

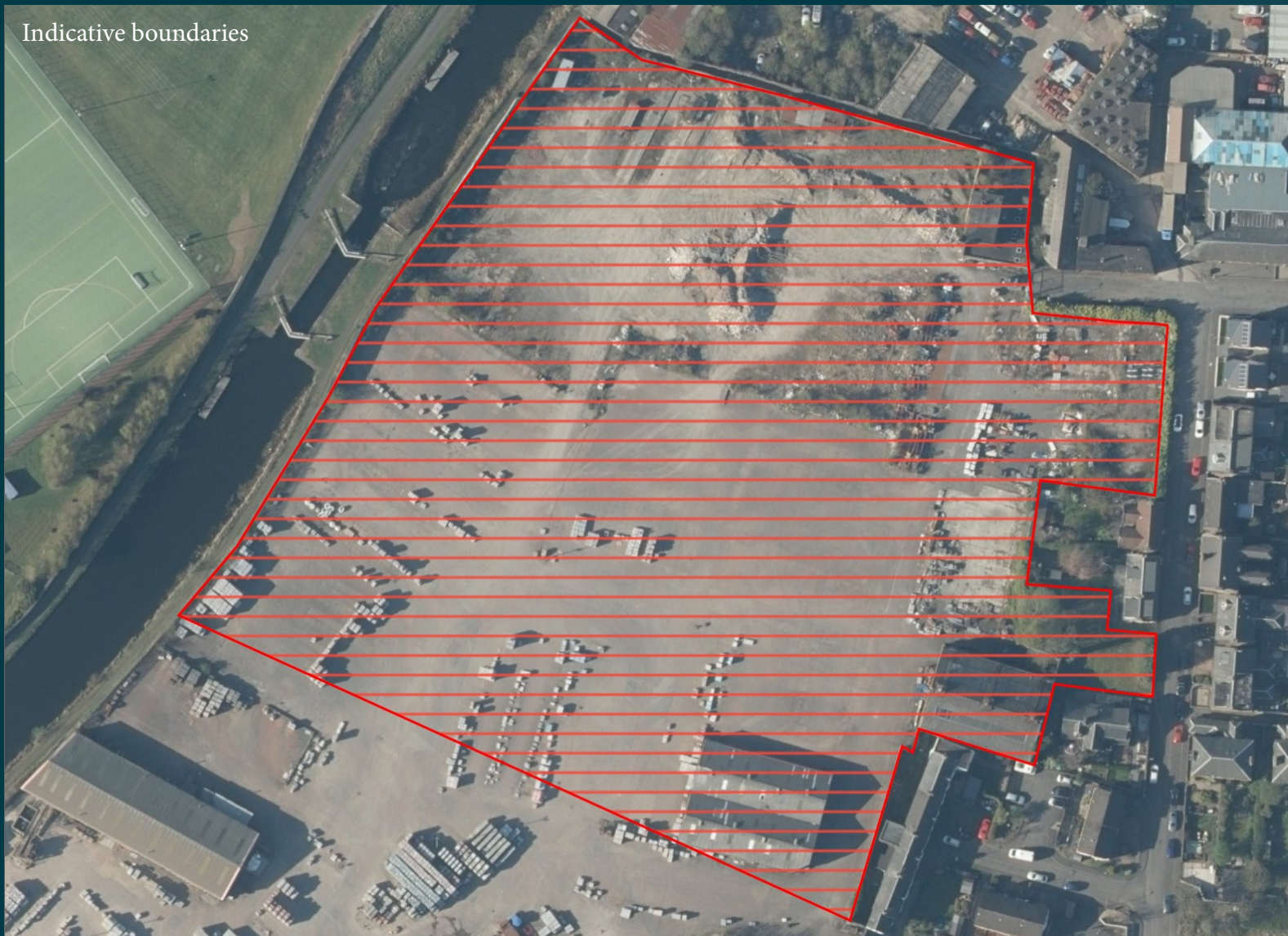
DM HALL

For Sale

**Residential
Development
Opportunity**

**Marshalls Works,
Gowan Avenue,
Falkirk,
FK2 7YS**

**2.85 Ha
7.05 acres**



Property Details

- Commercial site zoned under the local plan as having potential for redevelopment
- Significant town centre development opportunity
- Bounded to the east by the Forth and Clyde canal
- Offers invited
- Site Investigation and Access Appraisal reports available upon request

LOCATION:

The subjects lie at the western end of Gowan Avenue, a short distance from its junction with Grahams Road (B902) to the north of Falkirk's principal town centre.

