

FOR SALE

RESIDENTIAL PLOT AND LAND AT CANDIE

Avonbridge, Falkirk, Stirlingshire, FK1 2LE

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



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Residential Plot and Land at Candie

Candie, Avonbridge, Falkirk,
Stirlingshire, FK1 2LE

An excellent opportunity to acquire a residential plot with substantial land, attractive rural views and in an excellent location for easy commuting to Glasgow, Edinburgh or Stirling.

Falkirk – 6 miles

Stirling – 14 miles

Edinburgh – 17 miles

Glasgow – 27 miles

Selling Agents

Davidson & Robertson
Riccarton Mains
Currie
Midlothian
EH14 4AR

Tel: 0131 449 6212
Fax: 0131 449 5249
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Web: www.drurual.co.uk

Situation

The plot at Candie enjoys a rural location with open aspect views across farmland to the South and woodland over the quiet road to the North. The woodland provides opportunities for walking straight from the door. The beautiful south facing plot is 2.8 acres or thereby and offers uninterrupted views. There are a couple of houses adjacent to the plot, and in the area forming a small community.

Avonbridge provides some local facilities, as does Polmont with a station on the main Edinburgh to Glasgow train line. The nearby towns of Falkirk and Linlithgow offer leisure and shopping facilities. Linlithgow is also on the main Edinburgh to Glasgow train line. Linlithgow is home to a bustling old-fashioned high street with a number of small shops, cafes and restaurants as well as larger brand names. It has Linlithgow Palace and Linlithgow Loch at its centre and the adjacent Beecraigs Country Park. Falkirk also has excellent transport facilities being served by two main line

train stations. Falkirk is also home to the popular Helix Park and the Kelpies, the historic Callendar House and the famous Falkirk Wheel.

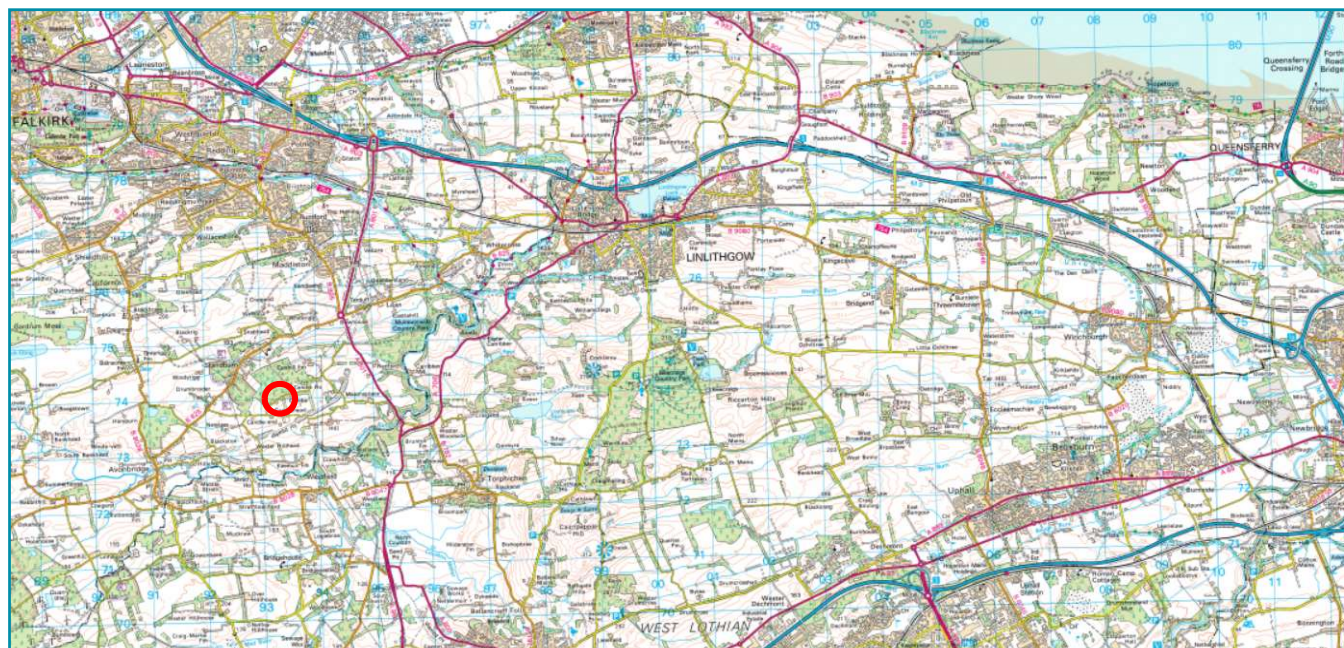
In addition, the plot has easy road access to both the M9 and M8 motorways providing quick access to Edinburgh, Glasgow and beyond.

