



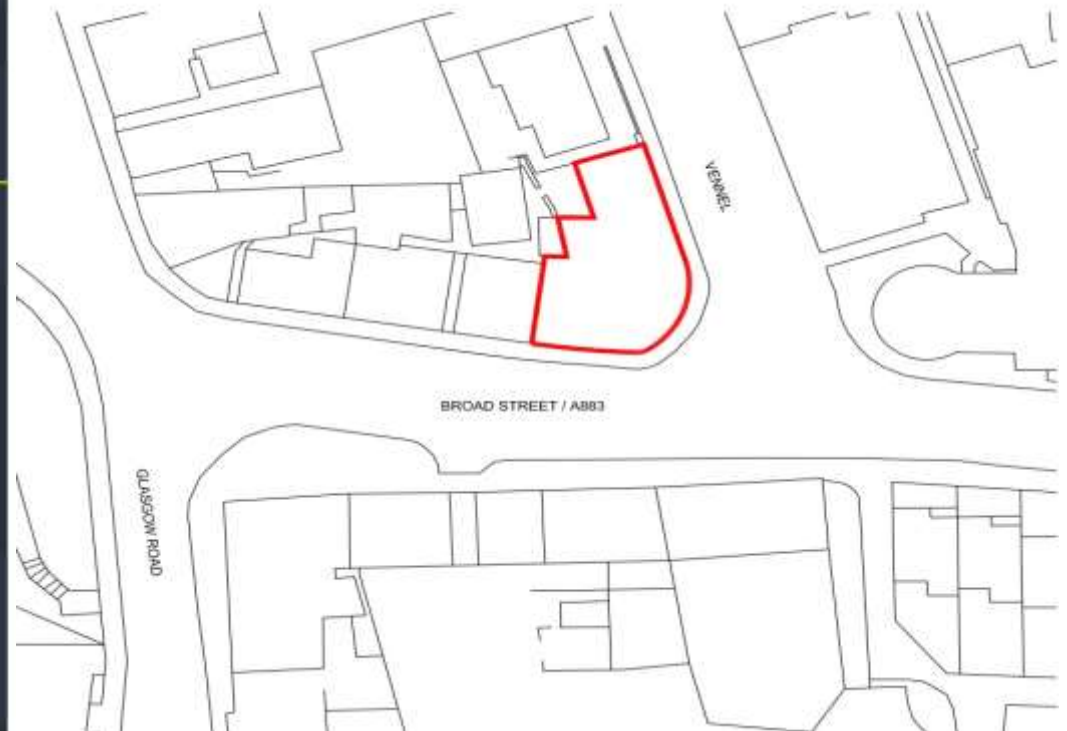
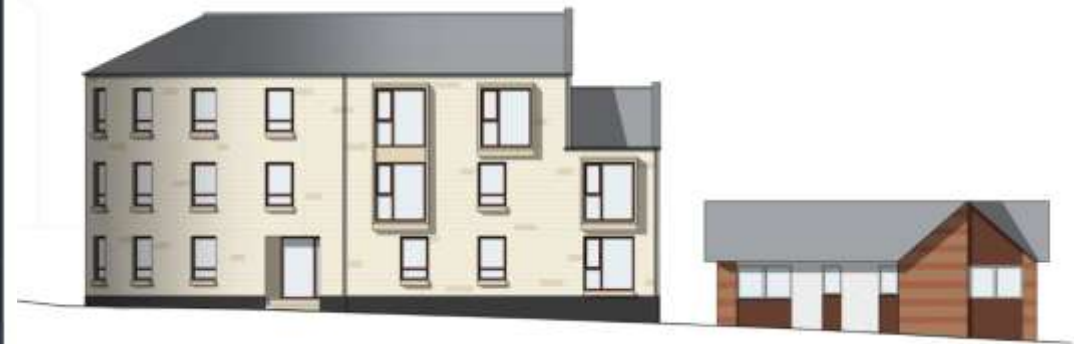
FALCONER
PROPERTY CONSULTANTS

FOR SALE

Development Site,
Broad Street, Denny, FK6 6EB

RESIDENTIAL DEVELOPMENT

- OFFERS IN THE REGION OF £60,000
- ALL CONSENTS OBTAINED FOR 6 RESIDENTIAL FLATS
- TOWN CENTRE LOCATION
- CLOSE PROXIMITY TO M80
- GOOD TRANSPORT LINKS
- SCOTLAND'S FIRST DIGITAL TOWN

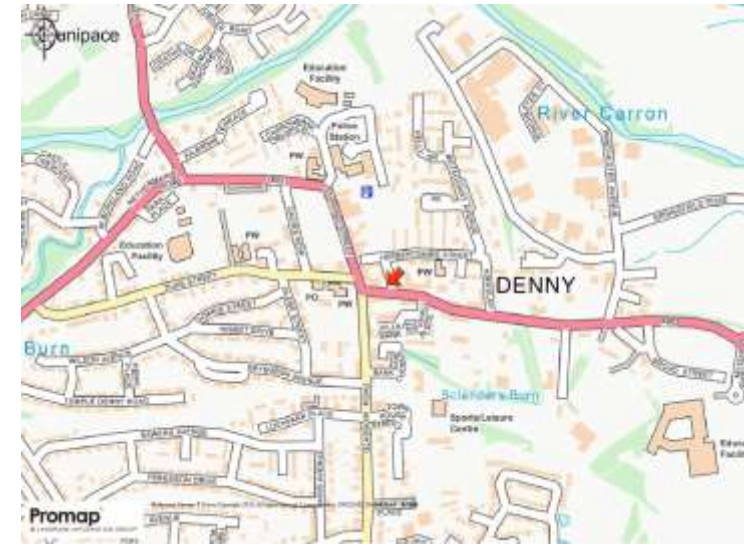


LOCATION

Denny is a town in the Falkirk council area of Scotland, formerly in the county of Stirlingshire. It is situated 7 miles west of Falkirk, and 6 miles north-east of Cumbernauld, adjacent to both the M80 and M876 motorways. At the 2011 census, Denny had a resident population of 7,933.

The town Centre is currently going through a £7.6 million regeneration scheme. It is Scotland's first fully digital town, with a new network providing speeds of up to 166Mbps - 7 times the average UK broadband speed.

The application site is a prominent corner site located within an area of townscape value in Denny District Centre as defined within the Falkirk Local Development Plan. It is located close to the historic centre of Denny at the cross roads of Glasgow Road, Duke Street and Broad Street.



DESCRIPTION

The Subjects comprise a development site located on the corner of Broad Street and The Vennel. The proposed development is for the construction of a three storey building which will provide the following:

5 x 2 Bedroom flats

1 x 1 Bedroom flat

Full planning permission and building warrants have been obtained for the development allowing immediate start to construction. We understand that there are no Section 75 agreements or other contributions to be made to the Local Authority.

EPC

N/A

PROPOSAL

Our client is seeking Offers in the region of £60,000 for the Heritable (freehold interest).

PLANNING

All queries in relation to the proposed development of the subjects should be addressed to Falkirk Council Planning Department. Planning reference P/17/0638/FUL

The detailed application proposes the construction of 6 flats (5 two bedroom and 1 single bedroom) with a 3 storey block on a corner plot at the junction of The Vennel and Broad Street, Denny. The proposal includes the provision of an internal communal cycle store at ground floor level and a bin store within the rear courtyard area.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums quoted are exclusive of VAT.

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published Aug 2019



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

Sandy Falconer BSc (Hons) MSc
MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

MOBILE 07753 340 113

EMAIL sandy@falconerproperty.co.uk

www.falconerproperty.co.uk