

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Land at Shore Road, Stirling, FK8 1LD

- Residential development opportunity
- Site extends to circa 1.15 Acres (0.46 Hectares)
- On the fringe of Stirling city centre

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 over 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 located directly north of Stirling City Centre and is within a short walk of all shopping and leisure amenities, as well as the mainline Railway and Bus Stations.

DESCRIPTION

The development site is located directly on the banks of the River Forth and is estimated to extend to approximately 1.147 acres (0.464 Hectares).

PLANNING

All Planning enquiries should be directed to Stirling Council, Planning Department. Please contact the sole agents in relation to previous planning permissions for the site.

TERMS

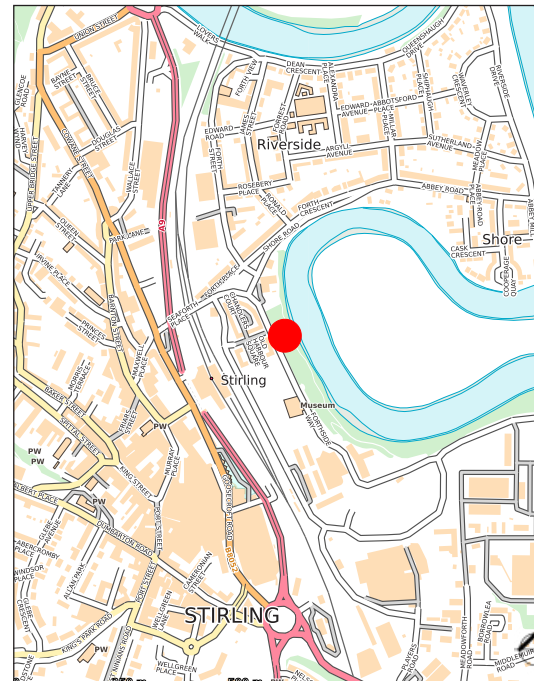
Offers are invited to purchase our client's Heritable Interest in the site.

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



To arrange a viewing please contact:



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Commercial Property Agent
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07771 528190



Andrew Peel
Surveyor
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01786 463111

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

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2025