



Brackenlees Farm

Falkirk, FK2 8PP

The Location

Falkirk, FK2 8PP

This lucrative development opportunity enjoys an idyllic rural setting amid a spectacular landscape. It is close to the town Falkirk (4 miles) and also within commuting distance of Stirling (8 miles) and Glasgow (27 miles) which would make it an ideal location for a wide variety of potential investors



Falkirk Town Centre, which is four miles from this potential development, provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities.

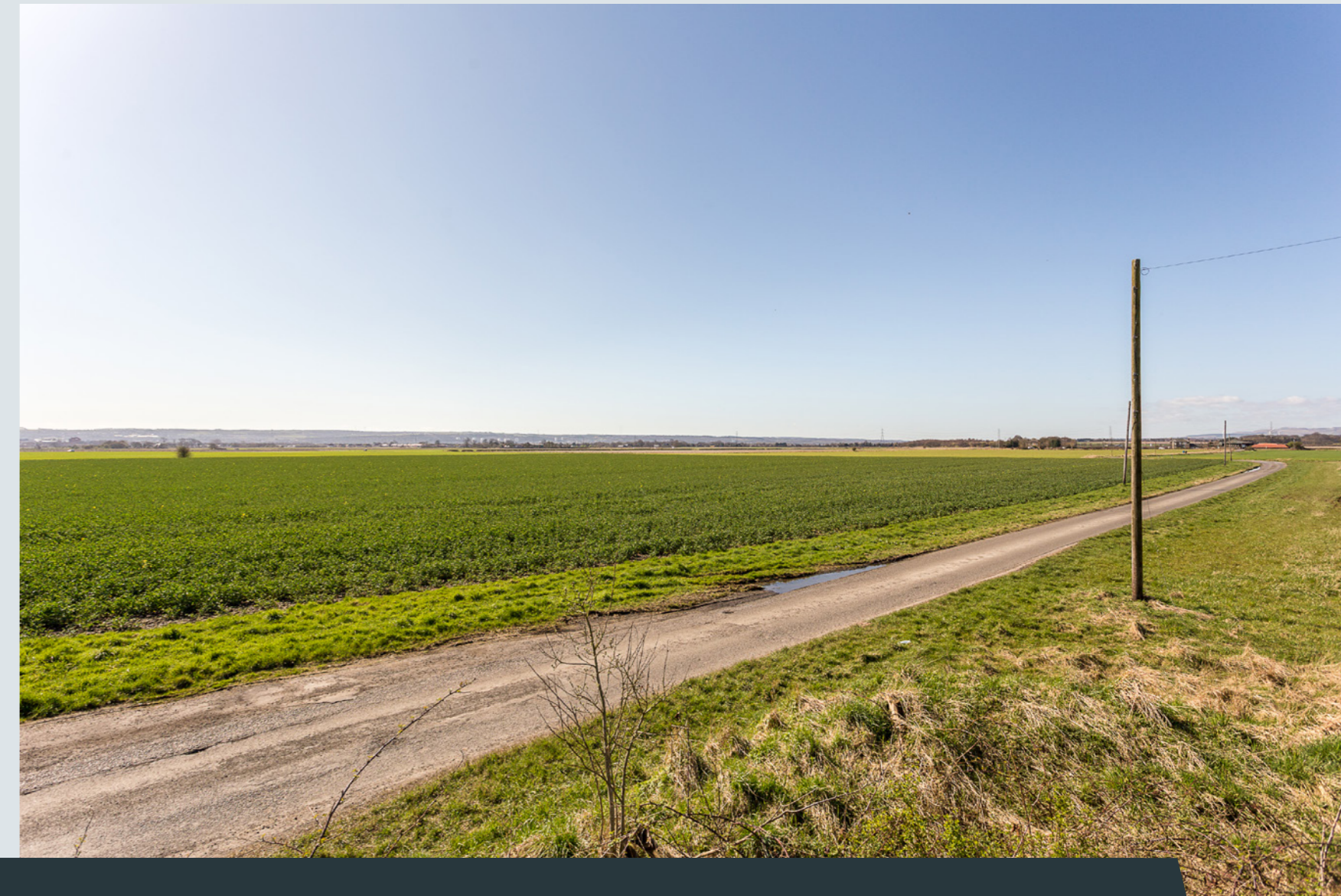
The land is very well placed for the M9 and M876 Motorways, making this location

popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with two railway stations offering rail connections to both Edinburgh and Glasgow and as well as a bus service.