Access

Access is taken from the A801 or the B825 via unnamed roads

Directions

From the M9 take J4 and head South on the A801. At the roundabout take the second exit to continue on the A801. Take the first right onto the unnamed road and follow this road over a small crossroads and through two sharp corners for approximately 1 mile. The plot will be on your left.

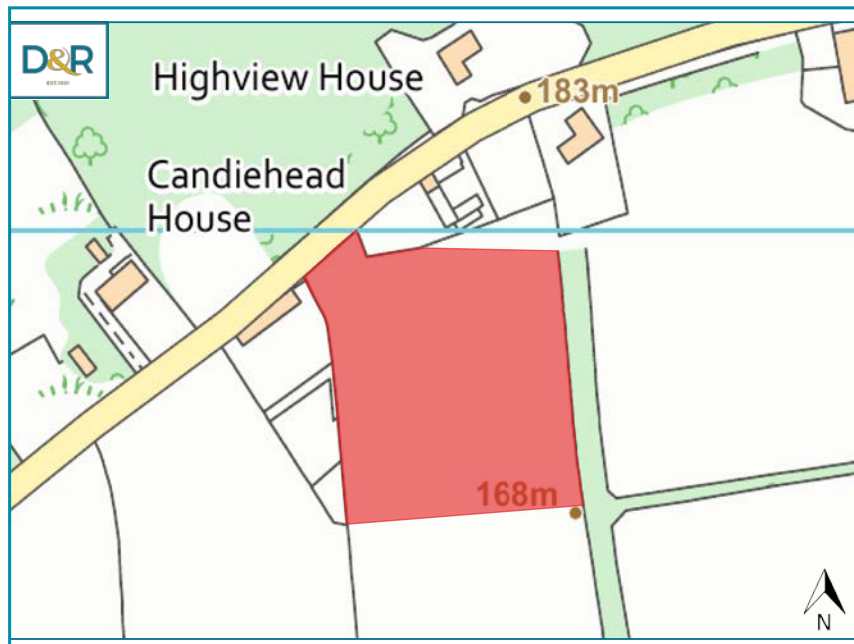


From the M8 take J4 and head North on the A801. At the first mini roundabout take the first exit to continue on the A801. At the next roundabout take the 3rd exit to continue on the A801. At the third roundabout take the second exit to continue straight on, still on the A801, and at the 4th take the 3rd exit for the A801. At the Avon Gorge fork take the left fork down to continue on the A801. Take the second left onto the unnamed road and follow this road over a small crossroads and through two sharp corners for approximately 1 mile. The plot will be on your left.

Description

The Plot at Candie is 695 sqm and has full planning permission for a 2 bedroom single storey dwelling. There is provision made for a generous driveway and parking for two cars as well as garden ground. The full details of the planning permission can be found on Falkirk Councils website under application P/19/0322/FUL, it may be possible for purchasers to amend this prior to building.

There is additional land provided with the plot, forming a total of 2.8 acres. The land is currently a good quality grass field with mature trees on the East and West boundaries and is South facing with a gentle slope providing for a very desirable aspect. This plot offers an excellent opportunity to build a rural property in an existing small community with sufficient land to create a lifestyle property with room for grow-your-own or a pony paddock.





Services

Mains water and electricity are available to the site, a septic tank will need to be installed for waste.

Local Authority

Falkirk Council
Municipal Buildings, West Bridge Street, Falkirk, FK1 5RS

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. All viewers will adhere to the guidelines at the time of viewing as directed by the Selling Agents.



Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Tait Macleod, 6 Park Street, Falkirk. FK1 1RE

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.



Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

