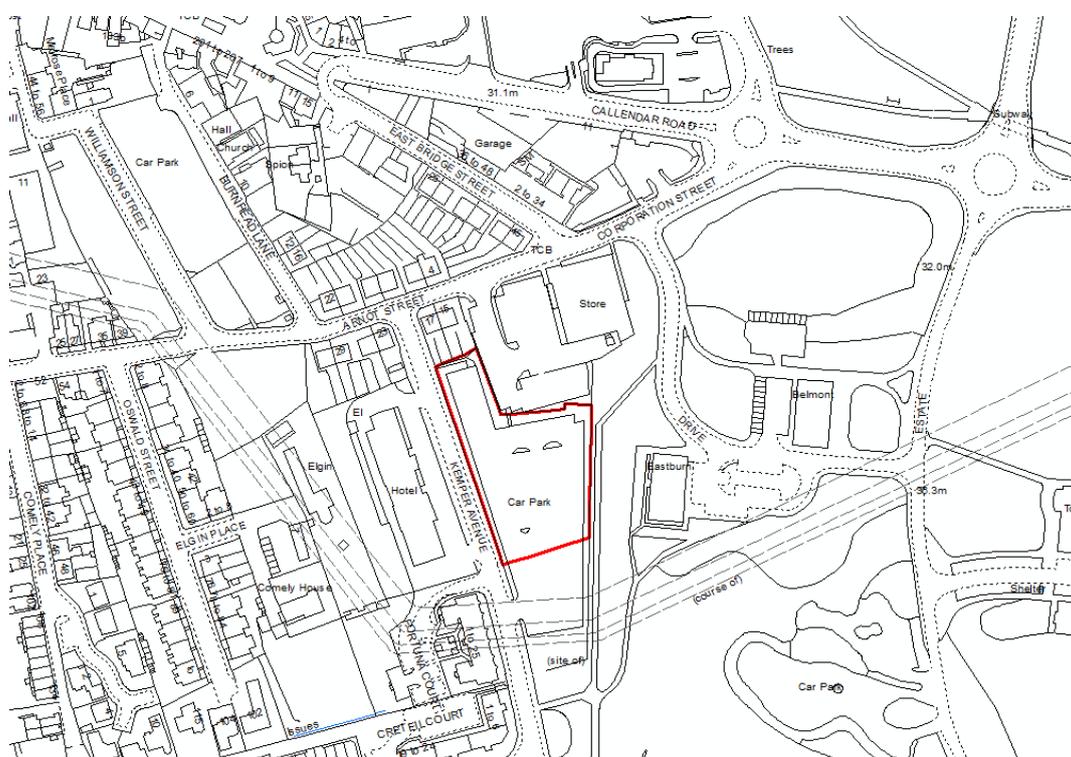




Falkirk Council
Development Services

FOR SALE

DEVELOPMENT OPPORTUNITY



**0.47 HA (1.16 ACRES) DEVELOPMENT SITE,
KEMPER AVENUE, FALKIRK, FK1 1UF**

**OFFERS IN THE REGION OF
£330,000**

**CLOSING DATE FOR OFFERS
2PM FRIDAY 5TH JULY 2019**

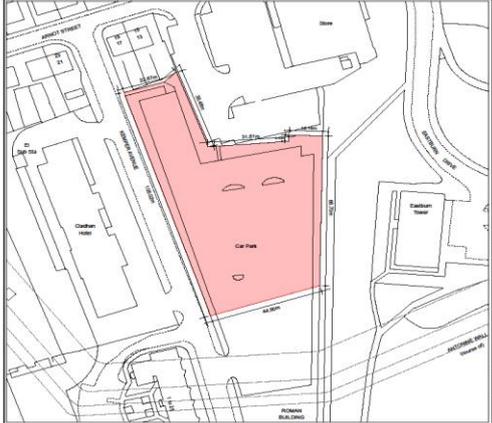
CONTACT:
Keith Raffan, Property Surveyor
Falkirk Council
Development Services
Keith.raffan@falkirk.gov.uk
TEL 01324 504 999
DIRECT DIAL 01324 50 4797

SITE AT KEMPER AVENUE, FALKIRK, FK1 1UF.

LOCATION

The subjects are within the town of Falkirk, the largest town in the Falkirk Council area, with a population of around 35,000. Motorway links are excellent with the M9 and M876 close to the eastern, western and northern edges of the town. The nearest railway stations are Falkirk High, which is less than a mile away, offering fast rail connections to Edinburgh and Glasgow of less than half an hour and Falkirk Grahamston half a mile away offering services to Stirling, Edinburgh and beyond.

There is a mix of uses in the surrounding area with Lidl to the north, the Hotel Cladhan on the west, Callendar Park to the south east and housing to the north-west and east. The High Street is a few minutes' walk to the north.



DESCRIPTION

The subject comprises the northern portion of an essentially flat tarmacked public car park. The site is suitable for a wide range of uses for this central location – see **PLANNING** below. Please note there is a culvert enclosing a stream running through the site roughly south to north in the centre of the site and the Antonine Wall is a little further north than that which is shown on the OS map above. Future access to the site would be taken approximately half way along the western boundary of the site.

PLANNING

The site lies within the Urban Limit and is classified in retail terms as an edge of centre site. In terms of acceptable uses, housing is likely to be acceptable subject to Policy HSG03, and Class2/Class 4 Business subject to Policy BUS04. The site could also be suitable for food and drink uses subject to Policy TC04, and tourism uses subject to Policy BUS01. Because the site is located outwith the Town Centre boundary, the acceptability of retail and commercial leisure proposals would be dependent on assessment against Policy TC03, which in turn would depend on the scale and nature of proposals.

The Antonine Wall World Heritage Site (WHS) lies just beyond the southern boundary of the site, however there is still the possibility of archaeological remains and therefore there is likely to be a requirement for archaeological investigation. There may also be requirements related to protecting the setting of the WHS, including set back of development from, and treatment of, the site boundary. Policy D07 is relevant, along with accompanying supplementary guidance.

The Local Development Plan can be viewed on the Falkirk Council web site at the following address: www.falkirk.gov.uk/services/planning-building Enquiries regarding proposed use or other proposed development should be directed to the Development Management Unit of Development Services at Falkirk Council on 01324 504748 or to dc@falkirk.gov.uk.

SITE AREA

0.47 Hectares (1.16 Acres).



PRICE

Offers in the region of £330,000 are invited.

OFFERS

Formal offers to purchase the outright ownership interest from Falkirk Council must be in Scottish Legal Form. THE ENCLOSED ADDRESS LABEL MUST be affixed to the offer envelope (if no address label enclosed, please contact us and we will supply same) and offers must be received prior to the closing date of:-

2.00 PM Friday 5th July 2019.

Offers should be submitted to:-

**Chief Governance Officer
Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk
FK1 5RS**

Whilst drawings are not necessary an indication of the intended future use of the site should be included with the offer.

Please Note: Purchasers are to pay Falkirk Council's reasonable legal costs in relation to this transaction plus a fee of £100 for the preparation of the title deed plan.

FREEDOM OF INFORMATION

Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances require to provide copies of offers received to any FOI enquirer.

Details created May 2019.

IMPORTANT NOTICE

Falkirk Council give notice that:-

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any significant change we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers should satisfy themselves by inspection or otherwise as to the accuracy/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any plant, machinery, equipment, services, fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.
- vii) Falkirk Council is not bound to accept the highest nor any offer.