

LAND AT MIDDLETONKERSE

MENSTRIE, CLACKMANNANSHIRE

RESIDENTIAL DEVELOPMENT SITE



Galbraith

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RESIDENTIAL DEVELOPMENT SITE

- Approximately 22.83 acres (9.24 hectares)
- Zoned in the Clackmannanshire LDP for residential development
- Service connections nearby
- Indicative capacity for 84 units
- Popular location with good accessibility
- Direct access from a public highway
- Offers Invited

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com



LOCATION

The land is located on the southern edge of Menstrie and extends to approximately 22.83 acres. The village benefits from a range of local amenities including a shop with post office, a pub, petrol filling station and a primary school. Further amenities are available in Bridge of Allan including a train station and the University of Stirling approx. 4.5 miles to the west of the site. The City of Stirling has a wide range of services and amenities including, supermarkets, shopping centres, retail parks, industrial estates, banks, medical services, leisure facilities and a mainline railway station with regular services to Edinburgh and Glasgow.

The village is popular with people looking to commute to the Central Belt with the excellent transport links and train stations in Alloa, Bridge of Allan and Stirling being within reasonable driving distance.

DESCRIPTION

The site is generally level and is accessed via Tullibody Road to the east. A secondary access is available via Middleton to the north east of the site. The land is currently in agricultural production and bounded to the north by residential properties and open agricultural land to the south. The site is irregular in shape and extends to approximately 22.83 acres (9.24 hectares).

PLANNING

The land is zoned in the Clackmannanshire Local Development Plan for residential use with an indicative capacity for 84 units under ref: H34.

There will be a requirement for a flood risk assessment, drainage impact assessment and drainage strategy in any planning application for the site.

Developer contributions are likely to include on site affordable housing provision or commuted sum, education contribution, green network improvements and sports pitch provision.

SERVICES

Mains services are available adjacent to the site and plans showing the location of nearby service infrastructure is available in the online data room.

TECHNICAL INFORMATION AND DATA ROOM

Details of the nearby services and the LDP allocation information is available in the online data room, please contact Galbraith for access.

Any further planning enquiries can be directed to Clackmannanshire Council: 01259 450 000.

METHOD OF SALE

Conditional greenfield/headline offers are invited freehold interest in the site with vacant possession.

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Headline/Greenfield Price and method of payment
- Conditions of purchase
- Proposed use, total unit numbers/ total sales area (sq ft /m)/ headline sales prices (sq ft /m) with proposal for overage payments on subsequent uplifts above these baseline figures (optional but bid assessment will allocate a positive score to bids incorporating these provisions)
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application (if required).
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third-party approval
- Legal representatives' details

A deposit of £50,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.



Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith
Suite C,
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Stirling,
FK9 4RN

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01786 434 630
07909 978 644

SOLICITORS
TBC

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Particulars prepared March 2025

