

LAND FOR SALE



ON THE INSTRUCTIONS OF
 **Clackmannanshire Council**
www.clacksweb.org.uk

SITE B, CLAREMONT, ALLOA, CLACKMANNANSHIRE, FK10 2DN

- ✓ EXCELLENT SELF-BUILD OPPORTUNITY
- ✓ MAY SUIT 1 OR 2 DETACHED HOMES
- ✓ SITE OF 0.18 ACRES



www.smartandco.co.uk

Indicative Layouts

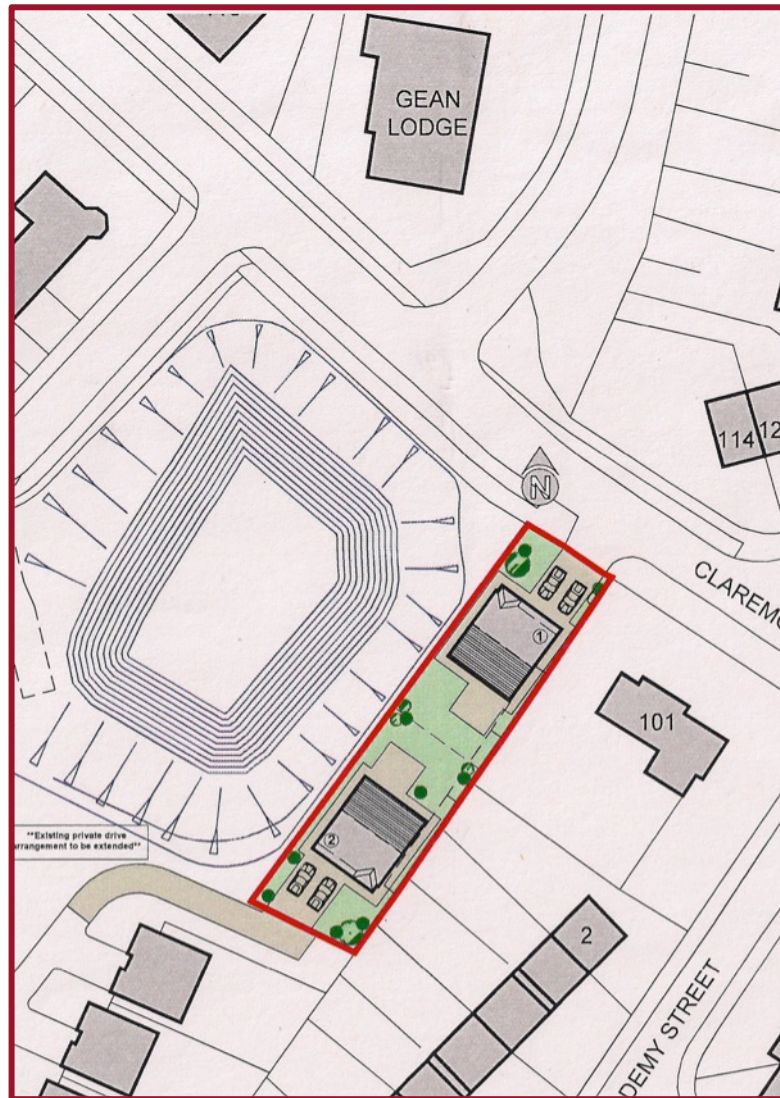
The indicative layouts shown below are for illustration only and are not intended to be relied upon.

Interested parties should discuss their own proposals with Clackmannanshire Council Planning Department on 01259 452 615

Layout 1 – showing possible single house development



Layout 2 – showing possible double house development



STATUS

SKETCH PROPOSALS

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The E Centre • Cooperage Way Business Village • Cooperage Way
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PROJECT
Proposed Residential Development at
Land to West of 101 Claremont,
Alloa

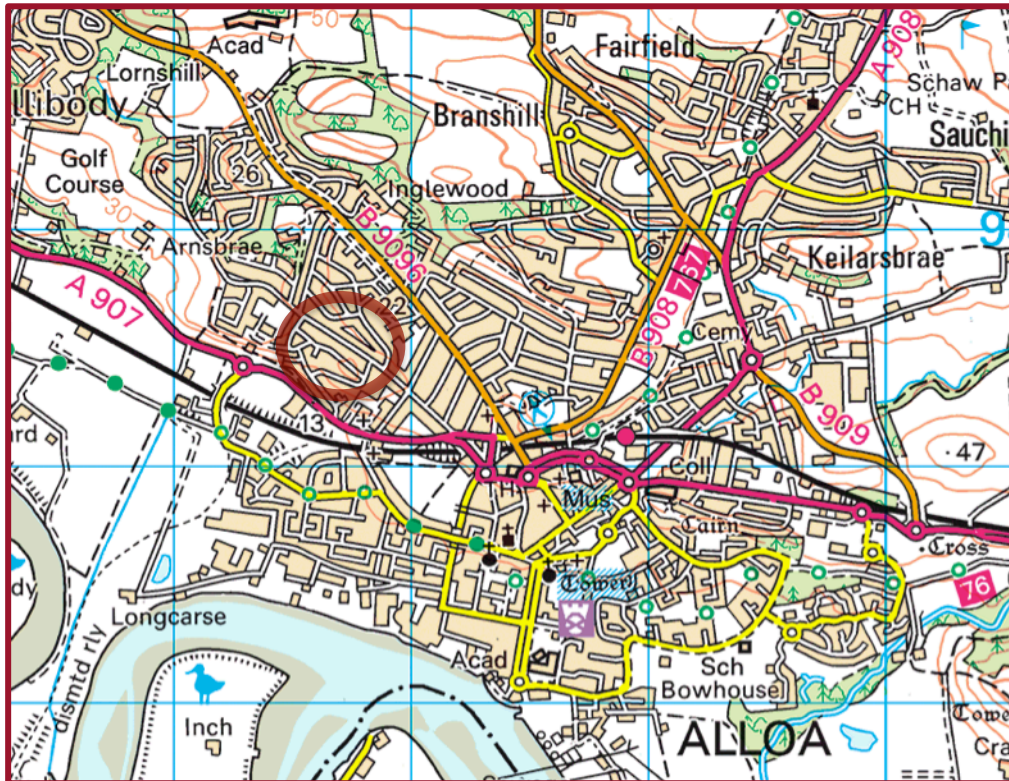
Location / Description

With an estimated population of nearly 19,000 and a catchment in the order of 50,000, Alloa is the main town within Clackmannanshire and is located approximately 9 miles to the east of Stirling. The property is well situated within a short walk of the main town centre but is easily accessible from the main transport routes in and out of the town and the golf course and countryside to the west.

The site sits to the east of the Claremont Park development by Bellway Homes and to the west of 101 Claremont. The property formed part of the former Alloa Academy site and is broadly rectangular shaped with a gentle slope towards to the north, affording attractive views of the Ochill Hills.

Site Area

We understand the site extends to approximately 0.18 acres.



Planning / Services

The site is considered suitable for residential development. Mains gas, water, drainage, electricity and telecoms are available adjacent to the site.

We are advised that the owners of 101 Claremont have informally created a driveway access over a small part of the Site, but no rights to use this exist. The purchaser of the Site may wish to address this as part of the purchase process.

Sale Terms / Closing Date

The vendor is seeking best 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.

Interested parties should express interest to the Agents to ensure they are advised of any closing date which may be set.

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.

SATNAV: Postcode is FK10 2DN

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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