

FOR SALE
RARELY AVAILABLE DEVELOPMENT OPPORTUNITY



Development Land, Livilands Gate, Stirling, FK8 2AU

- > Situated in popular residential area
- > Walking distance to Stirling City Centre
- > Extends to approximately 4.27 acres
- > Offers invited



LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations, benefitting from a central location, within the heart of the country. The city's location allows easy access by road and rail to all major business centres throughout the country, with Edinburgh and Glasgow both situated within around 40 minutes' drive. Stirling has a resident population of approximately 40,000 and a wider catchment of around 91,000 in the Stirling Council area. 55% of Scotland's population live within a 1 hour drive from Stirling, increasing to 80% within 2 hours.

Stirling is a historic City with renowned tourist attractions including the National Wallace Monument and Stirling Castle. The University of Stirling is highly regarded and is home to both the Scottish National Swimming Academy and Scottish Institute of Sport.

The site is situated immediately to the south of Stirling city centre and is within approximately 15-20 mins walk of all amenities, including: Thistles Shopping Centre, mainline railway and bus stations, primary and secondary schools.

DESCRIPTION

The site extends to approximately 4.27 acres and is bounded by Stirling Health and Care Village to the north and Burghmuir Road to the east. Access to the site is provided from Randolph Road to the west of the site.

PLANNING

The adopted Stirling Council Local Development Plan (LDP) allocates the site for residential purposes through H128. The LDP allocation gives an indicative figure for the site of 41 units. All Planning enquiries should be directed to Stirling Council Planning Department.

TERMS:

Offers are invited to purchase our client's Heritable Interest in the site.



JUNCTION 10, M9

STIRLING CASTLE

RAILWAY STATION

STIRLING UNIVERSITY

THE WALLACE MONUMENT

THISTLES CENTRE

CLOSING DATE:

A closing date for offers will require to be set and interested parties are therefore advised to notify the Selling Agents of their interest in the site.

Offers will require to be in Scottish legal form and should provide information relative to the offer, supporting the proposal both in terms of technical consideration and deliverability, as well as being able to demonstrate ability to fund the proposed development. Information which is required to be submitted with the legal offer will be set out in the closing date notification letter.

VAT:

All prices, rents, premiums etc are quoted exclusive of VAT, if applicable.

For any queries or to arrange a viewing, please contact —



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude



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