For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



VIEWS



“ an idyllic rural setting amid a spectacular landscape ”

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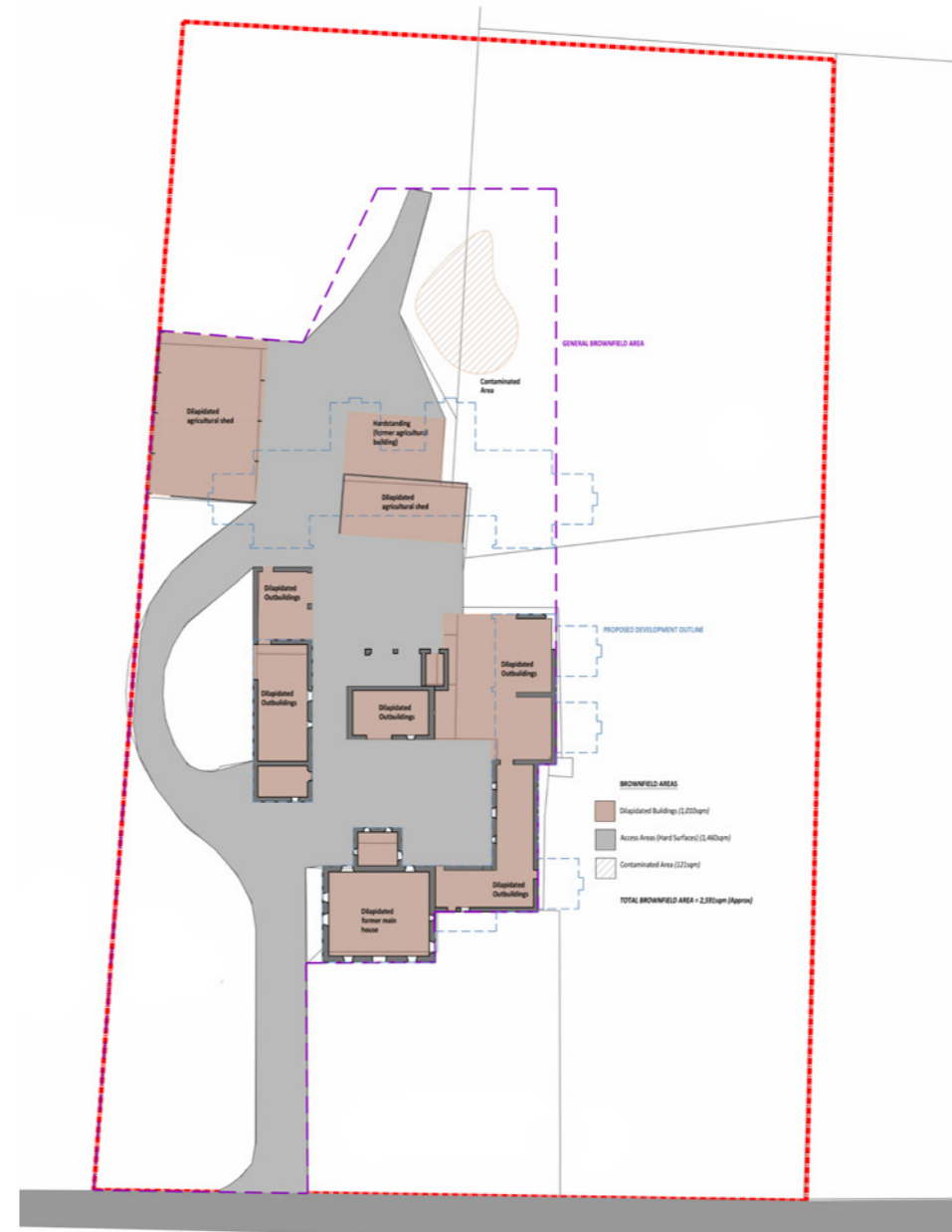
McEwan Fraser Legal is delighted to bring to the market this superb opportunity to purchase a prime residential development opportunity (approximately 2.47 Acres) on the outskirts of rural Falkirk with full planning for 9 spacious dwelling steadings.

