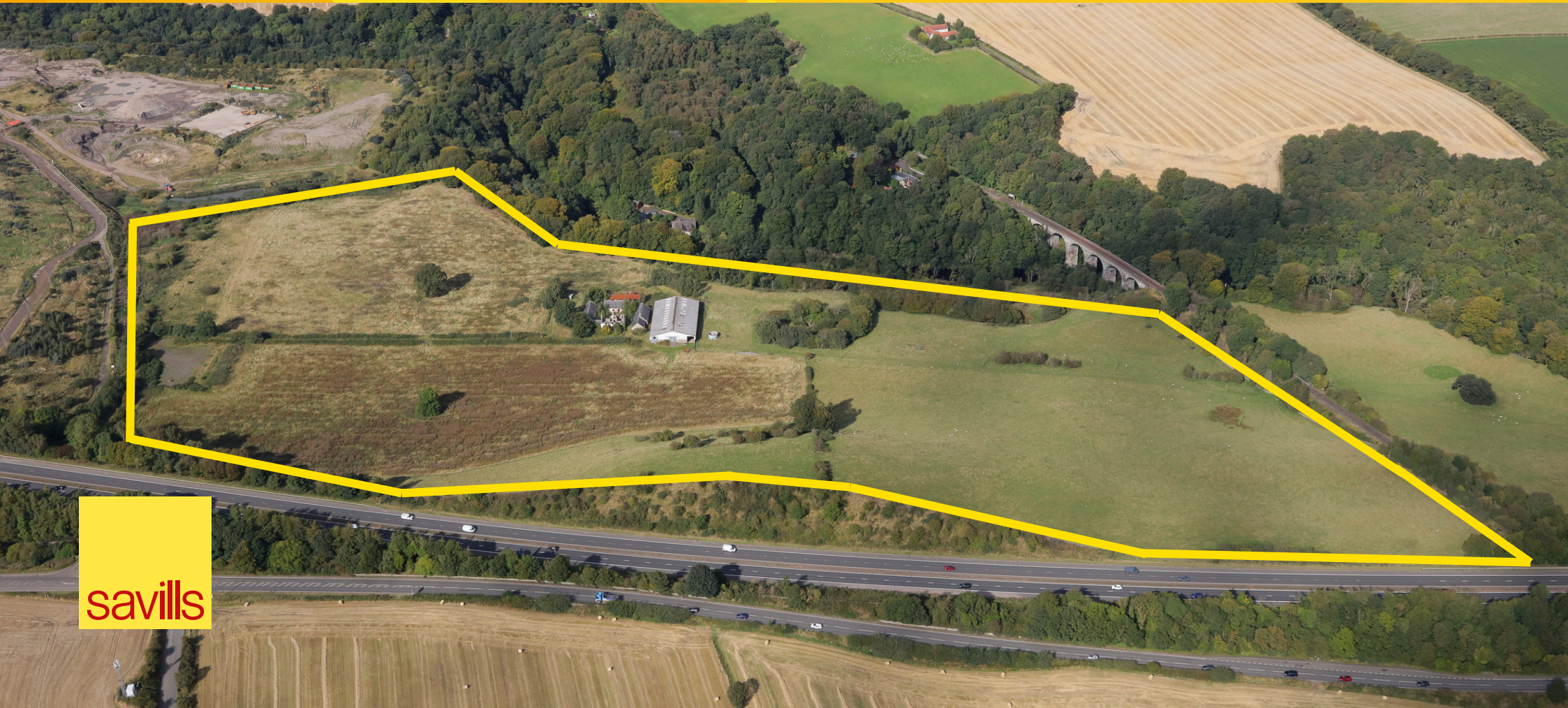


Land at Avonbank

FALKIRK, STIRLINGSHIRE, FK2 0YG

For Sale - Land

50 Acres / 20.23 Hectares



savills

Land at Avonbank



LOCATION

The site is situated adjacent to the M9 motorway, lying between the town of Polmont and Linlithgow. Access to the site is via the A803, with the entrance located approximately 1-mile from Junction 4 of the M9. Logistically, the site is located 4 miles from Grangemouth Rail Freight and 5 miles from Grangemouth port.

Glasgow is located 30 miles south-west of the site, whilst Edinburgh is located 22 miles east.

The site sits adjacent to Avondale Landfill. The immediate surrounds of the site are predominantly greenbelt land.

DESCRIPTION

The site comprises a total of approximately 50 Acres of land. The site houses some former farm residences along with associated outbuildings/stores.



