



MACTAGGART
& MICKEL
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A CENTURY OF
WORKING TOGETHER
1925 - 2025

STONEYWOOD (DENNY) • REDWOOD DRIVE • FK6 5FP

RESIDENTIAL DEVELOPMENT SITE
WITH DETAILED PLANNING PERMISSION FOR 123 PRIVATE HOUSES (PENDING JUNE '25)

8.74 ACRES (3.54 HA)
DEVELOPABLE AREA OR THEREBY

STONEYWOOD • DENNY

LOCATION

The site which has access from a new roundabout off the B818 via Redwood Drive is situated on the western edge of the village of Stonywood adjacent to the town of Denny, 5 miles to the west of Falkirk and 7 miles south of Stirling.

The neighbouring Carrongrove development by Mactaggart & Mickel comprises 75 high quality homes, including an attractive conversion of a Victorian building to flats.

The site benefits from easy access to Denny town centre which has a Sainsburys supermarket and a good range of local shops and services. There are a choice of local primary schools including St Patrick's RC, Nethermains and Denny with several well regarded secondary schools located a short distance from the site including St Mungo's High, which has a strong academic record.

Camelon and Grahamston train stations in Falkirk provide regular services to Glasgow Queen Street Station (40 mins), Edinburgh Haymarket/Waverley (30 mins) and Stirling (10 mins). Regular bus services are available on Tarduff Place a short distance away.

The site lies 2.25 miles north of Junction 7 of the M80 connecting the site by car to the central Scotland motorway network - Falkirk (15 mins), Stirling (20 mins), Glasgow (30 mins), Edinburgh (60 mins).

SITE AND PROPOSED DEVELOPMENT

The subject site comprises the balance of Mactaggart & Mickel's successful Carrongrove development. The sale site is accessed through the existing housing. The SUDS pond within the existing development (to be adopted by Scottish Water) is sized to serve the development as a whole.

The site extends to a gross area of 24.60 acres (9.95 hectares), shown for indicative purposes outlined/shaded in red on the aerial photographs and planning layout and was part of a former paper mill. This comprises hardstanding which remains after the demolition of the former industrial buildings.

The proposed development will be accommodated on a platform with housing arranged along either side of a central spine road, surrounded by attractive mature woodland with the River Carron running along the northern boundary. It will provide a peaceful high quality environment with easily accessible local amenities and transport infrastructure.

The recent permission provides the following housing mix –

2/3 Bed Terraced	27
3 Bed Semi-Detached	42
4 Bed Detached	54
Total	123



PLANNING LAYOUT



SITE ENTRANCE



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PLANNING

Detailed Planning Permission is due to be granted under delegated powers in June '25 subject to documentation of a revised S.75 agreement the terms of which are agreed, for the site edged red on the planning layout for the erection of 123 private dwellings houses, including the formation of access road, open space, landscaping and ancillary works (REF P/24/0313/FUL). The requirement for three affordable units will be dealt with by way of a commuted sum.

A full up to date suite of planning information on the pending detailed consent is available on request. The scheme could be implemented as consented or permission sought for plot substitution with the successful bidders own standard house types.

There have been a number of modifications to the S.75 agreement attached to the original planning consent P/08/0296 across the whole site granted in 2008. Details of the outstanding S.75 obligations are available on request.

The previous planning history (key items) is as follows –

- **P/08/0296/FUL** Redevelopment of Former Paper Mill to Provide 129 Dwellinghouses and 53 Flats; 750 sq. m. of Commercial Floorspace; Roads Infrastructure Including New Roundabout; Open Space, Landscaping, Woodland Management and Public Pathway Provision; Construction of a Fish Ladder; and Conversion of Listed Building to Business Use. Approved.
- **P/13/0074/75M** Modification of Planning Agreement Attached to Planning Permission P/08/0296/FUL Removing the Requirement to Make a Transport Contribution of £550,000. Approved at Appeal.
- **P/16/0429/FUL** Conversion of Former Office Building to Create 7 Flats, Car Parking and all Other Associated Works. Approved.
- **P/16/0429/FUL** - Residential Development to Build 10 Flats, 38 Dwellinghouses and Associated Parking Areas and Infrastructure. Approved.
- **P/16/0653/75M** Modification of Planning Obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 registered over land registered in the Land Register of Scotland under title number STG58305 attached to Planning Permission P/08/0296/FUL to accommodate development under Planning Application Reference P/16/0429/FUL. Approved.

TECHNICAL INFORMATION

A full suite of technical information is available which can be assigned to the successful purchaser and is available on request -

- Site Investigation Reports
- Earthworks Assessment Pack
- Cut and Fill Contours Layout
- Utilities Surveys and Reports
- Drainage and SUDS



SALE SITE