McEwan Fraser Legal are open 7 days a week: 8am - Midnight Monday to Friday 9am - 10pm Saturday & Sunday to book your viewing appointment.





An aerial photograph of a rural landscape featuring various agricultural fields in shades of green and brown. A red rectangle highlights a specific area in the center-right of the image, containing several small buildings and structures. On the left side of the image, the word "SITE" is written vertically in a white, serif font, overlaid on a dark blue background. The overall scene depicts a typical countryside with a mix of cultivated land and some built-up areas.



PLANS



PROPOSED WEST ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100



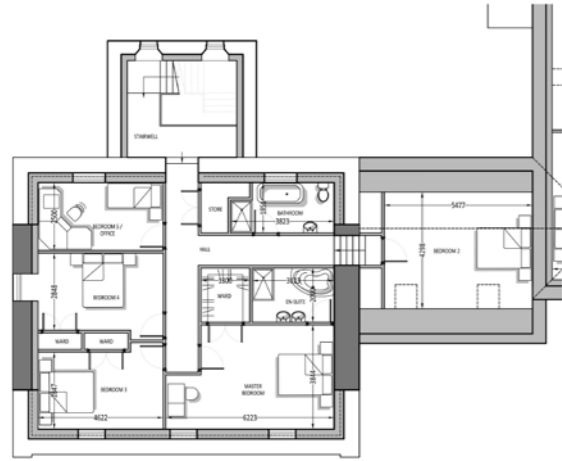
PROPOSED SOUTH ELEVATION
1:100

This prepared
site has granted
planning permission
detailed as follows:

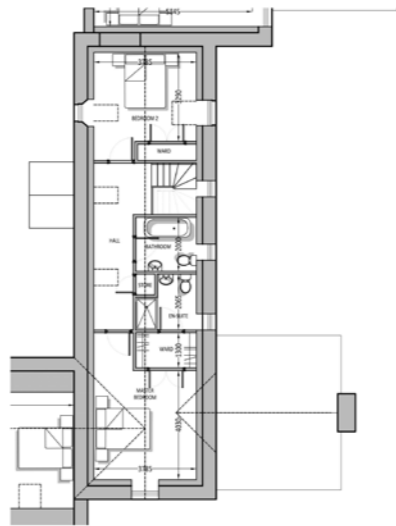
P/18/0146/FUL | Redevelopment
/ Conversion of Derelict Farm
Buildings to Form 5 Dwellings
and Erection of 4 Dwellings |
Brackenlees Farm Falkirk

The plans have been drawn
up by Local Architect "Enspire"
and comprise of converted
steadings, with attractive flexible
accommodation. The properties
feature charming stone elevations
and 4/5 bedrooms, with comfortable
reception rooms. The houses are full
of large windows throwing plenty of
natural light into each of the rooms.

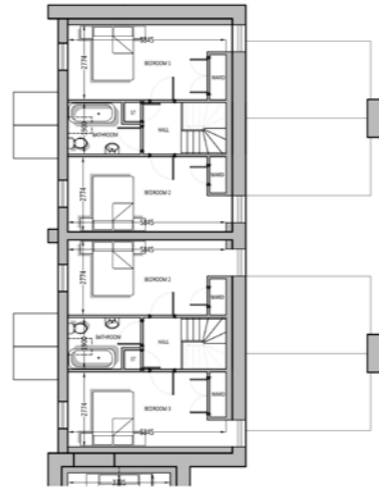
Copies of plans and consents can
be provided if requested by any
interested parties.



