



## Land at Laurel Grove, Bonnybridge FK4 2ED

- Enclosed/Secure Yard Area
- Within Easy Access of the Motorway Network
- Total Site Area Extending to Approximately 5.59 acres
- Potential Development Opportunity (subject to consents)



## LOCATION

Bonnybridge is located within central Scotland, approximately 8 kilometres (5 miles) to the west of Falkirk, 16 kilometres (10 miles) to the south of Stirling and 32 kilometres (20 miles) to the north-west of Glasgow. The town has a resident population of approximately 7,000 persons and benefits from good communication/transport links, both in terms of the motorway network and railway line via stations at Falkirk and Larbert.

The subjects are located immediately to the rear of a residential estate, adjacent to the Falkirk to Edinburgh railway line. Bonnybridge town centre is located around 1.2 miles to the north of the site.

The ordnance survey extracts show the location and approximate extent of the site.

## DESCRIPTION

The site area extends to approximately 5.59 acres and is accessed via Laurel Grove, which forms part of a small residential estate. The site is long and narrow in shape, with a large portion of the land being taken over by trees. We calculate that around 1.76 acres of the site is surfaced with a type-1 hardstanding material.

## PLANNING

The subjects would be suitable for their current use as external storage/yard, however, future redevelopment of the site could be considered, subject to relevant consents.



Interested parties should make their own enquiries with Falkirk Council, Planning Department Tel -01324 506070

## VAT:

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable)

## PRICE

Offers are invited for the benefit of our client's heritable interest in the site.

## CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the site 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:



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Property Agent  
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## IMPORTANT NOTICE

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6. Date of Publication: January 2023