

**RESIDENTIAL DEVELOPMENT
OPPORTUNITY**

**BENEFITING FROM DETAILED PLANNING
CONSENT FOR 92 UNITS**

**ALVA - CLACKMANNANSHIRE
SAT NAV - FK12 5HW**



NEW SECONDARY SCHOOL

LOCATION

Alva, with a population in excess of 5,000 is an attractive village, set at the foot of the Ochil Hills, with the main centre being within walking distance of the site in question, offering shopping, public houses, library and medical practice, together with two large parks. The town has both a primary school and a new secondary school is under construction situated to the rear of the site, with an anticipated opening date of January 2009.

The site is prominently located to the south of East Stirling Street (A91), in a mixed use area on the eastern fringe of the popular Hillfoot Village of Alva in Clackmannanshire.

The A91 linking Stirling and St Andrews, offers fast travel linking various villages. The cities of Stirling, Glasgow and Edinburgh are also commutable and good bus and public transport facilities are available along the A91.

DESCRIPTION

The site was formerly used for industrial purposes and all buildings will be demolished, offering an excellent development site of fairly regular shape.

The approved layout has been designed to take into account the natural and physical features of the site.

We understand that the site area amounts to some 4.53 hectares (11.2 acres) or thereby, as shown on the plan opposite.

PLANNING

The site has the benefit of detailed planning consent for residential use with approval for 92 dwelling houses. A copy of the planning consent is included within the further information pack referred to later.

The property is not situated within a Conservation Area and there are no Tree Preservation Orders.

DEVELOPMENT OPPORTUNITY

The site offers an exciting development opportunity to create an attractive community, benefiting from the outstanding landscape views and locally provided public services.

FURTHER INFORMATION

A detailed further information pack is available to parties who register a serious interest in writing to the sole selling agent, Ryden LLP.

PRICE/OFFERS

Offers are invited for our client's interest in the subjects, with vacant possession. The price is to be paid in full on the date of entry.

A closing date for receipt of offers will be set in the near future and it is imperative that all interested parties register their interest in writing, in order to be advised as to the future closing date and to receive the information pack intimated earlier.

Our clients are only interested in considering unconditional offers, bearing in mind that the site has the benefit of a detailed planning consent.

Our clients may reserve the right to introduce appropriate claw-back provisions or top-up payments which will apply in the event of any enhancement value arising from an increase in density beyond the existing planning consent.

VALUE ADDED TAX

Valued Added Tax is payable in addition to the price.

VIEWING/FURTHER INFORMATION

By contacting:

RYDEN
130 ST VINCENT STREET
GLASGOW G2 5HF

TEL: 0141 204 3838
FAX: 0141 204 3554

E-MAIL: russell.rutherford@ryden.co.uk
gregor.harvie@ryden.co.uk

Date of Publication: September 2008

