



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Castleloan Cottage, Glen Road,
Torwood, FK5 4SW

DEVELOPMENT OPPORTUNITY

- OFFERS OVER £100,000
- APPROXIMATELY 0.19 ACRES
- RESIDENTIAL DEVELOPMENT OPPORTUNITY
SUBJECT TO OBTAINING PLANNING
- SEMI RURAL LOCATION
- GOOD LOCAL WALKS



LOCATION

Torwood is a small village located 2 miles north-northwest of Larbert, 4 miles north-west of Falkirk and 6 miles south-southeast of Stirling. Torwood lies within the Falkirk Council area of Scotland. The A9 road between Bannockburn and Camelon runs through the village.

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town had risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the south western side of Glen Road within Torwood Village Centre. Surrounding properties are generally residential in nature.



DESCRIPTION

The subjects comprise a dilapidated cottage with surrounding land. The original building is detached and planned over single storey. We understand that the property was formerly two semi detached residential cottages which we would estimate were constructed in the late 1800's. The property has most recently been utilised for storage purposes.

The main building is of stone construction. Part of the original pitched and slated roof remains in situ with the remainder having been temporarily overlaid in a flat roof overlaid in corrugated metal.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Approximately 0.19 acres

PROPOSAL

Offers over £100,000 are invited for the Heritable (freehold) interest.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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