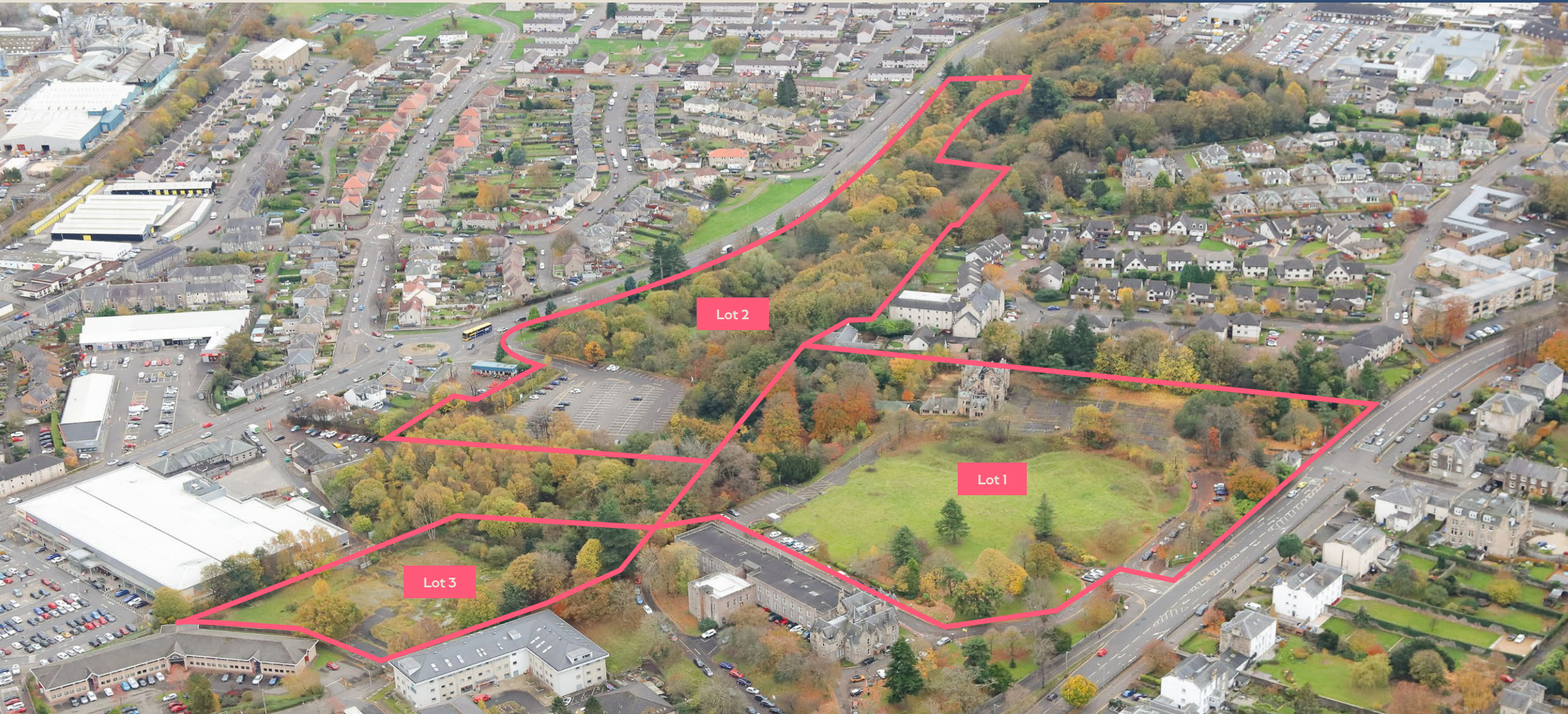


# NEW VIEWFORTH

Approx. 7.97 ha (19.7 acres) development site in central Stirling available in 3 Lots: 1. New Viewforth (3.35 ha / 8.3 acres) / 2. Burghmuir Road (3.86 ha / 9.5 acres) / 3. Wellgreen (0.76 ha / 1.9 acres) on behalf of Stirling Council

St Ninian's Road / Burghmuir Road / Wellgreen Place, Stirling FK8 2ET



AVISON  
YOUNG

# SUMMARY

Site extending to approx. 7.97 ha (19.7 acres) in central Stirling, immediately east of the desirable Kings Park suburb / south of Old Viewforth (Stirling Council Headquarters)

