

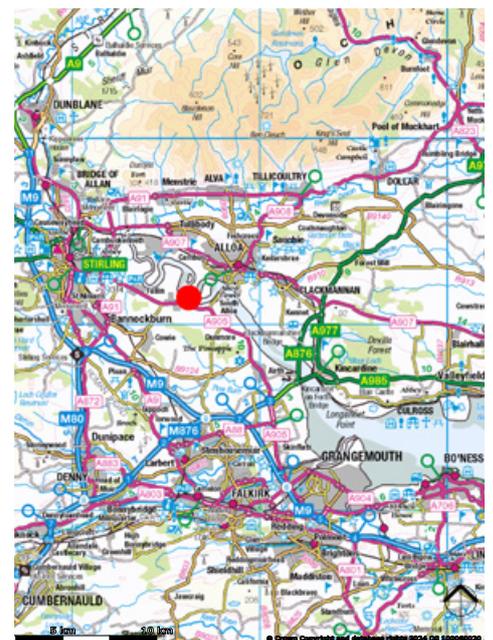
# FOR SALE

Residential Development Opportunity



## Kersie Road, Throsk, Stirling, FK7 7NP

- Rarely available opportunity
- Site extends to approximately 0.44 acres (0.18 hectares)
- Planning permission approved for 5 dwellings
- Offers in excess of £75,000 are invited.





## LOCATION

Throsk is a small hamlet located on the A905, approximately 4 miles to the east of Stirling and around 9 miles north of Falkirk and benefits from close proximity to Junction 3 of the M876, giving easy access to the Kincardine and Clackmannanshire Bridges, as well as the wider motorway network.

The village of Fallin is situated about 1 mile to the west and offers local amenities including, Tesco Express, Local Retailers, Pharmacy, Health Centre and Primary School.

## DESCRIPTION

The subjects comprise a development site with planning consent for the construction of 4 semi-detached houses and 1 detached dwelling. The site is relatively square in shape and is currently overgrown with small trees/shrubs.

## ACCOMMODATION

According to our calculations, the site extends to approximately 0.44 acres (0.18 hectares).

## PLANNING

Planning consent was granted on the 28th May 2024 for the erection of 4 semi-detached houses and one detached dwelling with parking and private gardens. Further details can be found on the Stirling Council's Planning Portal (reference - 24/00103/PPP).

## PRICE

Offers in excess of £75,000 are invited.

## LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction.

## VAT

Unless otherwise stated all prices are exclusive of VAT.

## CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

To arrange a viewing please contact:



**Conal Philliben**  
Property Agent  
Conal.Philliben@g-s.co.uk  
07771 528 190



**Andrew Peel**  
Property Agent  
Andrew.Peel@g-s.co.uk  
07803 896976

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2024