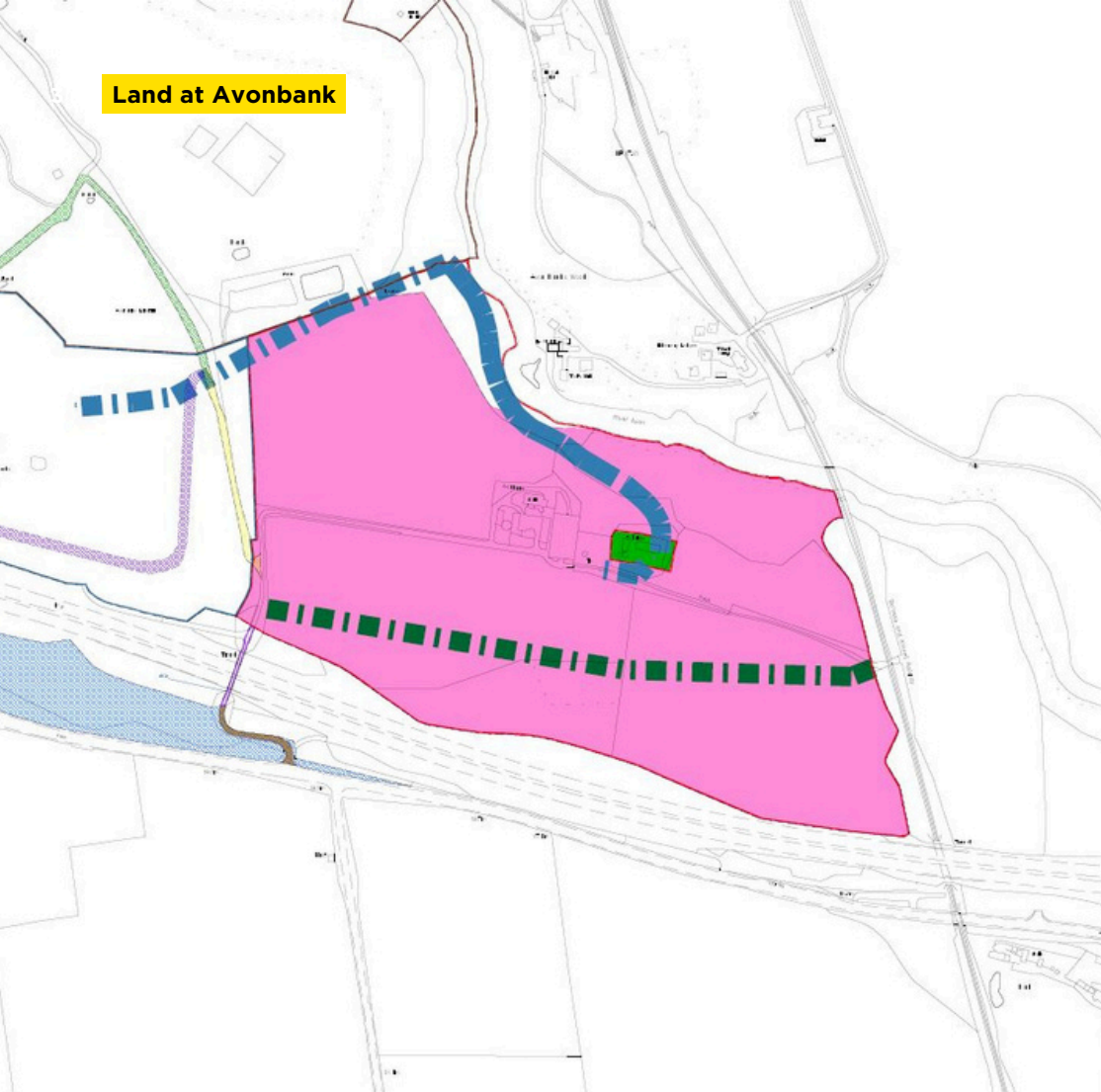
PLANNING

Under the current Falkirk Local Development Plan 2, adopted in August 2020, the site is zoned for Green Belt land under Policy PE 15.

Previously, the site was safeguarded for the expansion of the adjacent Avondale Landfill, but was removed in the last adopted LDP in favour of countryside and green corridor. Alternative options for the site can be considered in the call for sites in 2025. Several representations have been made already towards the upcoming LDP promoting the site for general waste processing, energy production and storage.

Further alternatives could be considered by a purchaser.

Land at Avonbank



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ACCOMMODATION

Acres

50

Hectares

20.23

QUOTING TERMS

The property is available on a Freehold (Heritable) basis. Offers are invited for the site via the selling agents.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the purchaser being responsible for all costs associated with Land and Buildings Transaction Tax (LBTT) and VAT thereon.

TITLE

The property can be found under titles STF63735 and STF80460 on the Scottish Land Registry.

CONTACT

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