Available in 3 Lots: (1) New Viewforth (approx. 3.35 ha / 8.3 acres) / (2) Burghmuir Road (approx. 3.86 ha / 9.5 acres) / (3) Wellgreen (approx. 0.76 ha / 1.9 acres)

Approved Development Framework provides for an indicative capacity of around 135-165 residential units over the sales area

Opportunity for a range of uses including residential, student accommodation, retirement living and leisure, subject to the necessary consents

Sale on behalf of Stirling Council

**Closing Date set for Midday Tuesday 18th February 2025**



# LOCATION

The site is located immediately south of Stirling city centre, between St Ninian's Road and Burghmuir Road (A9), two arterial routes to central Stirling. The city has a population of around 37,900 (mid-2020 estimate, NRS) and is the administrative centre for the Stirling Council area. Stirling is positioned in central Scotland, around 35km north-east of Glasgow and 50km north-west of Edinburgh. Nearby settlements include Dunblane (8km), Alloa (9km) and Falkirk (16km).

Stirling has good transport connections with the M9 accessible locally at Junctions 9 and 10, providing routes south to Edinburgh (M9) and Glasgow (M80) and north to Perth (A9). Stirling railway station is around 1km north of the site, providing regular direct services to Glasgow Queen Street (approx. 30 mins), Edinburgh (approx. 50 mins) and Perth (approx. 30 mins).

The site is located close to the city centre, around 500m south of Thistles shopping centre (M&S; Primark; Sainsbury's Local). Central Stirling has a good range of independent and high street shops, together with numerous bars and restaurants. Springkerse Retail Park (B&Q; Currys; Morrisons) is located on the eastern edge of the city. The city also benefits from wealth of sporting facilities including gyms, swimming pools and those linked to the University – Scotland's University for Sporting Excellence.

Viewforth is positioned to the east of the desirable Kings Park suburb of Stirling, built on ancient royal hunting grounds. Amenities close to the site include King's Park; Stirling Golf Club; and Burghmuir Retail Park (Waitrose; TK Maxx). Stirling's rich history has bestowed the city with numerous important features including Stirling Castle, The National Wallace Monument and The Old Town Jail. Gleneagles Hotel is located around 22km north-east of the site. Accessibility to the A811 (Loch Lomond and the Trossachs); A84 (west coast); A91 (Ochil Hills); and A9 (Cairngorms) allows convenient travel to some of Scotland's most popular outdoor areas.

The city area is also home to the University of Stirling and Forth Valley College, with the site in the catchment areas of the following schools:

- Non-denominational High School: Stirling High School
- Denominational High School: St Modan's High School
- Non-denominational Primary School: Allan's Primary School
- Denominational Primary School: 4 schools, no defined catchments

In addition, independent schools including Dollar Academy; Strathallan (Forgandenny); Morrison's Academy (Crieff) Fairview International (Bridge of Allan) and Kilgraston (Bridge of Earn) are all located within the wider central Scotland region.





# LOT 1 – NEW VIEWFORTH

The site extends to approx. 3.35 ha (8.3 acres) and comprises ground / properties to the south of Old Viewforth, Stirling Council's headquarters, currently in office and other municipal use. Vehicular access is provided at 2 points to the west of the site, onto St Ninian's Road.

