

# LAND FOR SALE



NEAR BENVIEW, FISHCROSS, CLACKMANNANSHIRE, FK10 3AR

(c 1.34 acres)

- ✓ Prominent roadside location
- ✓ May suit market garden / tourism use / pony paddock or similar
- ✓ Close to SSPCA National Wildlife Rescue Centre



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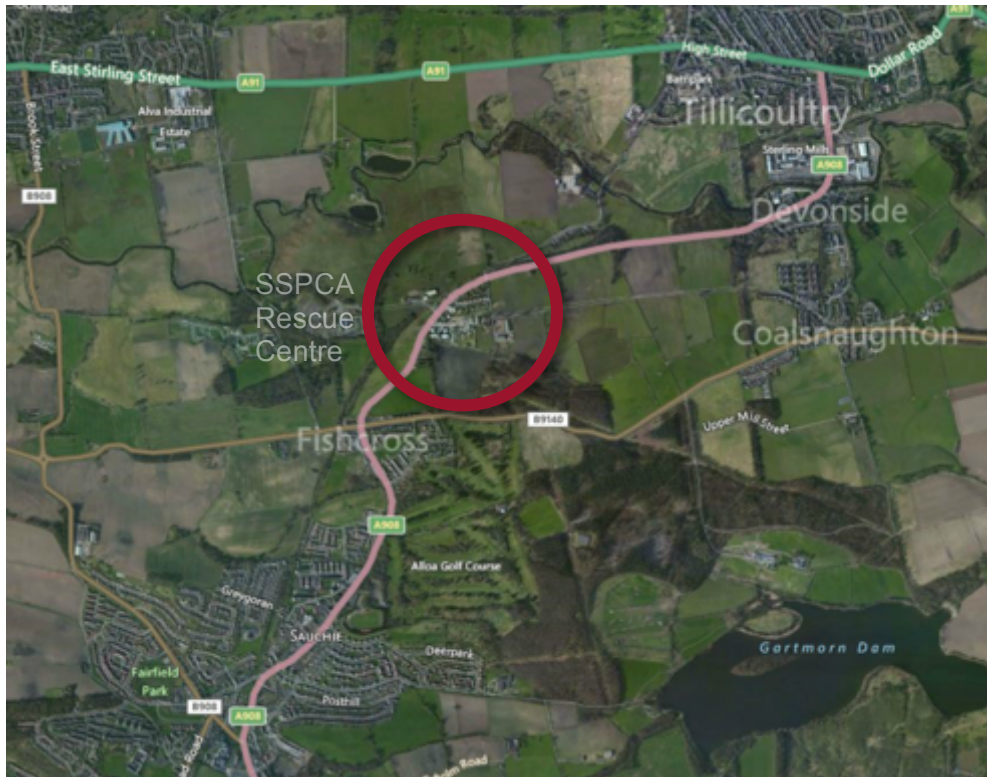
## Location / Description

The villages of Fishcross & Devon Village are situated approximately 2.5 miles north of Alloa and around 2 miles south of Tillicoultry on the A908. The land is situated at the west side of Devon Village, on the A908 (Alloa to Tillicoultry road) opposite its junction with Benview Terrace, adjacent to the Ochills Mountain Rescue Base and close to the SSPCA National Rescue Centre.

The land is generally rectangular in shape with approximately 225 metres of frontage along the A908 and is broadly level (although the north / east end of the site forms a cutting). The property comprises self-seeded overgrown land, bound to the south by the A908, to the north by the Devon Way footpath, to the east by Lower Mill Street and to the west by a post and wire fence.

## Site Area

We understand the site extends to approximately 1.34 acres (0.54 hectares)



## Planning

The site is identified in the Local Development Plan as white land. Interested parties should satisfy themselves in regards to any intended uses.

## Sale Terms

The vendor is seeking unconditional offers for their heritable interest (equivalent to English Freehold) in this land.

Our client is not bound to accept the highest or indeed any offer submitted.

## VAT / Entry / Legal Costs

VAT may be charged on the purchase price. Entry will be granted by agreement upon conclusion of legal formalities. Each party will be responsible for their own legal costs in connection with this transaction including LBTT and VAT.

## Directions

From Alloa or Tillicoultry take the A908, the location of the site is identifiable by our "For Sale" board on the northern side of the road.

**SATNAV:** Postcode is FK10 3AR

## Viewing

By arrangement with the selling agents. No liability in respect of damages or injury whilst on the site is accepted by either Smart & Co or the vendors.

## Doug Smart

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