

FOR SALE

PROMINENT COMMERCIAL DEVELOPMENT SITE

- ◆ Rare opportunity to purchase a serviced commercial site
- ◆ Accessed from Junction 4 M9/A803
- ◆ Planning permission in principle for mixed use development recommended for approval subject to S75
- ◆ Site extends to 14.89 acres (6.025 HA)
- ◆ Prime roadside location
- ◆ Part of a larger masterplan which will provide approximately 500 homes



PLAY VIDEO

On behalf of
Cala Homes



Large scale housing
development by Cala Homes


Polmont Railway Station

Commercial Site For Sale

A809

A803

M9

JUNCTION 4

Lathallan
Interchange

GILSTON

POLMONT

FALKIRK

FK2 0YQ

Commercial Site For Sale

JUNCTION 4

M9

**Large scale housing
development by Cala Homes**





CALA HOMES

Cala Homes is wholly owned by Legal and General and operates through eight regional businesses across the UK.

In the year to December 2022, the business delivered 3027 new homes, revenue of £1.35 billion and profits of £169m. Operating in some of the strongest markets, the average selling price in the period was £492,000 with a customer satisfaction score of 95.4%.

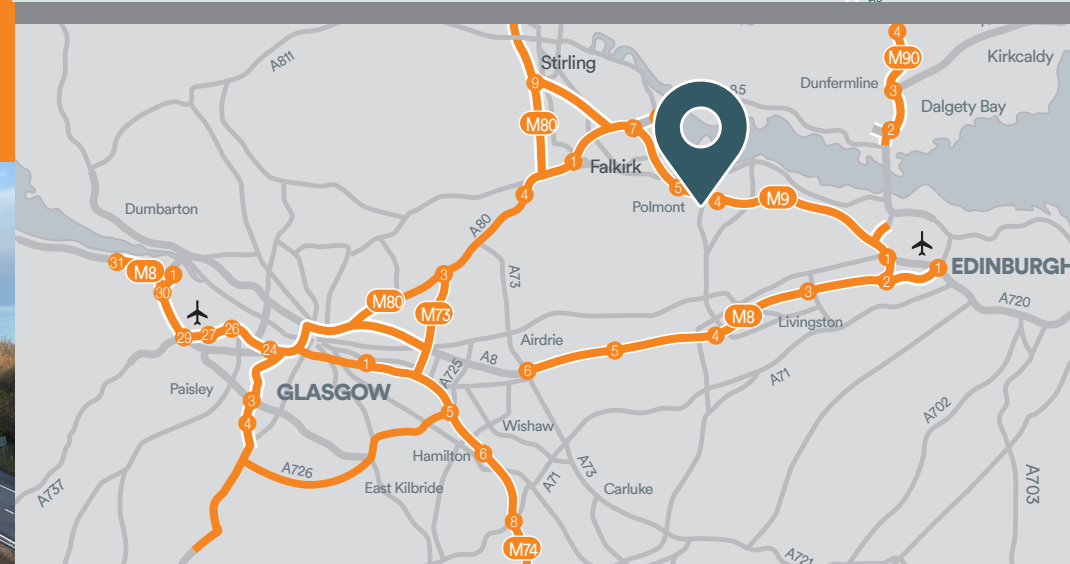
The Cala brand is highly regarded in the industry and aspirational for many homebuyers who value exceptional design, sector leading build quality and customer service.



LOCATION

The subjects are accessed from Junction 4 of the M9, to the east of Polmont.

Linlithgow is approximately four miles to the east of the site and Falkirk town centre is four miles to the west. The motorway connects the site to Edinburgh, Edinburgh Airport, Glasgow, Stirling and beyond. Polmont also has a railway station on the main line connecting Glasgow and Edinburgh.



DRIVE TIMES

Falkirk	13 min
Stirling	15 min
Edinburgh Airport	18 min
Glasgow	35 min
Edinburgh	45 min



THE OPPORTUNITY

As part of a large scale mixed use development, Cala is seeking a development partner to assist with the delivery of this commercial opportunity. Planning Permission in Principle is recommended for approval subject to a Section 75 agreement, which is currently being finalised. Services will be provided to the site boundary by the vendor.

