



## LAND AT WARDLAW STREET, COALSNAUGHTON, CLACKMANNANSHIRE, FK13 6JS

- Greenfield site extending to approx. 29.4 acres (11.9 ha)
- Planning Permission in Principle submitted for 244 residential units
- Edge of village land in mature setting with attractive countryside views
- Located around 4km north east of Alloa / 12 km east of Stirling
- Development partner proposals and / or offers to purchase sought for the site

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# LAND AT WARDLAW STREET

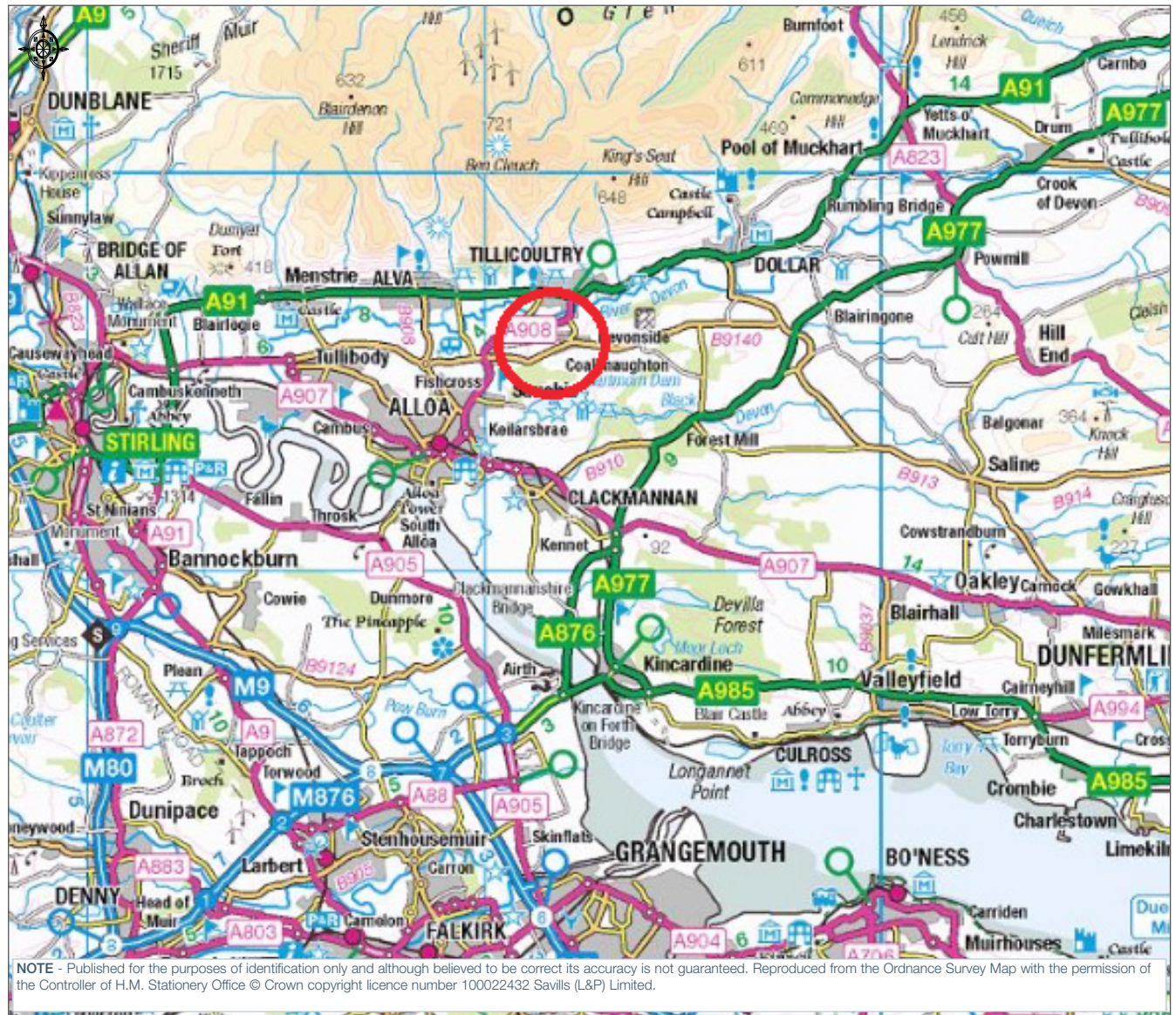
## COALSNAUGHTON, CLACKMANNANSHIRE, FK13 6JS

### LOCATION

The subject site is located within the village of Coalsnaughton, situated within Clackmannanshire at the foot of the Ochil Hills. Coalsnaughton is a small settlement of around 1,000 residents positioned to the south of Tillicoultry. Alloa is located approx. 4 km south west of the site with Stirling, approx. 12 km away, Dunfermline approx. 21 km, Edinburgh approx. 40 km, and many other central belt settlements within a commutable distance. The A91 runs through nearby Tillicoultry and allows continuous A-road access to the M9 at Stirling (Junction 10) and M90 at Kinross (Junction 7) with the Kincardine Bridge allowing drivers to Edinburgh access to the M9 at Junction 7. The site also benefits from public transport links with regular local bus services available from within the village. Stirling railway station is around only 12 km west of Coalsnaughton and provides direct rail services to Edinburgh (approx. 55 min) and Glasgow (approx. 35 min).