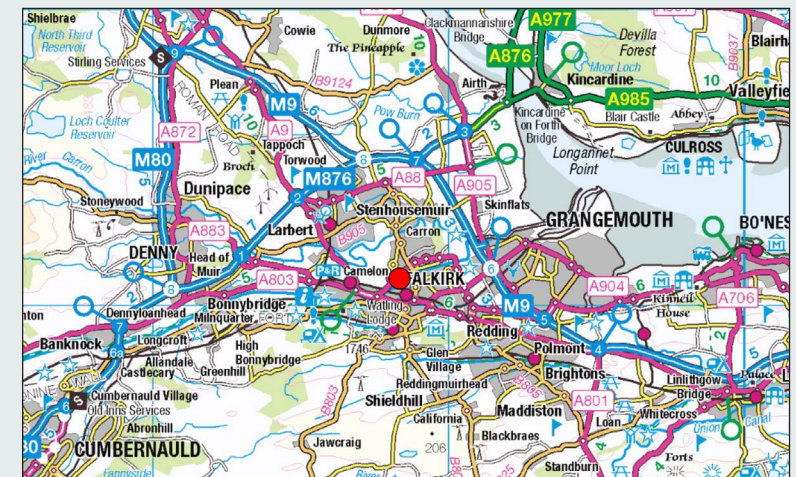
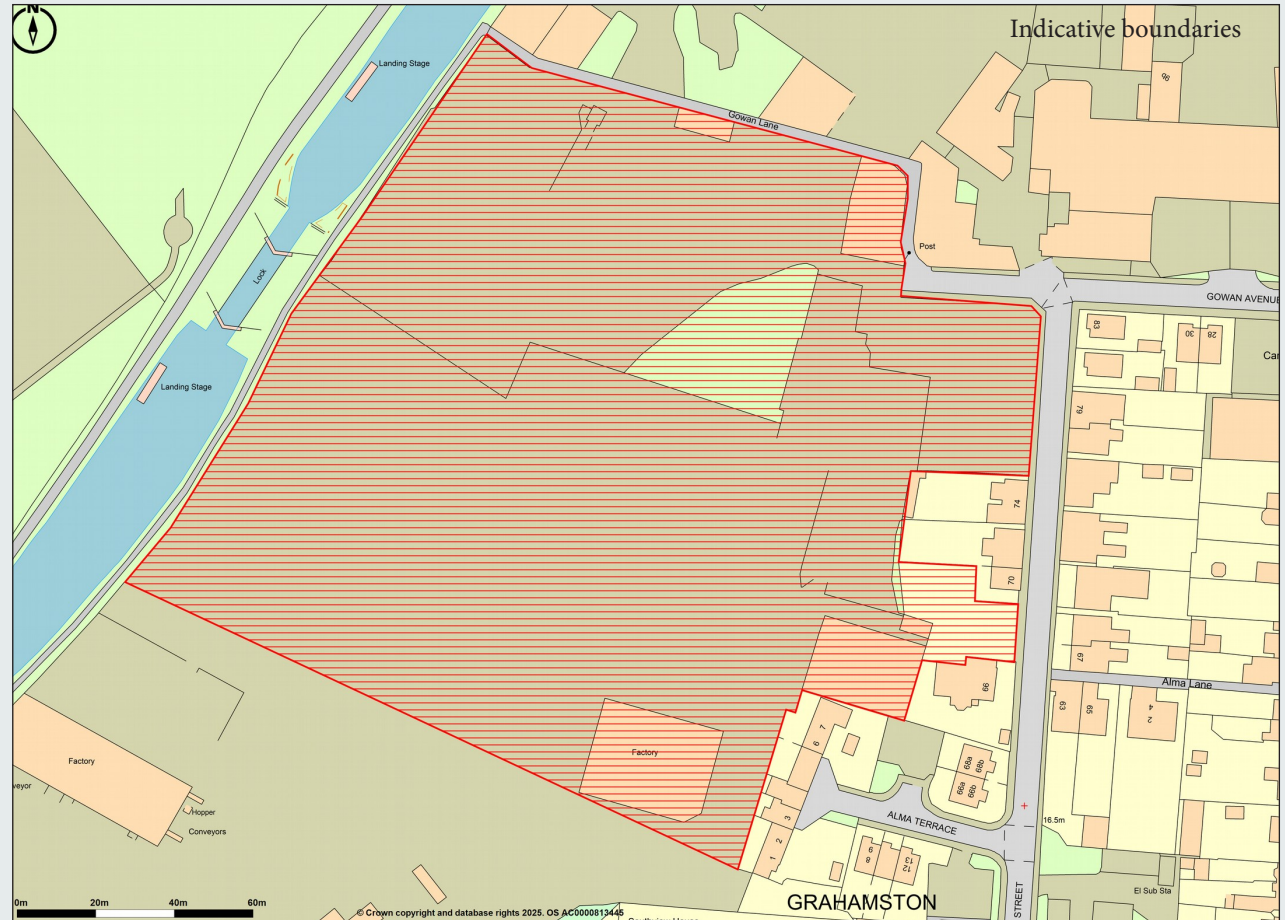
Falkirk itself comprises an important town within central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local government facilities having a resident population of over 33,000 people and an immediate catchment of over 150,000.