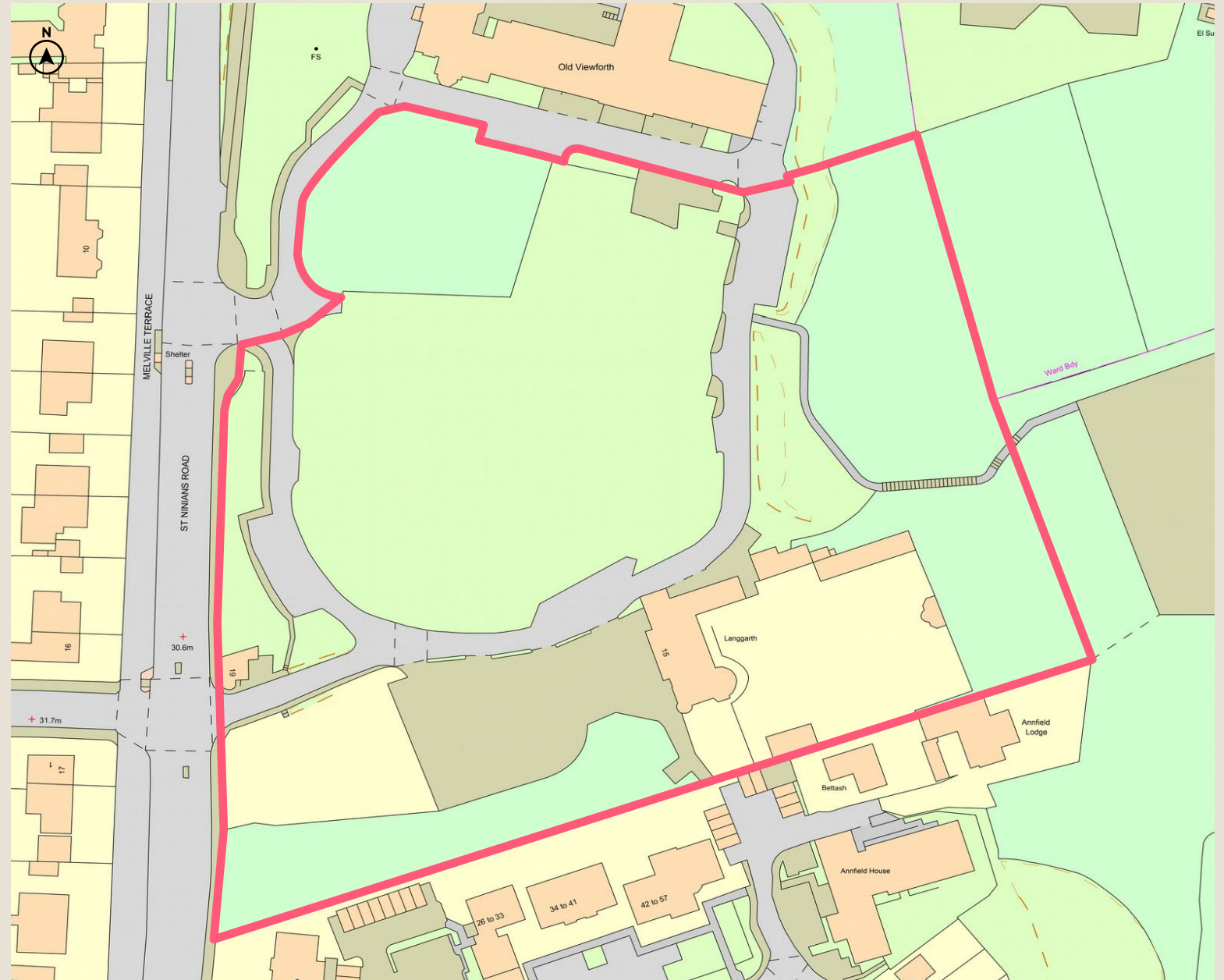
The main developable area comprises a grassed field to the north / centre of the Lot, previously occupied by a 1960's office building (New Viewforth - now demolished). To the south is a hardstanding car park area and Langgarth House, both designated for development. Langgarth Lodge is positioned to the west of the site, to the north of the southern vehicular entrance.

To the north of the site is Old Viewforth, Stirling Council's HQ. To the west is St Ninian's Road, then residential properties within the King's Park suburb of Stirling. To the south are residential / care home properties along Annfield Gardens. To the east is the wooded Burghmuir Embankment then Lot 2 and land out-with Stirling Council ownership.

Langgarth House is located to the south-east of Lot 1, comprising a B Listed villa built in 1897. The mainly sandstone property was built in a seventeenth century Scots style, with tower, turret and crow-stepped gables. The property is mainly 2-storey, with a single storey ancillary wing to the north and a third storey within the attic space over the main villa. The building has a walled garden to the rear with associated outbuildings and garden ground. The villa was used as office accommodation until around 15 years ago after which it was unoccupied. The property suffered substantial internal and external fire damage in March 2024 and Stirling Council are currently progressing plans for remedial works.

Langgarth House is included within the sales area but offering parties are requested to not apportion a value to the property within offers. Once the extent and specification of restoration / remedial works to be undertaken by Stirling Council are confirmed, the process of determining an equitable net value for Langgarth House will be agreed with the Purchaser on an open book basis.

Langgarth Lodge is included within the sales area and comprises a single storey and attic lodge in an Arts & Crafts design.