DESCRIPTION

The subjects form part of large scale, high quality residential development to be delivered by Cala Homes. The development will provide approximately 500 new homes together with a significant area of multi-functional green space.

The site extends to approximately 14.89 acres and is broadly regular in shape.

SERVICES

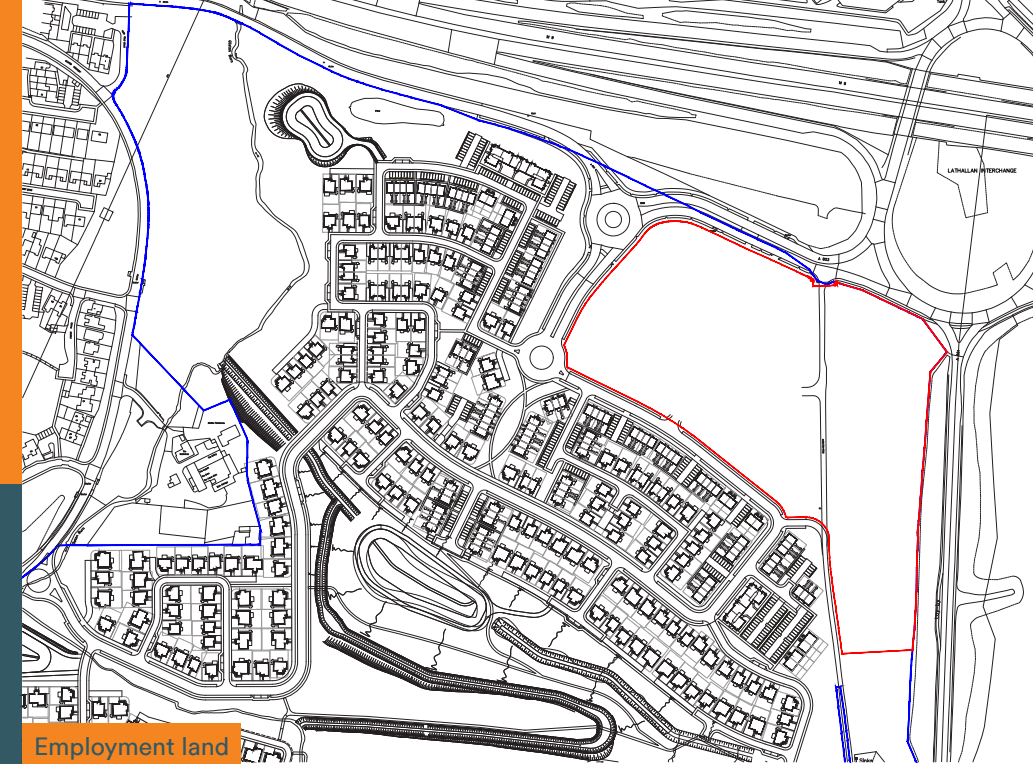
The commercial area will be sold as a serviced plot with services provided to the boundary, together with the relevant rights to connect. Further details will be informed by occupier requirements.

INFRASTRUCTURE

Cala Homes will complete the required site wide infrastructure including a new spine road and will provide the purchaser with a platformed site.

USES

It is envisaged that the site will be developed to provide a number of uses to include (but not restricted to) Class 1 retail, leisure, drive-thru, NHS Health Centre, food store, EV charging, care home and petrol filling services. The Purchaser will work to a design guide standard to ensure external finishes, signage etc are built to a high standard which will complement the wider development.



