

FOR SALE
DEVELOPMENT OPPORTUNITY

GRAHAM
SIBBALD



**Land off Braeface Road, Banknock,
Bonnybridge, FK4 1UE**

- Site extending to approximately 2.508 Acres (1.015 Hectares)
- Within easy access of motorway network
- Potential for residential development (Subject to consents)

LOCATION

Banknock is a small, predominantly residential village, located approximately one mile west of Bonnybridge. The village benefits from easy access to the A80/M80 trunk road, with Glasgow City Centre around 16 miles to the south-west and both Falkirk and Stirling located approximately 6 and 7 miles to the east and north respectively.

The land is located on the north side of Kilsyth Road, accessed via a lane off Braeface Road, with local amenities within short walking distance.

DESCRIPTION

The site is currently an agricultural field and extends to approximately 2.5 acres/1.02 hectares. The land is accessed via a lane that also serves adjacent residential properties and benefits from an elevated position, providing scenic views towards the south.



PLANNING

A planning brief was prepared on behalf of our clients in 2020 and can be made available to genuinely interested parties. Further planning enquiries should be directed to Falkirk Council, Planning Department.

PRICE

Offers are invited for the benefit of our client's heritable interest in the site.

CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the site without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

VAT

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



ANTI-MONEY LAUNDERING (AML) PROCESS

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.

To arrange a viewing please contact:



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Surveyor
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CONAL PHILIBEN
Commercial Property Agent
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026