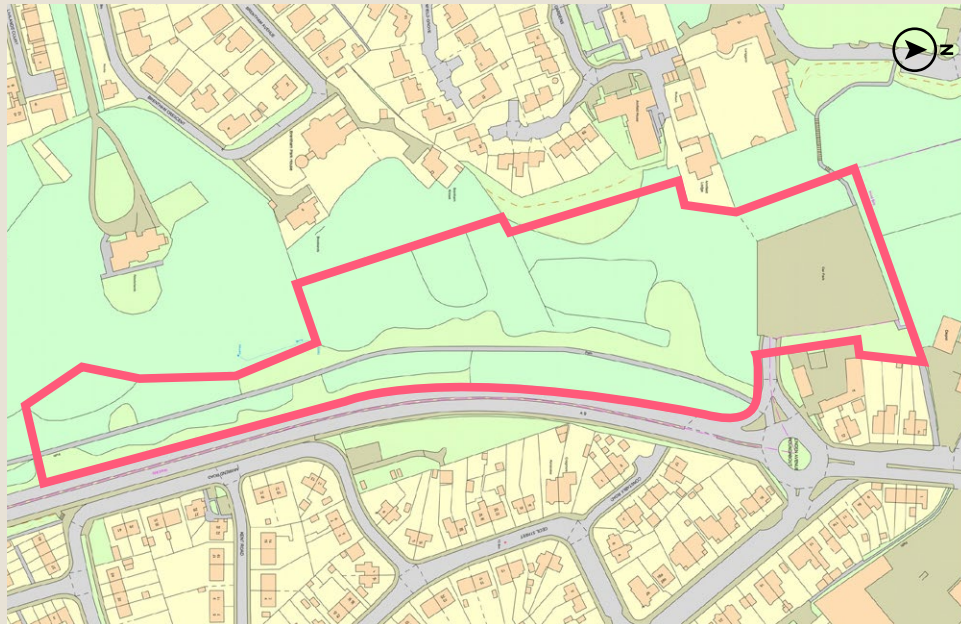


# LOT 2 – BURGHMUIR ROAD

The site extends to approx. 3.86 ha (9.5 acres) and comprises the Linden Avenue Car Park facility to the north and land along Burghmuir Road to the south. Vehicular access is currently provided at a single point to the east of the site, onto Linden Avenue Roundabout / Burghmuir Road (A9).

The main developable area comprises the car parking area (north) and shrubland (south). A significant proportion of the southern element of Lot 2 is not anticipated to be developable given environmental constraints.

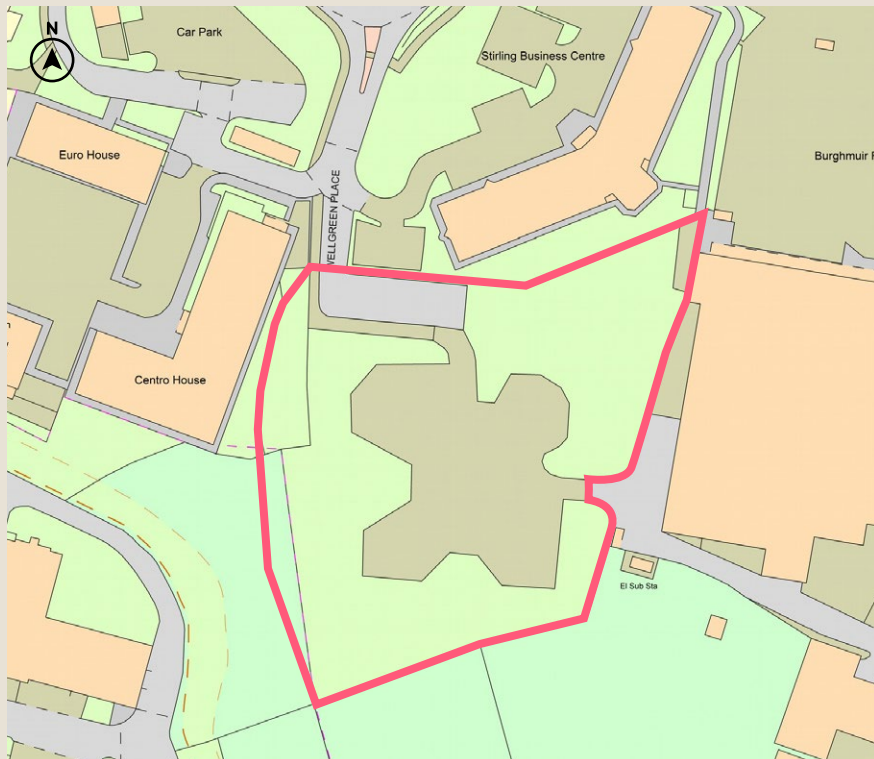
To the north of the site is land out-with Stirling Council ownership then Waitrose supermarket. To the west is the wooded Burghmuir Embankment. To the south is a further wooded area in which a care home property is located. To the east is Burghmuir Road (a dual carriageway section of the A9) then residential properties.



