

FOR INDICATIVE PURPOSES ONLY

## ONLINE AUCTION

- > AUCTION DATE: 7<sup>TH</sup> DECEMBER 2023 AT 2:30PM
- > SITE AREA 2.407 HECTARES/ 5.948 ACRES (EXCLUDING AREA OUTLINED IN GREEN)
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > GUIDE PRICE £47,500

FOR SALE

## LAND AT SUNNYLAW ROAD, BRIDGE OF ALLAN, FK9 4PE

**CONTACT:** [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Alasdair McConnell MA (Hons) MRICS

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01786 450 438 – 07393 803 404



**LOCATION**

The subjects are situated in Bridge of Allan, in close proximity to the town centre. More specifically the site sits to the north of the A9 and south of Sunnylaw Road.

The site benefits from excellent road connectivity with access to Keir Roundabout which connects with major road networks throughout Scotland.

**DESCRIPTION**

The subjects comprise an irregular shaped site which is covered by a mixture of grass, shrub and woodland areas. The total site area extends to approximately 2.407 hectares / 5.948 acres.

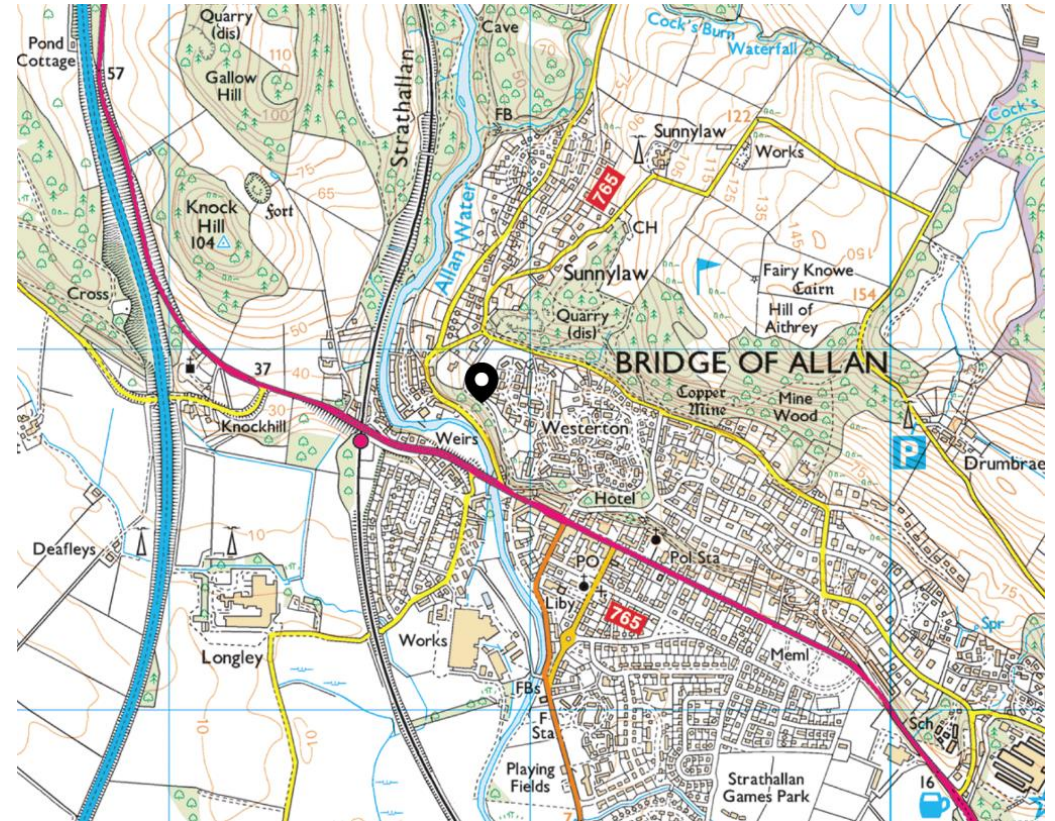
Plans provided are indicative only, we would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase.

**PLANNING**

Title No: STG54836

The subjects are identified within the Bridge of Allan settlement envelope within the Stirling Local Development Plan (October 2018).

Further planning information is available on the Stirling Council's website. It will be incumbent upon any tenant to satisfy themselves in this respect.

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**AUCTION DATE**

The auction will be held on 7<sup>th</sup> December 2023 and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

The heritable interest is for sale at a guide price of £47,500 exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

**BUYER FEES**

Details of the buyer fees associated with this property can be found on the individual property page.

**LEGAL PACK**

The legal pack is available to view online

**VAT**

See Legal Pack.

**ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**CONTACT DETAILS**

Alasdair McConnell  
(Hons) MRICS  
Local Office Contact

Stirling Commercial  
First Floor  
11 Gladstone Place  
Stirling, FK8 2NN

Tel: 07393 803 404  
[a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors First Floor, 11 Gladstone Place, Stirling, FK8 2NN**

Alasdair McConnell MA (Hons) MRICS [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2023**