

**For Sale:—Mixed -Use Development Opportunity  
Phase 2 Denny Town Centre  
Denny**



**Falkirk Council  
Place Services**

**CLOSING DATE 2PM WEDNESDAY 13TH DECEMBER 2023**

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## **Location**

The town of Denny is situated approximately 7 miles west of Falkirk and 6 miles northeast of Cumbernauld; it benefits from good access to both the M80 and M876 motorways. The town has a population c.10,000 residents and a wider catchment of more than 25,000 people from nearby towns including Larbert, Bonnybridge, Larbert, Banknock and Dunipace. There are several national retailers within the town including Sainsbury's, Co-op, Iceland, and Boots the Chemist, as well as a number of local independent eateries and retailers.

## **Background**

### **Phase 1**

In 2017, the £7.9m first phase of Denny's town centre redevelopment was completed. Phase 1 comprised of several retail units, a community library and a new town square.

### **Phase 3**

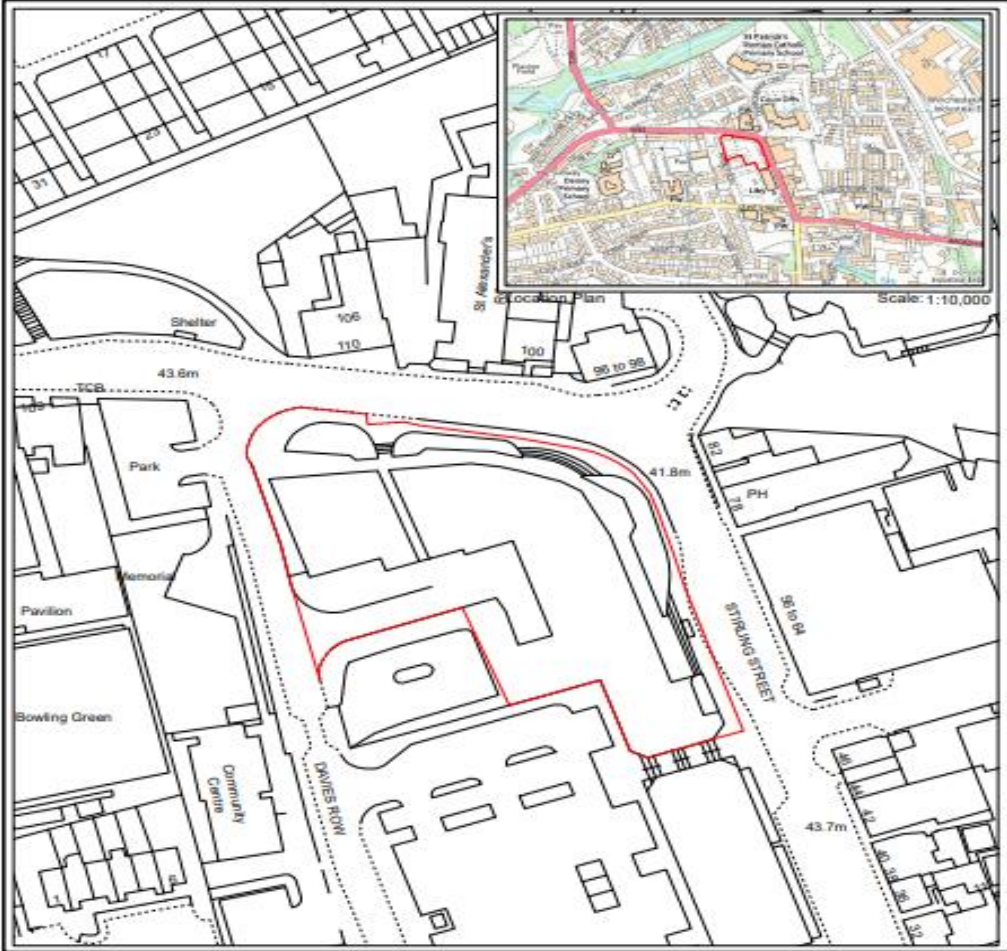
The smallest site (530 sqm. / 0.13 acres), was sold in 2021, for the development of a post office and a convenience store to replace the existing facility located at the opposite side of Duke Street. This site has still to developed.

## **Description**

### **Phase 2**

Phase 2 of the town centre regeneration comprises of a development site which extends to approximately (4,493 sqm / 1.11 acres). The opportunity is suitable for either a food store retailer, non-food retail or residential use as permitted by the current Local Development Plan. Interested parties are advised to consult with Falkirk Council's planning team prior to submitting an offer.

# Site and Location Plan



4493 sqm (1.11 acres) or thereby



Place Services  
Falkirk Stadium, 4 Stadium Way, Falkirk, FK2 9EE

Scale: 1:1,000

Date: 25.9.2023



Subject  
Denny Town Centre - Phase 2

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# **Phase 2 Denny Town Centre - Planning Statement**

**October 2023**

## **Introduction**

The purpose of this planning statement is to provide planning advice in support of the marketing of Phase 2 of the Denny Town Centre redevelopment. It sets out the planning policy context to the site, and the Council's expectations as to potential uses for the property, along with design and access considerations, and advice on developer contributions.