# LOT 3 – WELLGREEN

The land extends to approx. 0.76 ha (1.9 acres) and comprises the former Wellgreen Care Home site. The property is now demolished and the site has been cleared. Vehicular access is provided at a single point to the north of the site, onto Wellgreen Place.

To the north of the site is Wellgreen Place / office accommodation. To the north-west of the site is student accommodation. To the south-west is Stirling Council's Old Viewforth building. To the south is land out-with Stirling Council ownership. To the east is Waitrose supermarket / Burghmuir Retail Park.





# DEVELOPMENT FRAMEWORK

The Development Framework and Planning Brief for the Viewforth site was approved in October 2024 and contains the following information:

- Vision
- Site Information
- Planning Context
- Development Concept
- Illustrative Masterplan
- Reference Projects
- Site Photos

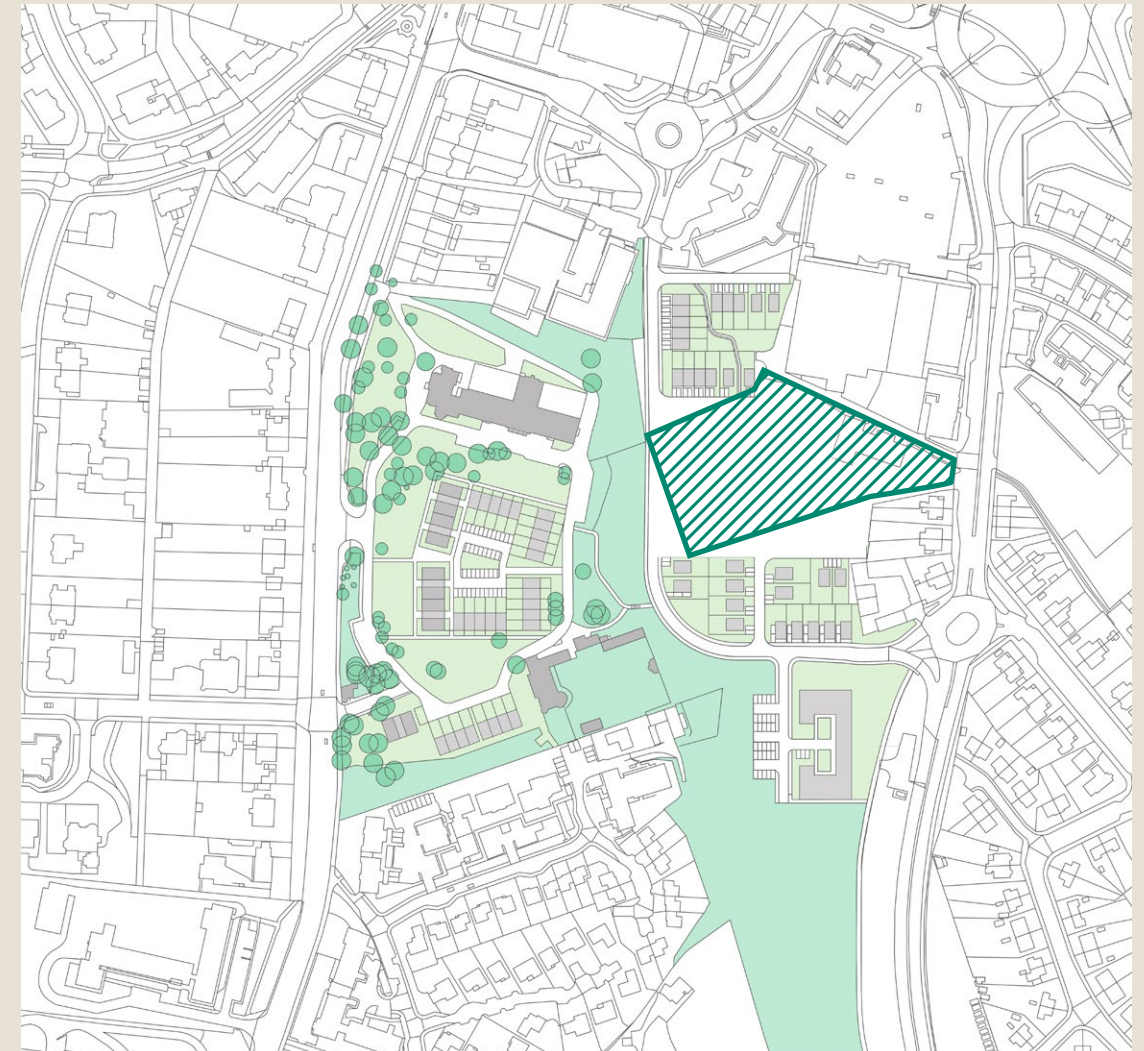
The document aims to provide a focus and certainty, along with a wider holistic approach to the redevelopment of the area. It provides parameters to guide future development proposals, taking account of up-to-date planning principles, climate adaptation and environmental factors along with key place making and heritage considerations. The framework has been prepared reflecting current national and local policies, including National Planning Framework 4 and the Stirling Local Development Plan (2018) and other key strategies. The document will assist in shaping proposals and will be a material planning consideration in assessing applications and inform planning decisions.

