commensurate. Stirling lies nearby providing a greater range of services and facilities and is within easy commuting distance.

The general location of the site is shown on the plan hereunder.

**DESCRIPTION:**

The subjects comprise an area of land, site of a former Mill, located on the northern fringe of Alva, essentially lying at the foot of the Ochil Hills and extending to approximately 0.29

hectares (0.71 acres) and being relatively flat. Access to the site is on its northern boundary which abuts with Ochil Road. The subjects having planning consent for the development of 8 detached units, reference 09/00154/OUT. An alternative layout has been considered which will provide 12 terraced units. This is a good alternative perhaps better suited to local market demands. This is a good infill site in the village with excellent open outlooks over the adjacent hillside.

ACCOMMODATION:

The recently proposed designs of 12 terraced units which includes 1 flatted unit over pend provide some 892 sq. m of proposed development. Clearly, the original scheme may be implemented or a new development footprint worked up to suit individual requirements. The terraced scheme has the following make up:-

House Type	Accommodation	Floor Area (Sq M)	Number of Units
Apartment	Three apartment	52	1
End Terraced	Three apartment	60	2
End Terraced	Four apartment	80	5
Mid Terraced	Four apartment	80	4

SERVICES:

We are advised that mains water, electricity and gas are available to the site as is a connection to the main sewer. Interested parties are, however, advised to make their own independent enquiries to verify this.

GENERAL REMARKS:

This is a compact and easily developed site within the Hillfoots town of Alva which has seen no significant private development in recent years. It is therefore likely that there is pent up demand for the correct product on this site and a development of 8 – 12 units is also likely to sell out within a reasonable timescale assisting with cash flows and keeping development costs minimised.

Interested parties will require to make their own detailed enquiries of the Local Planning Authority.

PRICE:

Offers in excess of £250,000 are invited.

VIEWING:

On site access is available.

ENTRY:

On conclusion of formal missives.

OFFERS:

All offers should be submitted in Scottish legal terms to DM Hall.

DATE OF PUBLICATION:

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REFERENCE:

ESA826

CONTACT:

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