

INDUSTRIAL SITE

Darnrigg • Falkirk • FK1 3AS

Rare Leasehold Opportunity

*Falkirk 5 miles, Edinburgh 28 miles, Glasgow 23 miles
(all distances are approximate)*

- Leasehold opportunity
- Suitable for industrial, employment and energy related uses – subject to consents
- Queensferry crossing 30 minutes

14.85 acres, or thereby

Rent: POA


BIDWELLS

LOCATION

The site is located approximately 5 miles South of Falkirk within Scotland's central. With a population of approximately 35,590, the town of Falkirk benefits from excellent transport links and offers a number of established industrial and commercial centres.

The site itself benefit from a central location with Glasgow 23 miles to the West and Edinburgh 28 miles to the East. The Lathallan Interchange, 7 miles to the West connects the site to the major cities of Edinburgh and Glasgow.

More precisely, the subjects are situated in an attractive rural location between the villages of Slamannan and Shieldhill, with the surrounding area predominantly occupied by farmland and forestry.

DESCRIPTION

The subject comprises of a former open cast coal mining site with substantial development potential. The site combines areas of hardstanding concrete, shrubland and mixed woodland and benefits from a private access road with secure gated entry.

The site lends itself to external storage, industrial/employment uses as well as renewable energy related uses, subject to all necessary consents.

The site is identified on the Scottish Vacant and Derelict Land Survey (SVDLS). A former haulage vehicle repair workshop located on site is identified on the survey as a ruin, and is not a wind and watertight structure. Further information can be found on the Scottish Vacant and Derelict Land Survey (Falkirk), Site Code F/RUR/026.

Extending to approximately 14.85 acres, the site may be available in part or as a whole. Further information is available from the Sole Agents.

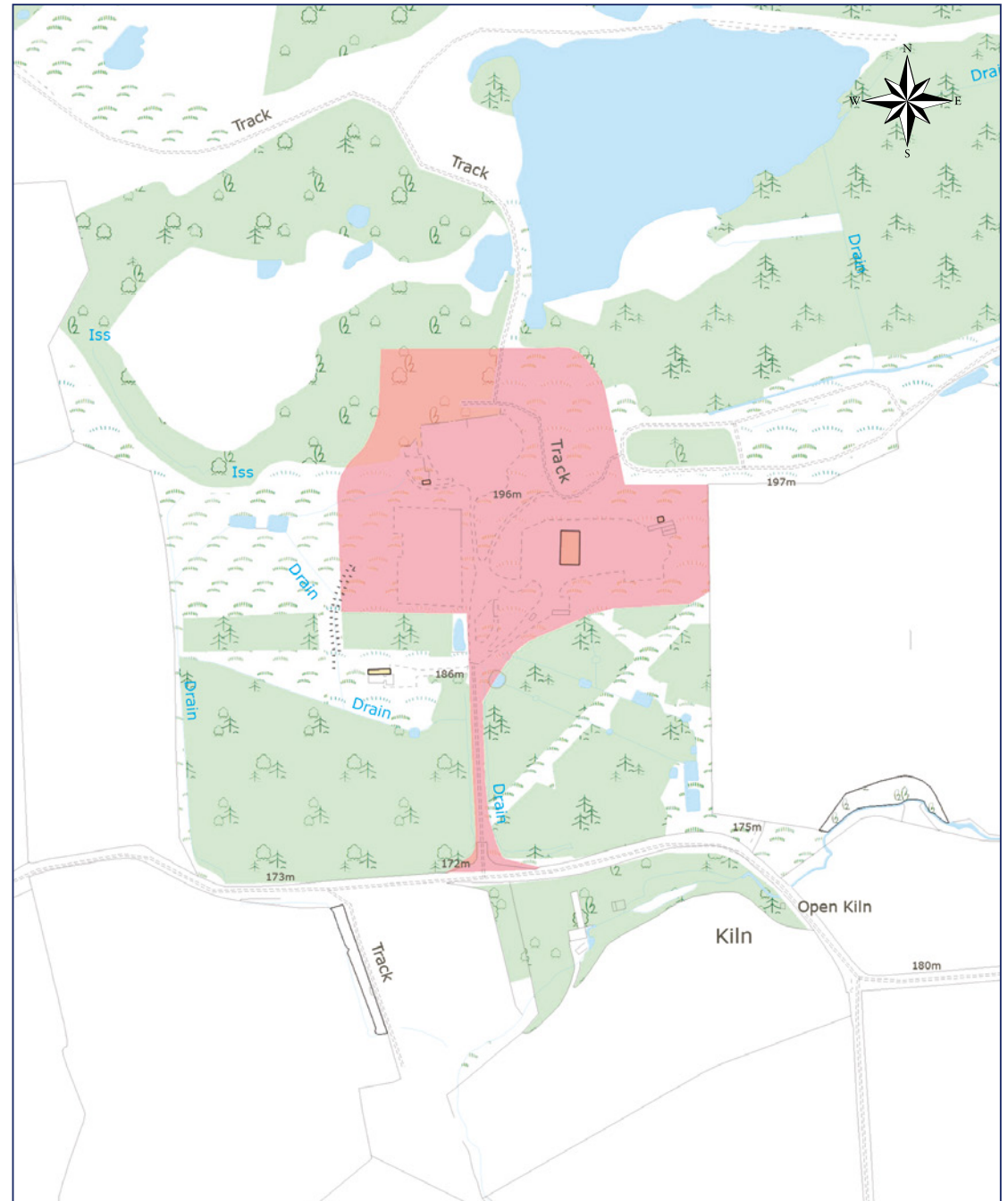




Photo taken March 2023. Access for service connection to the pond will be granted if required