In terms of the site itself the subjects presently form part of a larger commercial facility which is situated within an area of mixed usage, bounded predominantly to the east by established residential dwellings. The Forth and Clyde canal forms the western boundary with the site overlooking St Mungo's High School which lies on the opposite bank.

DESCRIPTION:

The site extends to approximately 2.85 hectares (7.05 acres) presently forming part of a larger commercial site, the southern proportion of which will be retained by the vendor for the continuation of their ongoing business.

As such, the subjects represent a brown field site which is largely cleared and generally level, with access via Gowan Avenue which connects to the site at its northeastern corner.



Property Details

PLANNING:

The subjects are covered by the current Falkirk Local Development Plan 2 (LDP2) as adopted on the 7th August 2020.

Under the existing local development plan the subjects are identified as, "business areas with potential for redevelopment (JEO3)".

All further enquiries in terms of the potential redevelopment of the site should be directed to either:-

Falkirk Council Development Planning
Tel: 01324 506070

Or

Paul Houghton MRTPI
Houghton Planning Ltd.

Tel: 07780117708
paul@houghtonplanning.co.uk

ACCOMMODATION:

We calculate the subjects extend to a total site area of 2.85 Ha (7.05 acres).

SALE TERMS:

The anticipated purchase price will be dependent upon the form of development proposed and we would anticipate that interested parties will work up a development layout and density together with a headline price. Developers' proposals will then be utilised to identify a short list of interests for further discussion and eventual identification of a preferred purchaser.

OFFERS:

We do not anticipate that offers should be submitted without previous discussion and, indeed, identification of a preferred bidder. Once interest has been fully ascertained, our requirements for submitting proposals will be made clear to all parties with a registered interest.

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RICS

ENERGY PERFORMANCE:

Given the nature of the subjects no Energy Performance Certificate (EPC) is available.

NON DOMESTIC RATES:

The subjects are presently rated as part of the larger site and having regard to the Scottish Assessors Association Website (www.saa.gov.uk) we note that the overall entry in the valuation roll is at rateable value £360,000.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Michael McIntyre

Juliet robertson

falkirkproperties@dmhall.co.uk

DM Hall LLP

Unit 6A, Callendar Business Park, The Courtyard
Falkirk FK1 1XE
01324 628321

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