

Viewing and further information

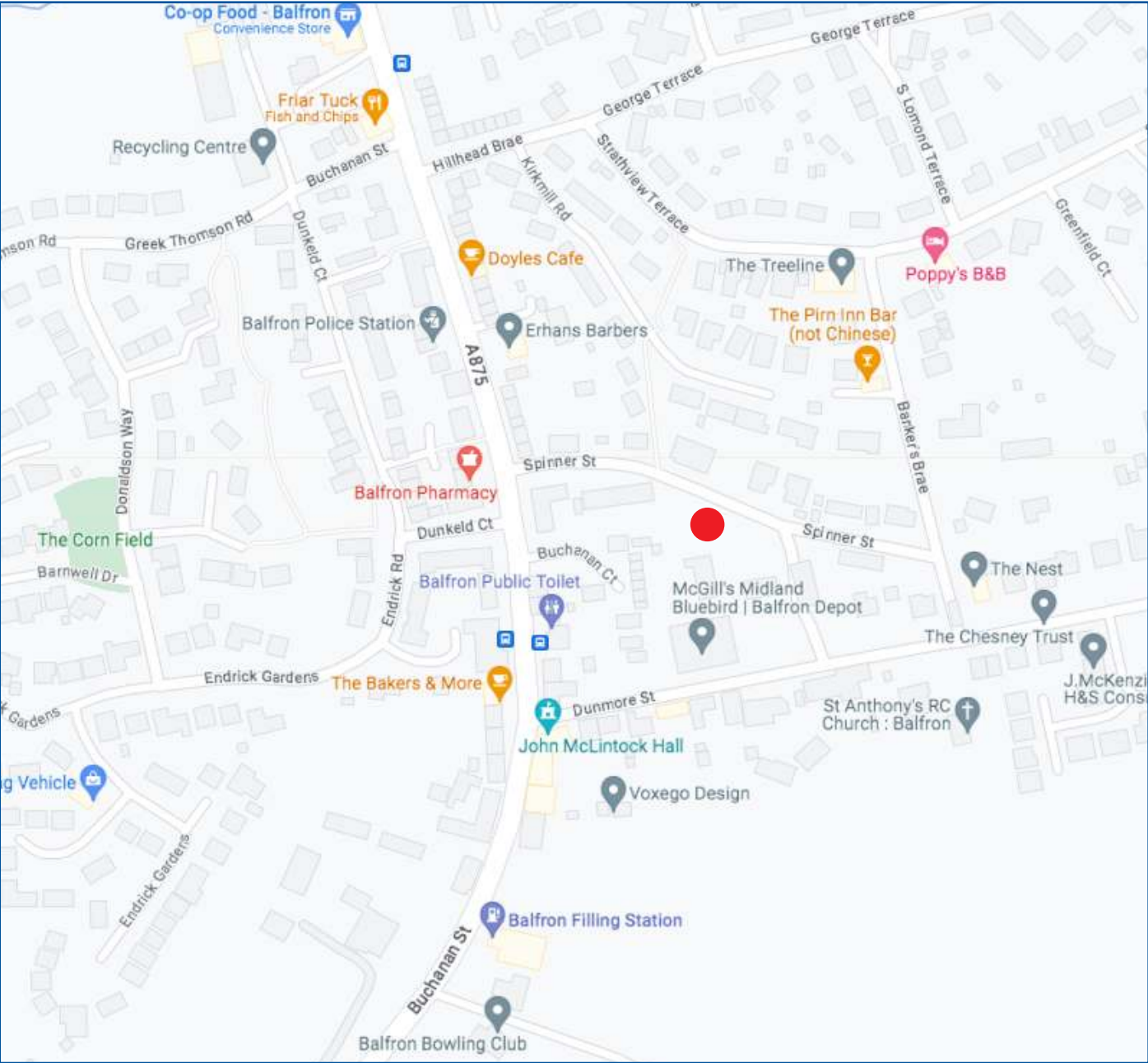
Viewing and further information available by contacting the Sole Selling Agents:

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PROPERTY CONSULTANTS

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Office Industrial Retail Investment Development

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FOR SALE

RESIDENTIAL DEVELOPMENT SITE



SPINNER STREET, BALFRON, STIRLINGSHIRE, G63 OTP

- Regularly shaped site
- Suitable for small residential development
- Village setting
- Excellent views to Campsie Hills
- Total site size 0.287 ha (0.709 ac)
- Building area 304.85 sq m (3,282 sq ft)
- Offers invited

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Location

Balfron comprises a village with a population of approximately 2,100 people, located in the Stirlingshire local authority area. The village is approximately 16 miles north of Glasgow and 18 miles west of Stirling and is a popular commuter settlement formed on the A875, a short distance south of the A811 which is the main road between Balloch and Stirling.

There are a wide range of residential properties in Balfron and it continues to be a popular and sought after commuter village, with neighbouring villages including Fintry, Killearn and Blanefield. It is within a short distance of Loch Lomond and the Trossachs National Park, one of only two National Parks in Scotland. The village benefits from a small number of shops which mainly serve the local population.

The site sits to the south of Spinner Street, a short distance east of Buchanan Street and occupies a central position within the village, in a primarily residential area. The site is bounded by residential properties to the west and north, with a bus depot to the south and telephone exchange and masonic hall to the east.

Description

The property comprises a regularly shaped, sloping site, formed between Spinner Street to the north and Dunmore Street to the south, upon which is a workshop building which has most recently been used for your joinery business. The main building is of brick construction, rendered externally and having a pitched steel truss roof, overlaid in slates and incorporating Georgian wired glazing panels. The building has been extended with more basic structures to the north.

The main building has been affected by fire damage and the buildings are generally in a poor state of repair.

The main access to the site is from Spinner Street to the north, and the site slopes from north to south, with the remainder of the site being a mix of grass, shrubbery and trees.

The local area is generally characterised by residential properties. A reasonably modern development of mixed houses is formed to the west, whilst to the north are a range of older properties, including a church conversion, with more modern standalone houses formed to the east along Spinner Street.

Taking account of the above, and the size of the site, we consider that it represents an excellent opportunity for a smaller private housebuilder to develop an attractive residential scheme, which could either comprise a small number of dwellinghouses, or a flatted development.

The site may also be of interest to a private individual wishing to design a large and unique dwellinghouse on a large plot.



Planning

The site falls within the area covered by the Stirling Local Development Plan, adopted in 2018. Within this plan, it is specifically identified as a housing site (H088).

Full details of the appropriate policies are available via the selling agent.

Areas/Accommodation

From sizes taken from digital plans, we understand that the site extends to a total area of 0.287 ha (0.709 ac).

We calculate the gross internal area of the building to be as follows:

Main building	205.57 sq m	(2,213 sq ft)
Ancillary buildings	99.28 sq m	(1,069 sq ft)
TOTAL:	304.85 sq m	(3,282 sq ft)



Rating

The current Rateable Value is £6,900. 100% rates relief is available to qualifying companies under the current Scottish Government's Small Business Bonus Scheme.

For those unable to take advantage of this relief, the current Uniform Business Rate is £0.498.

The Rateable Value will require to be reassessed upon re-development for alternative use.

Price

Offers invited.

VAT

We understand that no VAT is payable.

Energy Performance

The existing property requires extensive upgrading and no EPC is available.

Legal Costs

Each party to bear their own legal costs.

Land and Buildings Transaction Tax

Prospective purchasers will be responsible for the payment of any Land and Buildings Transaction Tax.

Date of Entry

To be agreed.

