

KINNAIRD VILLAGE CENTRE, LARBERT DEVELOPMENT OPPORTUNITIES

AT THE HEART OF THE NEW VILLAGE COMMUNITY

SAT NAV REF:
FK5 4GY



M9

VILLAGE CENTRE

A88

BELLSDYKE ROAD

M876

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THE CONCEPT

The vision for Kinnaird Village is forging ahead to build a whole new thriving community. Cala Homes and Persimmon Homes, (the consortium) have been working alongside NHS Forth Valley to masterplan the 218 acre former NHS site.

The new neighbourhood will provide up to 1,700 new homes, in addition to the existing 500 homes in the adjacent Inches development, set in a high quality, natural landscape combining quality open space, safe children's play areas, environmental features, all of which will create physical, social and economic links to the rest of Larbert and Stenhousemuir.

A new community primary school has already been constructed and will allow the community a chance to develop and grow in a brand new learning environment.

An integral part of this community will be the village centre, at the hub of the community, incorporating commercial elements including supermarket, pub/restaurant, care home and assisted living and children's nursery facilities.

The construction of the new Forth Valley Royal Hospital is now complete and accepting patients, situated only a few minutes from Kinnaird Village. This 860 bed/bed spaces facility provides a range of services normally associated with an acute services district hospital, providing employment for 3,500 staff. The new hospital will treat in excess of 58,000 inpatients per year and hold in excess of 280,000 outpatient consultations per year. The resultant effect on the local economy will be considerable.

LOCATION

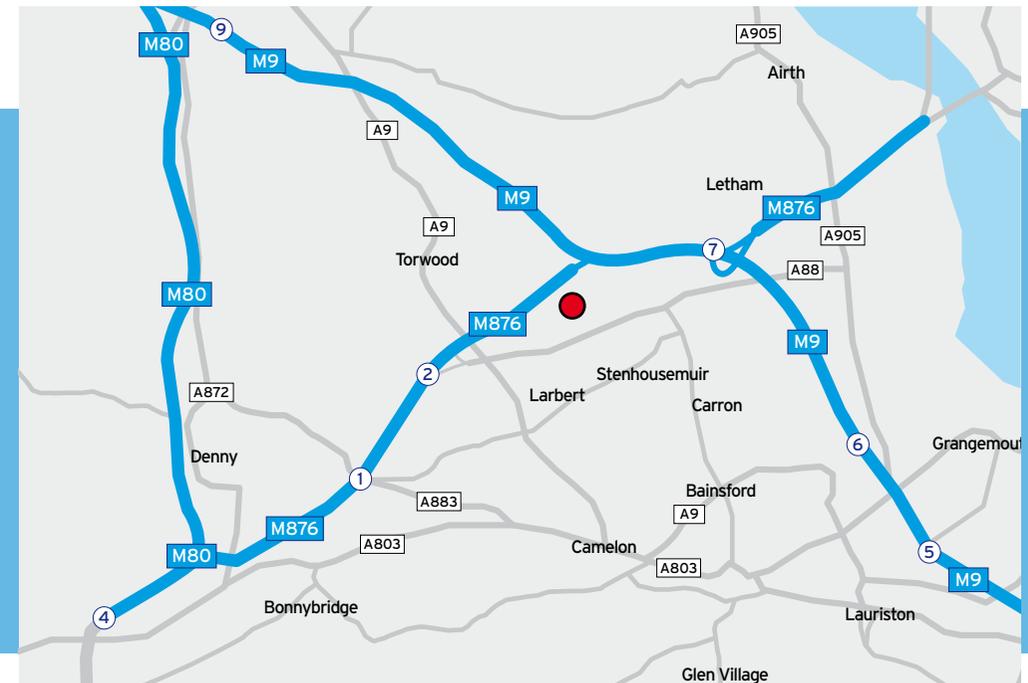
Kinnaird Village is strategically sited between Bellsdyke Road (A88) and the M876 and is approximately 1 km from Larbert Railway Station which has direct services to Stirling, Edinburgh and Glasgow. Buses pass the site along Bellsdyke Road and connect with the Railway Station and Larbert Town Centre. Further improvement to the services is part of the overall Green Transport Plan which formed an integral part of the original outline planning application.

Junction 2 on the M876 is the subject of improvement proposals to create a 4 way interchange/slip road (currently 2 way) and offers fast travel and linkages to Central Scotland's main motorway network.

DEVELOPMENT OPPORTUNITY

Having completed and successfully sold a number of residential phases, the consortium have submitted detailed proposals to create the Village Centre, which will include a mix of varying house types, and will incorporate various commercial elements which will be developed into the overall community masterplan.

The opportunity therefore exists to acquire sites for occupation or development, for the village pub/restaurant, children's nursery facility, care home, assisted living residences and supermarket. Further brief details are provided below.





Supermarket

The supermarket will be positioned at the entrance to the Village Centre, situated on the ground floor of a proposed flatted development, with adjacent car parking being provided. Alternatively the site could be made available for a stand alone development.



Village Pub/Restaurant

The architectural intention is to contrast the old with the new and the stone façade of the original building has been retained at the front entrance. The contrasting elevational treatments comprise glass curtain walling, metal cladding and render, all utilised in a contemporary manner.



Children's Nursery

A 60 place children's nursery, adjacent to the care home and close to the new school development will be a bespoke design with specifically designed secure external play areas. The accommodation comprises classrooms, ancillary facilities including toilets, kitchen and office space together with a secure garden area.



Care Home

The care home will offer accommodation for 60 residents and meet the high standards of Statutory Care Requirements, within a two storey development set within existing mature landscape.

The care home could be linked with the assisted living facility.



Assisted Living

This 11 unit assisted living facility will allow elderly members of the community a degree of independence but have the reassurance of help being close at hand.

The accommodation is over three storeys and in addition to self contained flats, there is also a residents' lounge overlooking the garden area.



The Village Centre

PLANNING

The original masterplan was approved in an outline planning application which has now been superseded by detailed planning applications for various phases for residential development. In addition, detailed planning applications have been submitted for the Village Centre and the Council are "minded to grant" consent, subject to completion of a Section 75 Agreement, the terms of which are generally acceptable in principle to all parties.

FURTHER INFORMATION

More detailed information, drawings and elevations of the various buildings forming the commercial elements of the proposals can be viewed and downloaded at www.rydenllp.com/portfolio/kinnairdvillagecentre

OFFERS

Offers are invited for our client's heritable interest in the sites either as a whole or in separate lots. Interested parties should note their interest in writing to the sole selling agents in order to be advised of any closing dates which may be set.

VALUE ADDED TAX/STAMP DUTY

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

The purchaser/lessee will be responsible for any Stamp Duty costs and Recording Dues that are applicable for any transaction.



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VIEWINGS

Parties wishing to view the sites should contact the sole selling agents.

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