

FOR SALE

RARELY AVAILABLE DEVELOPMENT SITE

Situated in Popular Residential Location Within Walking Distance of Stirling City Centre



Former Stirling County Cricket Club Site, Torbrex, Stirling, FK8 2PA

Site Extends to Approximately 1.36 acres





LOCATION:

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location and allows easy access by road and rail to all major business centres throughout the country. Both Edinburgh and Glasgow are located approximately 40 minutes' drive from Stirling, making the City a superb commutable location. 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.

The site is situated within the Torbrex area of Stirling, a desirable residential location, less than 1 mile from the City Centre. The site is located within close walking distance of local shops and services and both primary and secondary schools are within the immediate vicinity.

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

DESCRIPTION:

The site extends to approximately 1.36 acres and is generally rectangular in shape, bounded to the east by Beechwood Park, an area of green parkland, with Stirling High School situated to the west of the site.

Vehicular access to the site will be taken from the north, through a new private housing development.

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 20 units. In accordance with the LDP's affordable housing policy, 25% of the units will require to be affordable.

A Planning Brief has been prepared by Stirling Council and this can be made available to interested parties.

All Planning enquiries should be directed to Stirling Council, Planning Department, telephone number 01786 233660.

GENERAL:

A site investigation, commissioned by the Vendors, has been carried out and PDF copy can be made available to parties who have noted formal interest in the site.

TERMS:

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

CLOSING DATE:

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

Offers will be required 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.





To arrange a viewing contact:



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Agent
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Graduate Surveyor
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