GENERAL REMARKS

PLANNING

It is anticipated that any incoming tenant will require a change of use application. The site may lend itself to a variety of alternative commercial or energy related used, subject to planning. Enquiries should be made to Falkirk Council Planning Department.

RATES

Net and Rateable Value: £14,600

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

TERMS

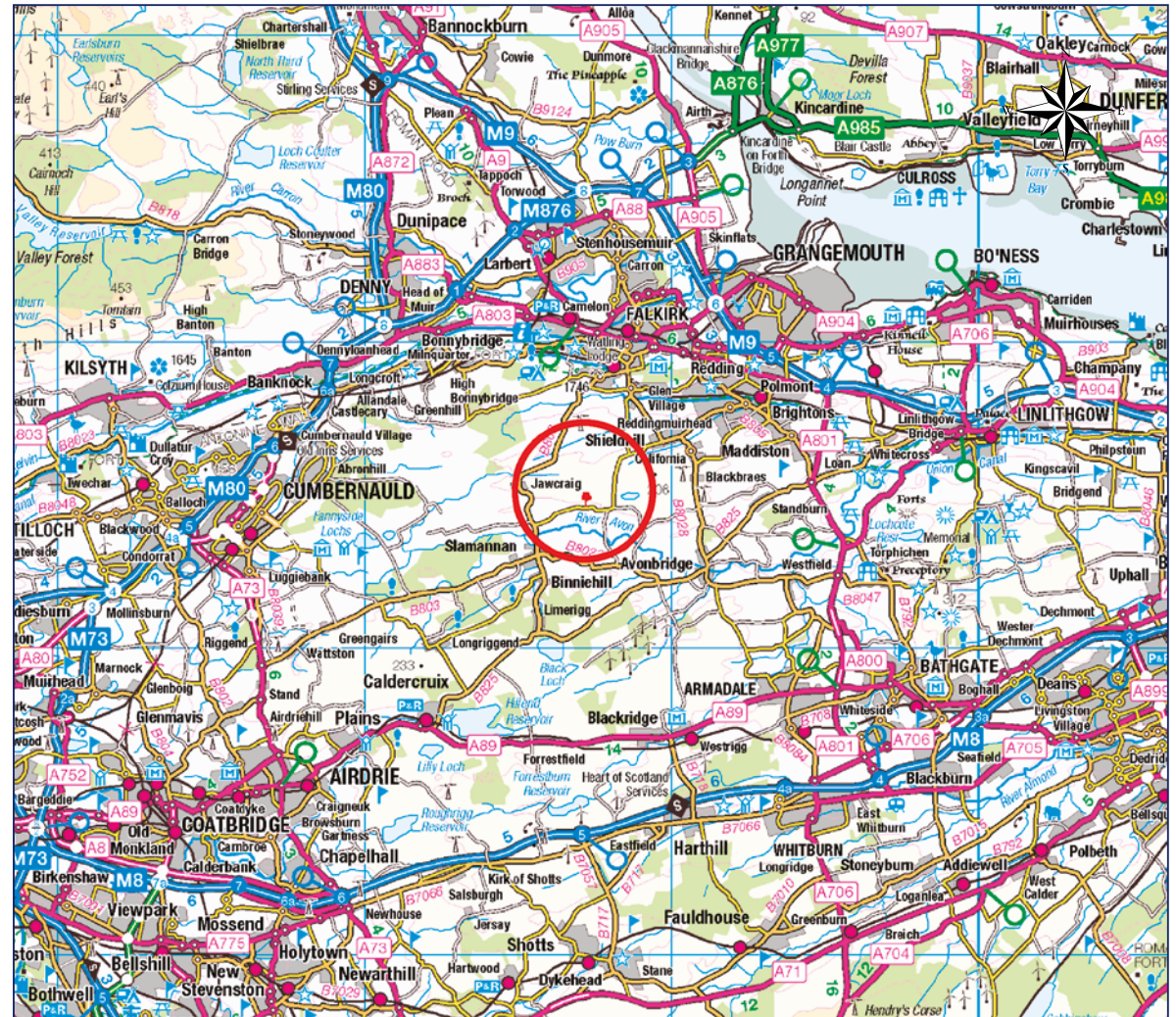
The subjects are available To Let. Further information is available from the Sole Agents.

LOCAL AUTHORITY

Falkirk Council
Municipal Buildings, West Bridge Street, Falkirk FK1 5RS
01324 506070

AGENT

Bidwells
Broxden House, Lamberkine Drive, Perth, PH1 1RA Tel:
01738 630666
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