## Key Objectives

- Proposals carefully responding to surrounding townscape, in particular the transition between Kings Park to the west and Burghmuir to the east.
- Creating appropriate scale, massing and setbacks to St Ninians Road and Burghmuir Road.
- Reinforcing the green space and public realm to provide a rich landscape amenity connecting with the wider area.
- Responding to the setting, scale and alignment of Old Viewforth, Langgarth House and Langgarth Lodge.
- A mix of highly sustainable homes to create a diverse blend integrating with Kings Park and Burghmuir.
- Significant enhancement to pedestrian and cycle routes through the site linking with the wider network.

## Development Considerations

- The document sets out a framework for development rather than detailed, prescriptive design requirements.
- The indicative layout indicates a capacity of around 130-140 residential units, subject to final designs. This potential unit number range does not include units within the masterplan area out-with the sales area, to the north of Lot 2.
- The indicative layout includes Extra Care Units within Lot 2, please contact the selling agent for further information regarding the treatment of these units within offers.





## PLANNING

**Local Development Plan:** The site is designated as a Housing Site (H50) within the Stirling Local Development Plan, adopted October 2018.

**Conservation Area:** Lot 1 (New Viewforth) is positioned within Kings Park Conservation Area. Lots 2 and 3 are not within a Conservation Area.

### Listed Buildings:

Langgarth House (Lot 1)

Address: St Ninians Road 13, 15 Langgarth

Category: B Listed

Ref: LB41468

Gatehouse (Lot 1)

Address: 19 St Ninians Road, Langgarth Lodge.

Category: B Listed

Ref: LB41469

Old Viewforth (North of Lot 1 - Outwith Sales Area)

Address: Pitt Terrace, Viewforth (Stirling Council Offices), including entrance gateways and boundary wall to west.

Category: B Listed

Ref: LB48323

**Affordable Housing:** The affordable housing requirement will be 25% of total units.

For further information on planning please contact Stirling Council's planning department on 01786 233660 or at [planning@stirling.gov.uk](mailto:planning@stirling.gov.uk)

## METHOD OF SALE

A closing date for offers has been set for **Midday Tuesday 18th February 2025**. Full offer requirements are available from the selling agent.

The Heritable Interest (Scottish equivalent to English Freehold) in the site is offered for sale in 3 Lots.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

The owner reserves the right to sell the property without reference to any other party.



# NEW VIEWFORTH

St Ninian's Road / Burghmuir Road / Wellgreen Place, Stirling FK8 2ET



## FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance to receive access to the dataroom; the Closing Date Letter (outlining offer requirements); and any updates to the sales process.

Site viewings may be undertaken unaccompanied in an appropriate manner, at the viewers risk. Please contact the selling agent to request an accompanied viewing.

# AVISON YOUNG

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners
3. Satisfactory proof of the source of funds for the buyers / funders / lessee

November 2024