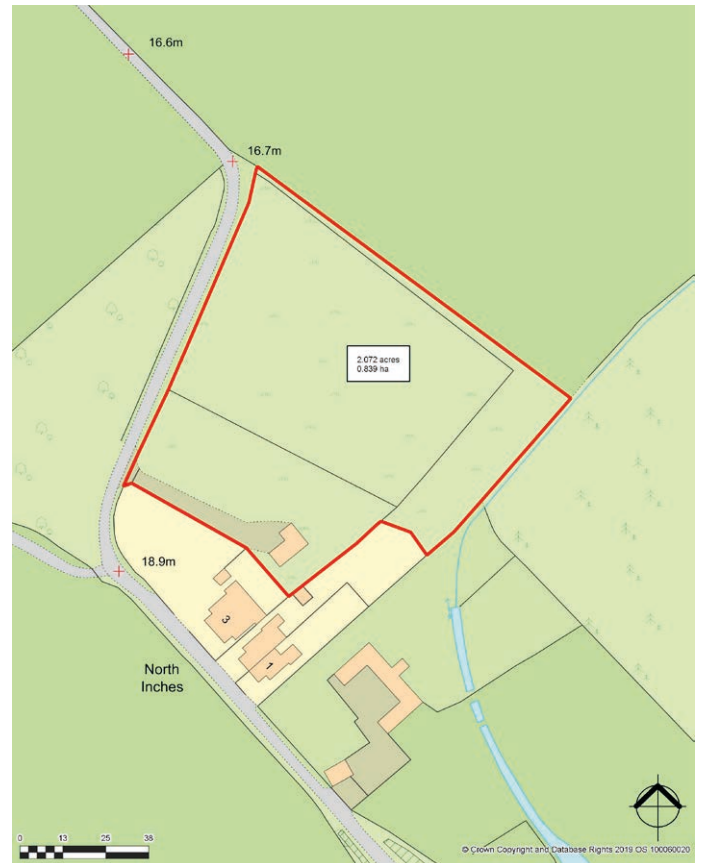
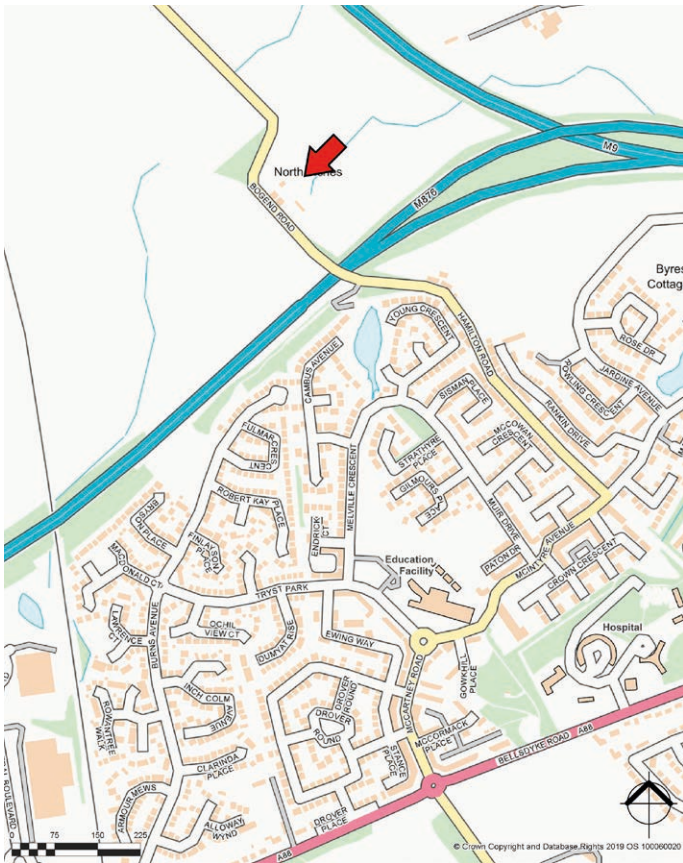




## North Inches, Larbert, FK2 8RQ

- Development site
- Situated in attractive semi rural location
- Close to motorway network
- Previous consent for development of B+B and short stay accommodation



**LOCATION:**

Larbert is a small predominantly residential suburb of Falkirk and benefits from excellent transport connectivity with a mainline railway station and easy access to Scotland’s motorway network.

The site is situated in a semi-rural location, around 2 miles north of Larbert Town Centre and a short distance from Kinnaird Village, a large recently developed residential estate, which provides local shopping facilities, primary school etc.

The Ordnance Survey extracts, which are for identification purposes only, show the location and approximate extent of the site.

**DESCRIPTION:**

The site, which extends to around 2 acres, was previously used as a grazing paddock, and is generally rectangular in shape.

**PLANNING**

The site has previously had consent for a development of short stay accommodation and bed and breakfast uses. A Planning Position Note has been prepared for the site and this can be made available to genuinely interested parties. Any

planning enquiries should be made direct to Falkirk Council, Planning Department.

**PRICE:**

Offers are invited for the benefit of our client’s heritable interest in the site.

**VAT:**

All prices, rents premiums etc are quoted exclusive of VAT (if applicable).

**CLOSING DATE:**

A closing date for offers may be set and interested parties are advised to register their interest with the sole agents. Our clients reserve the right to sell the site without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

**VIEWING AND FURTHER INFORMATION:**

The site can be viewed at any time, however, interested parties should advise of their intention to do so prior to visiting the site.

**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

**To arrange a viewing please contact:**



**Andrew Peel**  
Property Agent  
apeel@g-s.co.uk  
01786 463111



**Tony Barclay**  
Property Agent  
tony.barclay@g-s.co.uk  
0141 332 1194

**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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2020