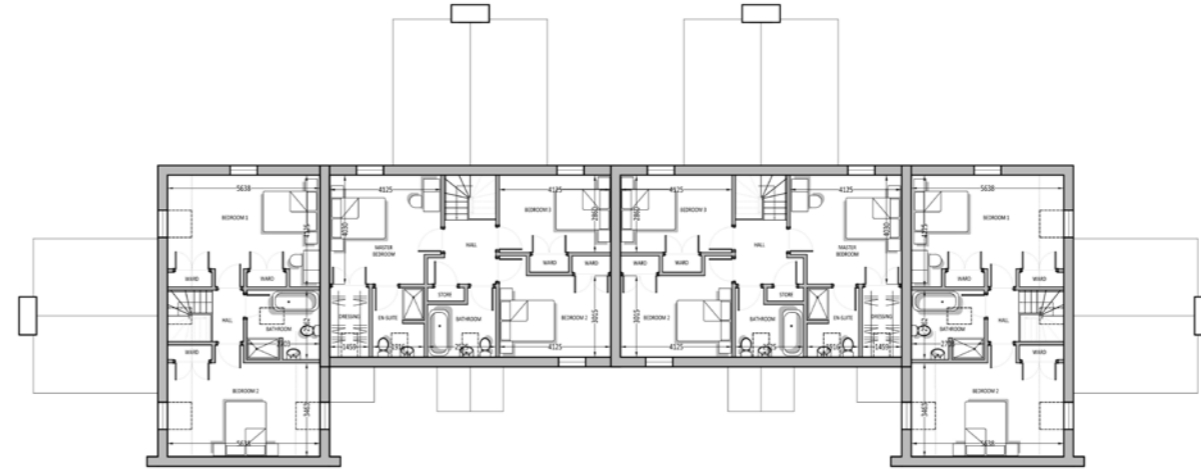
PLOT 1 - PROPOSED FIRST FLOOR LAYOUT



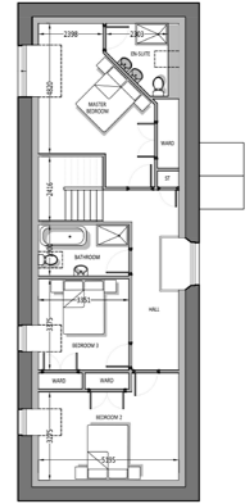
PLOT 2 - PROPOSED FIRST FLOOR LAYOUT



PLOT 3 & 4 - PROPOSED FIRST FLOOR LAYOUT



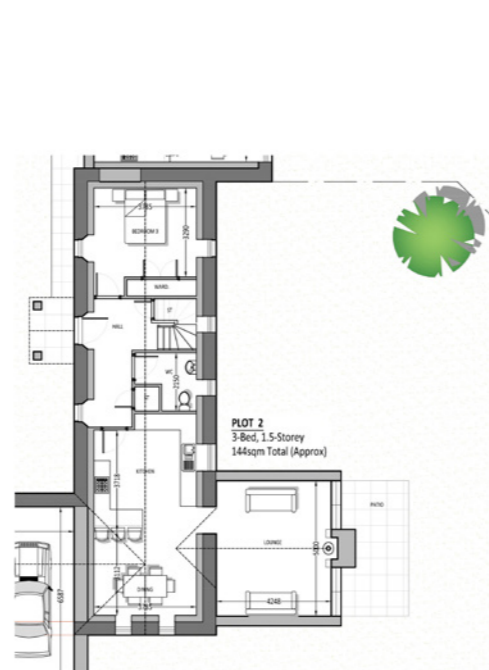
PLOT 5-8 - PROPOSED FIRST FLOOR LAYOUT



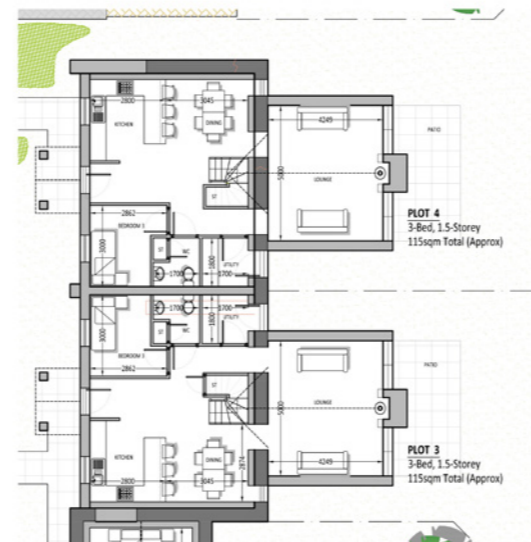
PLOT 9 - PROPOSED FIRST FLOOR LAYOUT



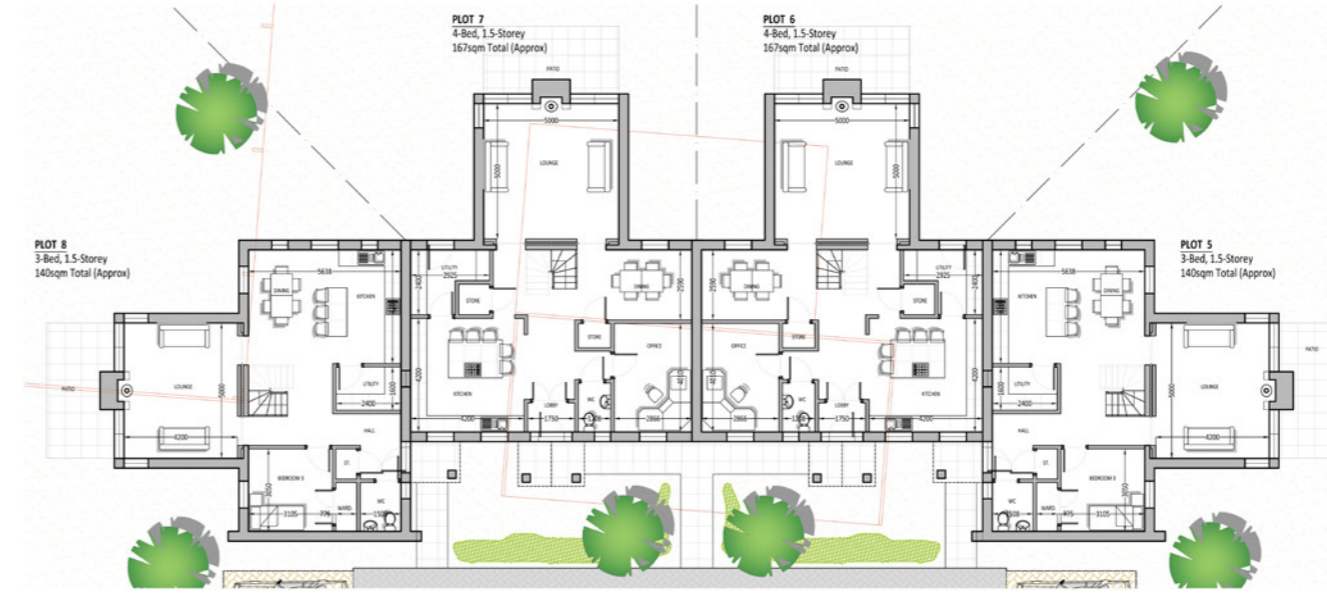
PLOT 1 - PROPOSED GROUND FLOOR LAYOUT



PLOT 2 - PROPOSED GROUND FLOOR LAYOUT



PLOT 3 & 4 - PROPOSED GROUND FLOOR LAYOUT



PLOT 5-8 - PROPOSED GROUND FLOOR LAYOUT



PLOT 9 - PROPOSED GROUND FLOOR LAYOUT



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Available

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Text and description
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Professional photography
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 Photographer



Layout graphics and design
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 Designer