



# FALCONER

PROPERTY CONSULTANTS

**5 PARKHEAD ROAD,  
SAUCHIE  
FK10 3BL**

## FOR SALE

- OFFERS OVER £99,950
- 1,542 FT<sup>2</sup>
- DEVELOPMENT OPPORTUNITY
- SIZABLE PLOT
- PRIME LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)





## LOCATION

Sauchie is a village in the Central Lowlands of Scotland. It lies north of the River Forth and south of the Ochil Hills, within the council area of Clackmannanshire. Sauchie has a population of around 6000 and is located 1.0 mile northeast of Alloa and 2.1 miles east-southeast of Tullibody.

Alloa is the third largest town within Central Scotland with a resident population of approximately 19,000 people and an estimated further catchment in the region of 50,000 people. Alloa is located approximately 9 miles east of Stirling and 6 miles north of the Kincardine Bridge, and has excellent transport links to both Edinburgh and Glasgow.

The subjects are located on the eastern side of Parkhead Road close to its junction with Church Grove.

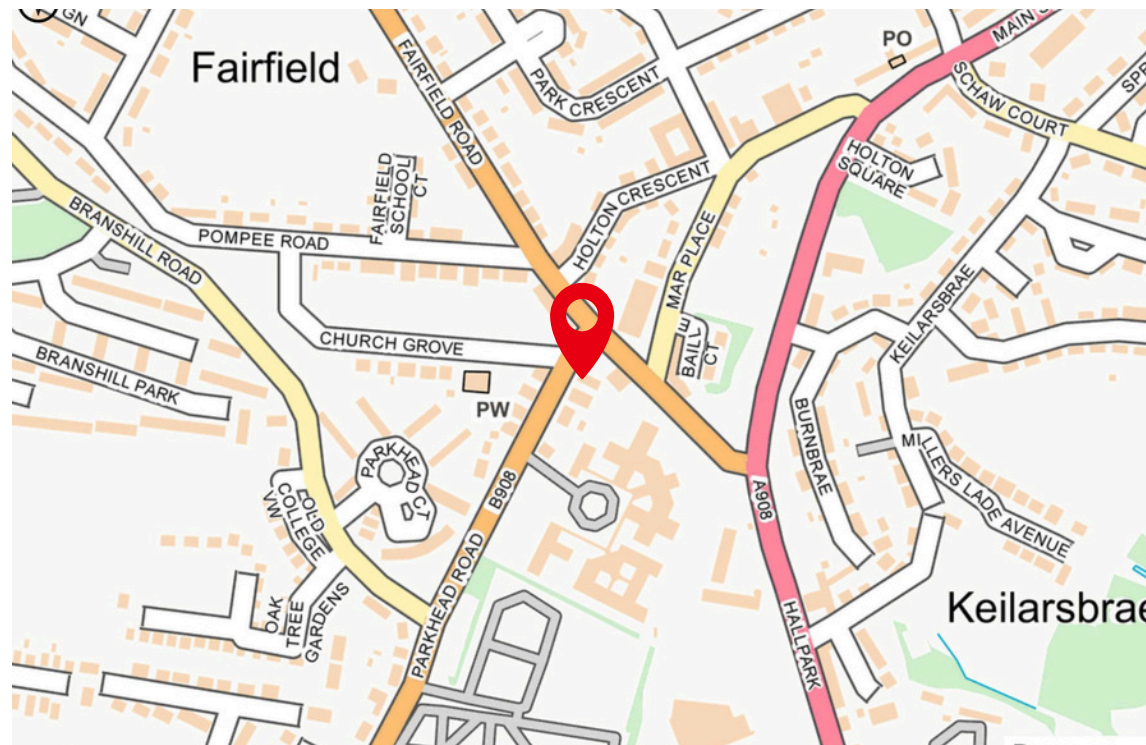
## DESCRIPTION

The subjects comprise a detached single storey building which has most recently been utilised as a scout hall. The building is of brick construction with a rough cast finish whilst being surmounted by a pitched and tiled roof. The property benefits from double glazed windows.

Internally the property provides a large open plan hall, storage areas, office, kitchen facilities and separate male and female w.c facilities. The property benefits from a gas fired central heating system.

## PROPOSAL

Offers over £99,950 are invited for the Heritable interest.





## 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):

143.2m<sup>2</sup>/1,542ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £1,800.

## EPC

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## 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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

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





#### DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published July 2025.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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