Employment land



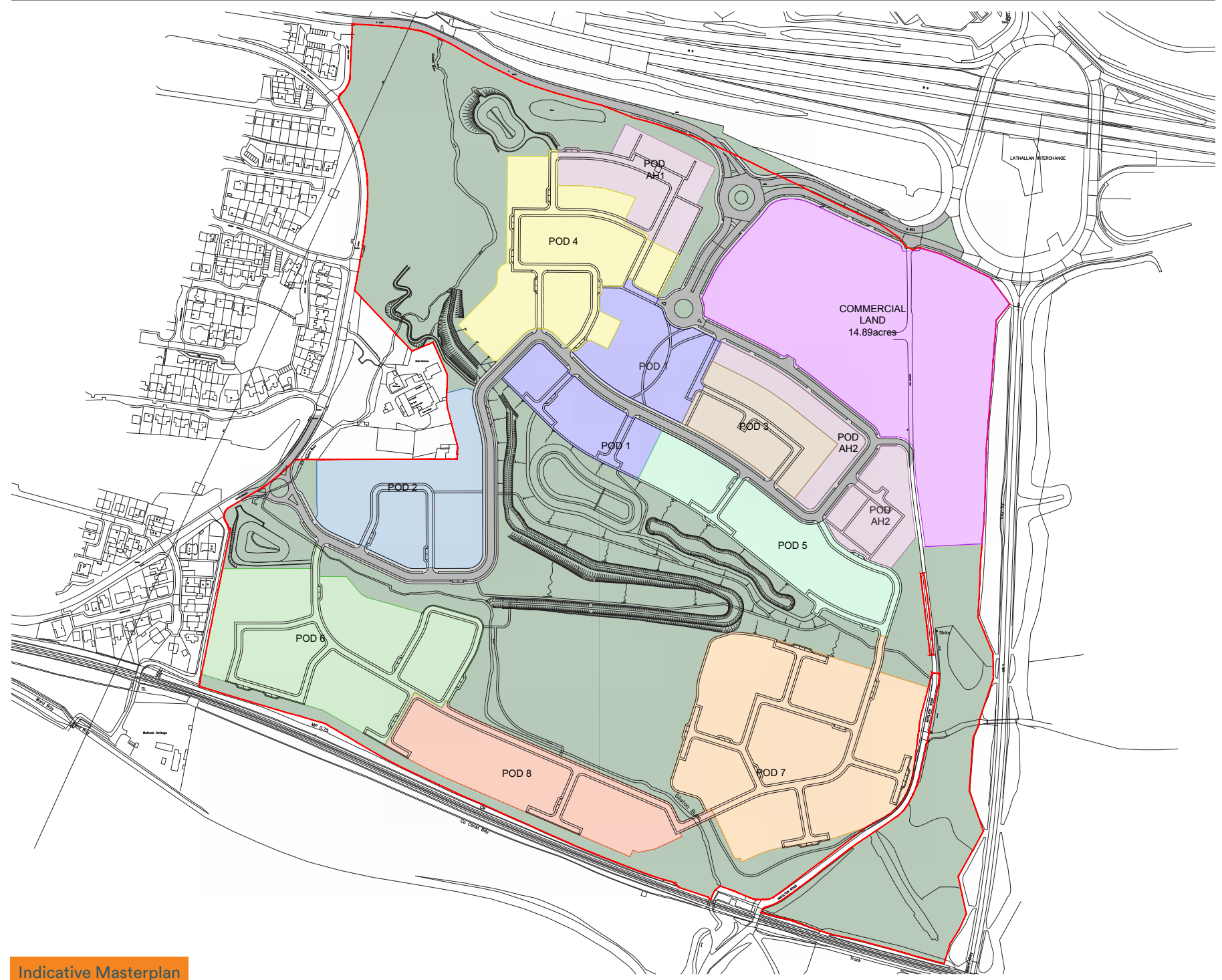
PLANNING

Planning Permission in Principle for mixed use development is recommended for approval subject to a Section 75 agreement which is currently in a finalised draft form. Reference: P/20/0493/PPP.

Further information with regard to the planning position can be viewed by clicking on the following link to Falkirk Council's planning portal [here](#).

TECHNICAL PACK

Technical information is available to interested parties on request. Please contact the selling agents for access details.



Indicative Masterplan

SALE TERMS

The Vendor is seeking offers for the Heritable interest in the subjects.

Interested parties should note interest with the joint selling agents to receive further information and to be kept informed of any closing date.

VAT

The vendor has opted to tax the land for VAT purposes.

PRICE

Offers are invited.

LEGAL FEES

Each party will be responsible for their own legal fees with the Purchaser responsible for LBTT, Registration Dues and any other costs thereon.

DATE OF ENTRY

On conclusion of clean Missives.

VIEWING

Viewings of the site are by appointment only. Please contact the joint selling agents to arrange.

FURTHER INFORMATION

For further information, please contact either of the joint selling agents.

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On behalf of Cala Homes



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