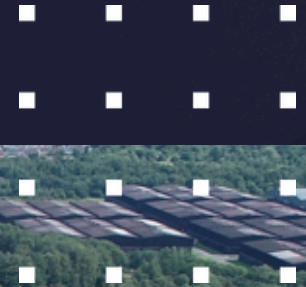


Development Land - Dennyloanhead

DENNYLOANHEAD, FK4 1QY

Outstanding fully serviced Development parcel for 144 residential units
Benefits from Detailed Planning Permission





LOCATION

This site forms part of Persimmon's wider masterplan at Dennyloanhead. The development opportunity sits to the west of the village and provides a significant extension which will include creation of parks, equipped play areas, informal open spaces and green networks walking routes which will link to the wider countryside providing an aspiration living space. This exceptional opportunity is well located, it is bordered to the north by the M80 and the A803 to the south.

Dennyloanhead is extremely well located for commuters with the nearby M80, M876 and M9 motorways providing easy access to Glasgow, Stirling and Edinburgh. Larbert train station is located 4.3 miles from the site and provides direct and regular services to Edinburgh, Glasgow and Stirling

Dennyloanhead serves as a convenient commuter village and the site is located 4.8 miles from renowned visitor facilities such as the Falkirk Wheel and the Helix Park providing adventure zones and exceptional walking and cycling routes.

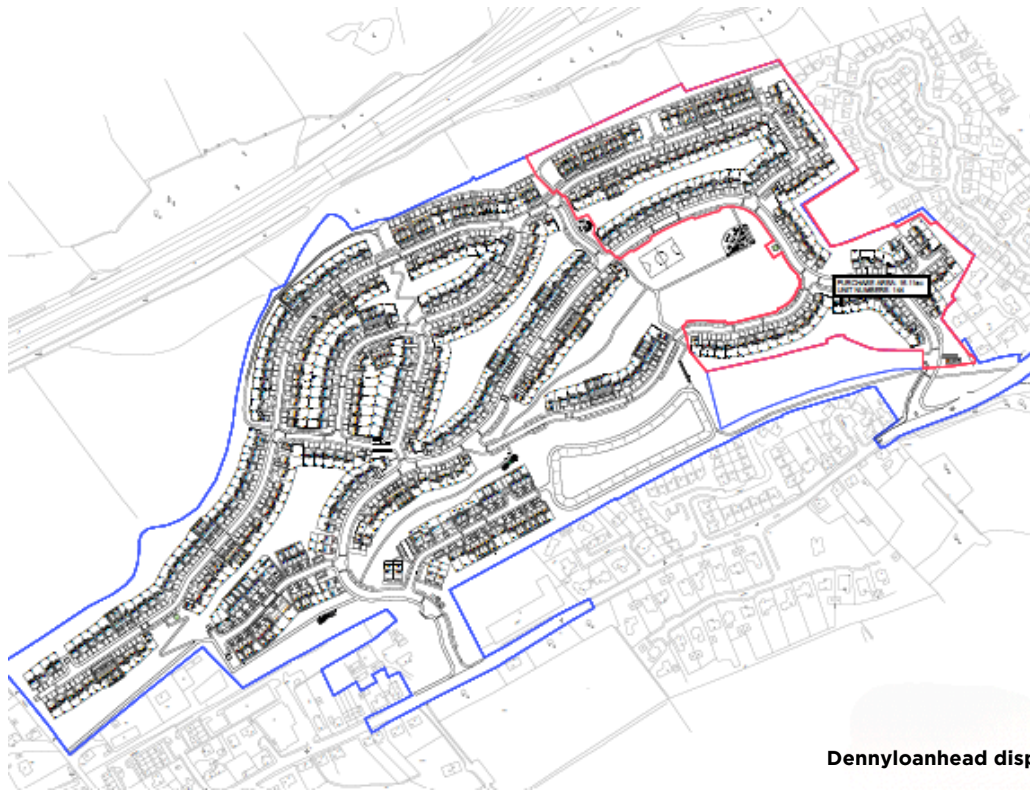
Bonnybridge Golf Club is situated approximately 2.1 miles to the east of Dennyloanhead. The site is well placed for access to nearby towns to include Denny, Cumbernauld, Bonnybridge, Larbert and Falkirk all of which lie within approximately 6 miles of the site.

Schooling is provided at Bankier Primary School and Denny High School (1.5 miles and 2.4 miles from the site respectively). Denominational education can also be accessed at St Josephs RC Primary School and St Mungo's RC High School, Falkirk (2 miles and 5.7 miles away respectively).

KEY HIGHLIGHTS

- Prime Residential Development Opportunity
- Site extends to approximately 11.98 acres net with capacity for 144 units.
- Situated in the popular commuter village of Dennyloanhead, 6 miles to Falkirk, 11 miles to Stirling, 18 miles to Glasgow
- The site forms part of a larger master planned site for over 560 new homes .
- Located in the heart of Scotland and benefits from excellent transport links.
- The site comes with the benefit of planning consent P/22/245/MSC & P/220246/FUL .



**Dennyloanhead disposal area**

PLANNING AND DEVELOPMENT PROPOSALS

The wider land at Dennyloanhead benefits from an MSC consent for 526 units (ref. P/22/0245/MSC) and a Detailed Planning approval for 35 units which covers part of the subject site (Ref: P/22/0246/FUL)

The S75 agreement requires 15% affordable housing which will be delivered by Persimmon Homes (East) Scotland.

