

Prominent And Strategic Commercial Development Site/Plots



FOR SALE

Crookbridge,
Kerse Road (A902)
Stirling FK7 7LT

Uses: Commercial mixed uses including food store, retail, leisure, hotel, car showroom and petrol filling station opportunities, subject to planning.

Size: 1 to 9 acres.

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0131 225 6612

Location

Crookbridge is a development site situated approximately 1.5 miles east of Stirling city centre and on the prominent corner of Kerse Road (A902) and the A91 which is a bypass which runs to the east of Stirling and connects the M9 motorway with the villages and towns of Bridge of Allan, Alloa, Alva, Tillicoultry and Dollar.

Kerse Road is a major thoroughfare from the town centre and is home to a mix of retail operators, trade users and car showrooms with nearby franchises including Hyundai, Renault, BMW, Mini, Audi, VW, Peugeot and Citroen.

Stirling is approximately 40 minutes from both Edinburgh and Glasgow Airports and has an immediate population of just under 92,000 but with a significantly higher catchment area which totals c. 3 million people within an hour's drive.

The University of Stirling is one of the UK's top research universities and is third in the UK for graduate employability.

Stirling is home to a number of world class historic attractions including Stirling Castle, The National Wallace Monument and the Battle of Bannockburn Experience resulting in the city being the 5th highest annual visitor spend in Scotland. Stirling is also considered to be the gateway to the highlands.

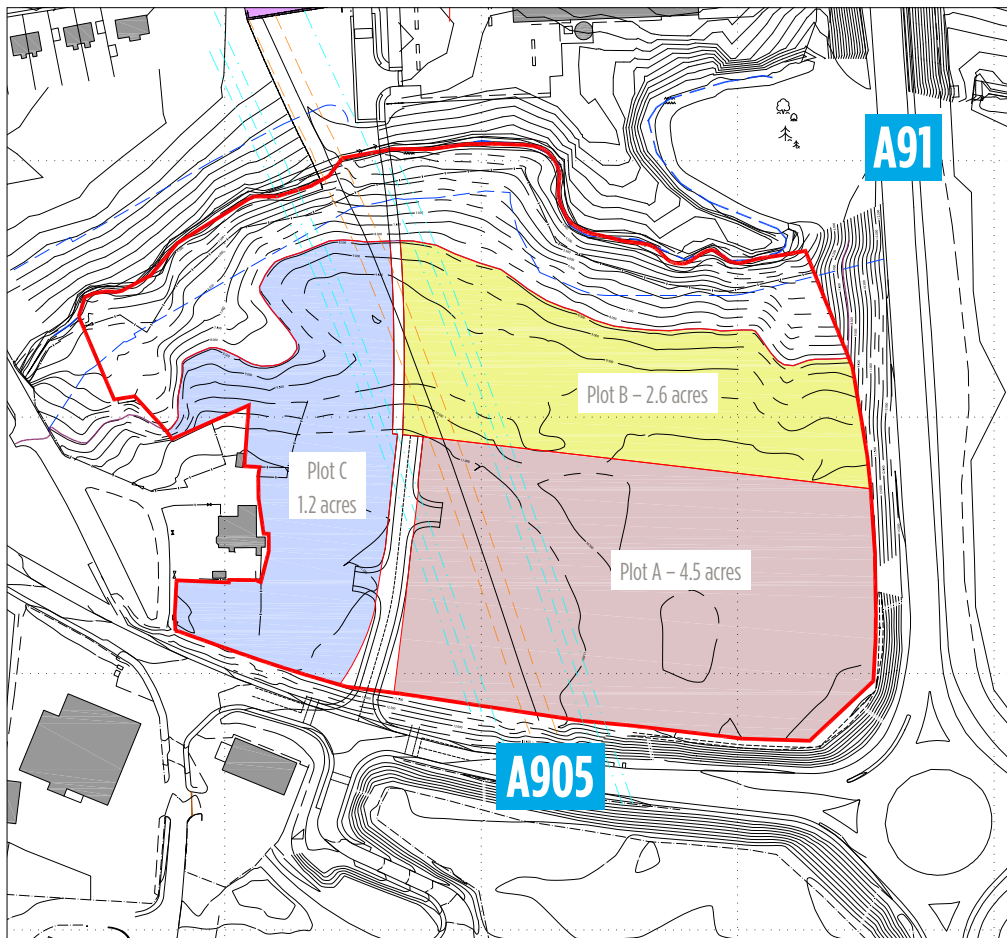


Description

The site is prominently situated on the corner of Kerse Road and the A91, to the south of the retail park.

We refer to the adjoining plan which shows how the site could be divided into three plots although this could easily be changed to suit individual requirements. The site, which has a gross area of over 10 acres, could also be made available as a whole should this be required.

Indicative plot sizes are shown on the plan below.



Terms

Interested parties are advised to notify Ryden of their interest in this site to ensure notification of a future closing date for offers.

This site is available to purchase and offers are invited for the individual plots or for the entirety of the site.

Planning

Subject to the appropriate planning consent being achieved we are of the view that the site has potential for the following uses.

- Commercial mixed uses including food store
- Retail
- Leisure
- Hotel
- Car Showroom
- Petrol filling station opportunities

For further information on the planning position relative to this site please either contact Ryden or Stirling Council Planning Department direct on 01786 233660.

Viewing and Further Information

The site is open for a viewing (from the roadside) and for further information please contact:

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