Within Coalsnaughton there are a number of local shops including a post office / general store and public house. Within nearby Tillicoultry there are a selection of local facilities in addition to Sterling Mills Outlet Shopping Village and Sterling Furniture. Alloa provides a number of supermarkets including an Asda Superstore. Stirling offers a wide selection of retail, cultural, tourist and community facilities, including Stirling Castle and the Thistles Shopping Centre. Education provision within Coalsnaughton includes primary facilities (Coalsnaughton Primary School) with the nearest secondary school at Alva Academy.

The local area is popular with residents and tourists alike given its attractive countryside position close to the Ochil Hills and its central location within Scotland, which is a perfect base for exploring the country. There are numerous local walks for a range of abilities and a wealth of outdoor activities can be undertaken near to the site including horse riding and biking. There are a wealth of golf courses within the local area with four 18-hole golf clubs with 10 km of the site – Braehead Golf Club, Shawpark Golf Club, Dollar Golf Club and Stirling Golf Club. Local tourist attractions include Blair Drummond Safari Park (approx. 12 km) and Knockhill Racing (approx. 20 km) which are both popular visitor locations.





- 1 Main access point from B9140 - Wardlaw Street
- 2 Secondary access point from Alexandra Street, via The Craigs Garages maintained
- 3 SuDS Feature
- 4 Northern open space, including informal play area
- 5 Eastern open space
- 6 Southern open space, including LEAP play area
- 7 Existing Core Path and woodland maintained
- 8 Pedestrian and cycle connection maintained where Blackfaulds Street meets Primary Route
- 9 Core Path maintained from Ochilview to Park Street
- 10 Development connects with path from Blackfaulds Street to Wardlaw Street
- 11 Core Path maintained from Ochilview to Park Street



## DESCRIPTION

The land for sale is located to the west of Coalsnaughton and extends to an approximate area of 29.4 acres (11.9 ha). The development opportunity has a well-positioned edge of village location with open countryside to the west. The site is irregular in shape and comprises open ground formerly in agricultural use. To the north of the site are residential properties accessed from Alexandra Street (A908) then Sterling Furniture and Sterling Mills Outlet Shopping Village. To the east are residential properties within Coalsnaughton. To the south is Wardlaw Street (B9140) and residential properties with a playing field / playpark to the south east. The western boundary comprises a small burn and mature planting with arable farmland further west.

The development proposed within the submitted Planning Permission in Principle application is outlined through an indicative masterplan approach which outlines potential building footprints; definition of private and public spaces; and public realm treatment including landscape and open space. The masterplan accommodates 244 homes in a developable area (including roads and associated infrastructure) of 20.5 acres (8.3 ha) with an indicative mix of 35% detached; 45% semi-detached; 15% terraced; and 5% cottage residential units. A provision of affordable housing up to 50% is proposed. The primary vehicular access point is from Wardlaw Street (south) with secondary access from Alexandra Street via The Craigs (north). The proposed development represents a sustainable extension to Coalsnaughton which is well contained by the existing mature trees to the west and bounded by residential development on the other sides.

## PLANNING

The site is allocated within the Clackmannanshire Local Development Plan (adopted 2015) as Housing Site 'Coalsnaughton North, Coalsnaughton' (H45) with an approximate site capacity of around 240 units.

A Planning Permission in Principle application has been submitted to Clackmannanshire Council:

**Reference:** 17/00143/PPP

**Proposal:** Proposed Residential Development and Associated Works Including Access, Infrastructure, Open Space and Landscaping

**Validated:** 31/05/2017

**Status:** Awaiting decision

Planning documentation can be obtained by entering the planning reference into the Clackmannanshire Council planning search website:

<https://eplanning.clacks.gov.uk/eplanning/search.do?action=simple&searchType=Application>

Alternatively Savills can provide these planning documents in addition to further site information, including:

- Indicative masterplan
- Design and Access Statement
- Drainage Report and Engineering Assessment
- Flood Risk Assessment
- Landscape and Visual Appraisal
- Planning Statement
- Tree Survey and Arboricultural Constraints
- Ecology Appraisal
- Topographical Survey
- Transportation Statement
- Report on Site Investigations
- Title Information

There are no listed buildings within the subject site and the site is not within a Conservation Area.

For advice regarding planning, please contact Clackmannanshire Council on 01259 450 000 / [planning@clacks.gov.uk](mailto:planning@clacks.gov.uk)



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## FURTHER INFORMATION

Further site information is available to interested parties. For full details please contact the selling agents.

## METHOD OF SALE

Development partner proposals and / or offers to purchase the heritable interest (freehold) are sought for the site.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set.

The vendors may require overage / clawback provisions.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the property without reference to any other party.

## TITLE PLAN

Parties should note interest with Savills in the first instance in order to receive any further information available.

To view the site please contact the selling agent.

Each party will be liable for their own legal costs.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

A title plan will be prepared for sales purposes.

Only indicative boundaries are provided and should not be relied upon.

May 2018