

**DETAILED PLANNING CONSENT FOR 8 HOUSES & 6 FLATS**

**DEVELOPMENT SITE FOR SALE  
FORMER WESTQUARTER SOCIAL CLUB,  
WESTQUARTER AVENUE, WESTQUARTER,  
FALKIRK. FK2 9RG**

Falkirk	2m	Linlithgow	6m
Kincardine	9m	Stirling	14m
Edinburgh	24m	Glasgow	29m

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## DESCRIPTION

The subjects comprise a former social club premises, occupying a site of approximately 0.61 acres. Detailed planning consent has been obtained for 8 houses and 6 flats.

The site itself is predominantly level. A raised embankment bounds the subjects to Westquarter Avenue and to the south. The subjects are situated on the western side of Westquarter Avenue, on Garden Terrace, lying to the south periphery of Westquarter itself.

Westquarter comprises a “model” village which was constructed on the southern side of Polmont Road (A803) and north of Redding Road (B805) approximately 3 miles east of Falkirk and some 3 miles south of Grangemouth.

The village has the benefit of excellent road communication links with the A803 providing direct access to junction 5 of the M9 motorway which lies approximately one mile to the east. In addition, nearby Falkirk has the benefit of 2 main line railway stations, one of which lies on the main Edinburgh to Glasgow shuttle route.

**FIXED PRICE £105,000 ARE INVITED FOR THE BENEFIT OF THE CLIENT'S FEUDAL EQUIVALENT INTEREST.**





## **SOLICITOR**

The Sellers solicitor who will carry out the conveyancing is Alasdair Fleming, Brodies LLP, 2 Blythswood Square, Glasgow, G2 4AD, Scotland

## **PROPERTY MISDESCRIPTION**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared August 2013.

## **CLOSING DATE**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

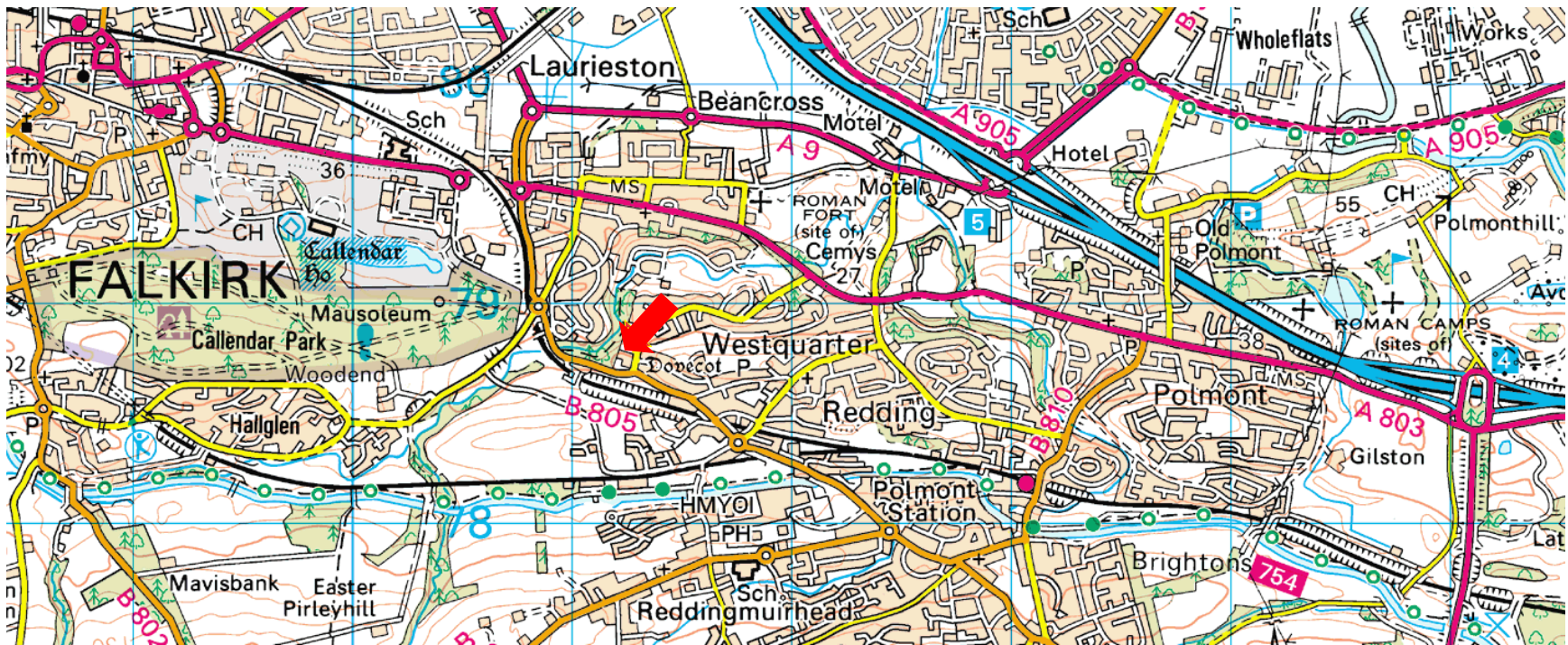
## **VIEWING AND REGISTERING AN INTEREST**

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711 561814 to arrange a viewing.

## **OFFERS**

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

## LOCATION PLAN



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### DIRECTIONS

**From the M9:** At junction 4, take the A801/A803 exit to A706/Bathgate/Livingston/Polmont. At the roundabout, take the 3<sup>rd</sup> exit onto A803. Go through 1 roundabout and continue for approximately 2 miles. Turn left onto Westquarter Avenue. Continue along this road through the speed reduction measures and pass the Primary School on your right. After the school, turn right onto Garden Terrace. The site is immediately on your left.



~~SITE SECTION-AS~~

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