DESCRIPTION

The site forms part of a wider masterplan for the area owned by Persimmon Homes (East) Scotland at Dennyloanhead. The site sits at the eastern part of the overall masterplan and extends to approximately 11.98 acres net. The site is independantly accessed and serviced and it has been platformed.

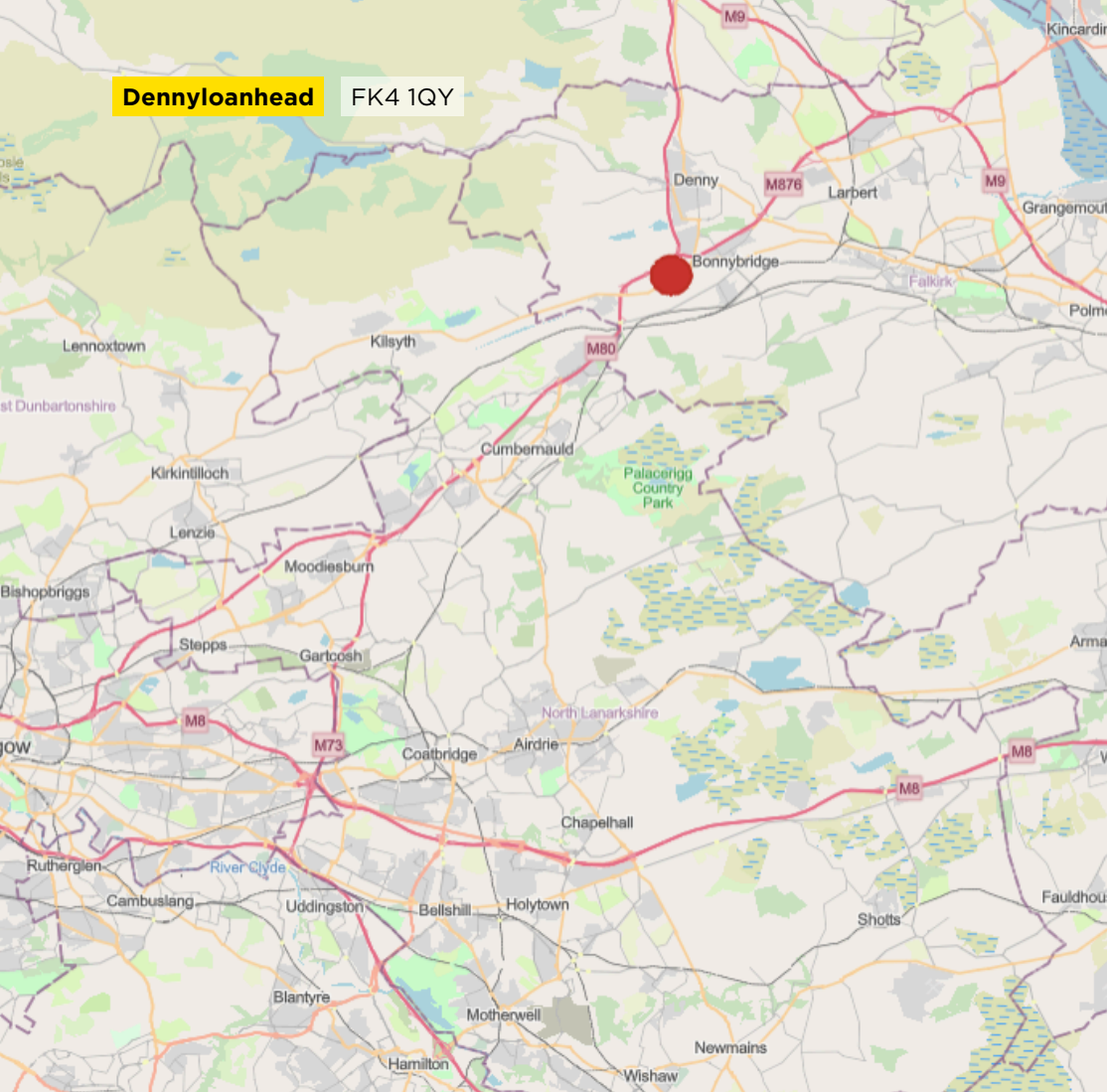
The site is bound to the north by the M80, to the east by existing housing, to the south by Glasgow Road and the west by the proposed Persimmon Homes development Glen Loan Park.

Sales and Construction access will come directly off Glasgow Road for the proposed developer.

**Dennyloanhead masterplan area**

Dennyloanhead

FK4 1QY



IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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METHOD OF SALE

We are inviting offers on a greenfield basis for the Heritable (Freehold) Interest in the subjects. The intention would be to invite shortlisted parties to submit net bids thereafter.

Whilst all offers will be considered including those that are subject to planning, misses must be concluded by the end of August 2026 and completion should be no later than 29th October 2026. They are not obliged to accept the highest or indeed any offer submitted for the site.

You must adhere to the Persimmon plot sub layout (144 units). For the avoidance of doubt interested parties cannot speak with or contact Falkirk Council Planning Department. All enquiries relating to planning must be directed to Savills.

The preference is for offers that are not subject to the securing of detailed planning permission and preference will be given to bidding parties that are able to offer a future site for swap / purchase.

Interested parties should register their interest with Savills at an early stage in order to be kept advised of any closing date which may be set.

VAT

The site has been elected for VAT, however please note that all offers submitted should be stated exclusive of VAT

TECHNICAL INFORMATION

A suite of technical information is available from the selling agents via the dataroom.

CONTACT

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