## **Description**

Phase 2 Denny Town Centre is a prime location at Stirling Street, Denny Town Centre. Stirling Street is a traditional shopping street on its eastern side with a mixture of independent retailers, cafes, hair and beauty salons and professional services on the ground floor and residential flats on the upper floors. On the west side of Stirling Street, and immediately to the south of the development site, is the recent development of Phase 1 Denny Town Centre, featuring new shop units, a library and a public square that replaced the former 1960s precinct, and car parking. National brands on Stirling Street include Boots, Lloyd Pharmacy, Co-op Food and Greggs.

The site is a highly accessible location in the heart of Denny with many local community facilities, residential and commercial properties a short distance away by walking or bus.

## **Planning Policy**

The current development plan covering the property comprises National Planning Framework 4, the Falkirk Local Development Plan 2 (LDP2) and associated Supplementary Guidance (SG) . The following policies are of relevance to Phase 2 Denny Town Centre:

### **National Planning Framework 4 (NPF4)**

Policy 14 (Design, quality and place). This requires proposals to be well designed, improve the quality of the area and support the six qualities of successful places set out in Annex D of NPF4.

Policy 27 (City, town, local and commercial centres). This policy supports development proposals that enhance and improve the vitality and viability of town centres, including proposals that increase the mix of uses or generate significant footfall. Specific uses supported by the policy in town centres include commercial, leisure, offices, community, sport and cultural facilities and public buildings. The same policy encourages new residential development in town centres, particularly on vacant sites like Phase 2 Denny Town Centre, to encourage town centre living and help them adapt positively to economic and social changes. Other NPF4 policies may be relevant depending on the nature and scale of any proposals.

## **Falkirk Local Development Plan 2 (LDP2)**

Phase 2 Denny Town Centre is identified as an existing mixed use town centre opportunity (MU10 Church Walk) where retail, business (such as Class 4 office), restaurant/leisure, community and housing uses are supported in principle by LDP2. Other appropriate town centre uses are supported too.

**Policy PE09 Areas of Townscape Value.** The Phase 2 Denny Town Centre site adjoins the Glasgow Road and Stirling Street Area of Townscape Value (ATV). Proposals will be required by this policy to fit with the distinctive character of the ATV with reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features.

**Policy JE07 Town and Local Centres.** The site is located within the boundary of Denny Town Centre which is classified as a District Centre in LDP2's network of centres. This policy's is similar to Policy 27, promoting a diverse range of uses and residential development in town centres. Other LDP2 policies may be relevant depending on the nature and scale of any proposals.

## **Potential Uses and Design Considerations**

Development proposals will need to comply with Policies 14 and 27 of NPF4 and Policies PE09 and JE07 of the LDP2. Proposals should be a design-led approach to the development of Phase 2 Denny Town Centre, having sensitive regard to the site's prominence in Denny Town Centre, the ATV and the building line, frontage, heights, existing public realm etc. on Stirling Street. A key objective should be a high-quality development that both enhances and complements the immediate townscape and street scene.

## **Access and Parking**

Access to site is expected to continue from Davies Row. Car parking will need to meet the parking standards as set out in the [National Roads Development Guide](#). A transport assessment will be required to ascertain the impacts of intensive uses on the local transport network.

## **Developer Contributions**

Policy IR02 of LDP2 waives developer contributions for education and open space for a flatted development up to 50 units at the site, although the site capacity will be much less than 50 units. Proposals of 4 or more dwellinghouses, however, will be required to contribute towards the additional capacity at Denny High School, Denny Primary School and possibly local, nursery provision. Appendix 4 of [SG13](#) sets out the current, indexed rates to calculate education contributions.

Proposals for 11 dwellinghouses or more will likely be required by [SG05](#) to make an off-site contribution towards the upgrading of Denny's open spaces. The level of contributions will be established by officers through the process of preparing a local open space audit.

Depending on the scale and nature of proposals, a contribution may be required towards the Denny East Access Road (DEAR), the final of phase which is currently under construction at the time of writing. Falkirk Council has long identified the need for this by-pass road to help alleviate traffic congestion at Denny Cross in Denny Town Centre.

## **Procedures**

As part of the bidding process, submissions should include sufficient detail to demonstrate compliance with the terms of this planning statement.

Following the selection of the preferred bidder and the conclusion of missives, pre-application discussion on the details of proposals would be encouraged.



## **Viewings**

No viewing appointment is necessary.

## **Offers**

Offers should be submitted by 2pm Wednesday 13th December 2023

Offers should be submitted to: -

Team 4

Customer & Business Support

Falkirk Council

Suite B

Falkirk Stadium

Falkirk

FK2 9EE

Formal offers to purchase the heritable interest must be in Scottish Legal Form.

The enclosed ADDRESS LABEL must be affixed to the offer envelope (if no address label is enclosed, please contact us and we will supply one). Offers must be received prior to the closing date and time as above.

Falkirk Council do not accept offers by email and will not accept late offers under any circumstances.

## **Fees**

The purchaser is required to pay Falkirk Council's reasonable legal costs in relation to this transaction, together with £200 + VAT to produce a title plan deed for registration purposes, together with any LBTT and land registration fees due where applicable.

## **Freedom of Information**

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

## Important Notice

Falkirk Council gives 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 out with 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. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/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) Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any 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) Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.
- viii) Falkirk Council is not bound to accept the highest nor any offer.

