



PLOT 2, WESTERWOOD
DUNMORE, FALKIRK, FK2 8RY

Galbraith

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Serviced plot in attractive and accessible rural location.

Airth 3 miles ■ Stirling 7 miles ■ Glasgow 31 miles

- Fully serviced plot with planning consent for a substantial detached house
- Attractive outlook
- Good accessibility
- Approximately 0.27 acres

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**





LOCATION

Plot 2, Westerwood is situated in a rural location a short distance to the west of the village of Airth, which provides a range of local amenities, including a convenience store, bakery, primary school and community centre. The city of Stirling is located approximately 7 miles to the west and provides a wide range of facilities including, supermarkets, banks, national retailers, financial services and leisure facilities. Falkirk 6 miles to the south also provides a wide range of facilities. The M876 lies approximately 4 miles to the south and provide access to the M9 and M80 motorways to Edinburgh and Glasgow respectively.

DESCRIPTION

The site comprises an attractive plot extending to approximately 0.27 acres on the edge of Dunmore Moss. The plot is one of three and sits between two houses under construction. The plot benefits from being fully serviced with a mains supply of electricity and water. Foul drainage is by means of connection to a shared private system, the maintenance of which will be shared equally between the three houses. The plot is accessed via a shared private road down to tarmac with maintenance shared equally between the users of the road.

PLANNING

The plot benefits from detailed planning permission for the erection of a dwellinghouse granted by Falkirk Council on 27th June 2022 under ref: P/21/0305/ MSC. It should be noted that in light of the works already carried out on the adjacent plots that the planning consent has been enabled and is live in perpetuity.

We would recommend that any planning enquiries should be directed to:

Falkirk Council
The Forum
Callendar Business Park
Falkirk
FK1 1XR
T: 01324 504 950
W: www.falkirk.gov.uk

SERVICES

Mains Electricity
Mains Water
Private Drainage

ASKING PRICE

Our clients are seeking offers over £180,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

All figures are quoted exclusive of VAT.

ENTRY

To be mutually agreed.

POST CODE

FK2 8RY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///rust.boost.twin

SOLICITORS

McLean & Stewart
51/53 High Street
Dunblane
FK15 0EG



ANTI MONEY LAUNDERING (AML) REGULATIONS

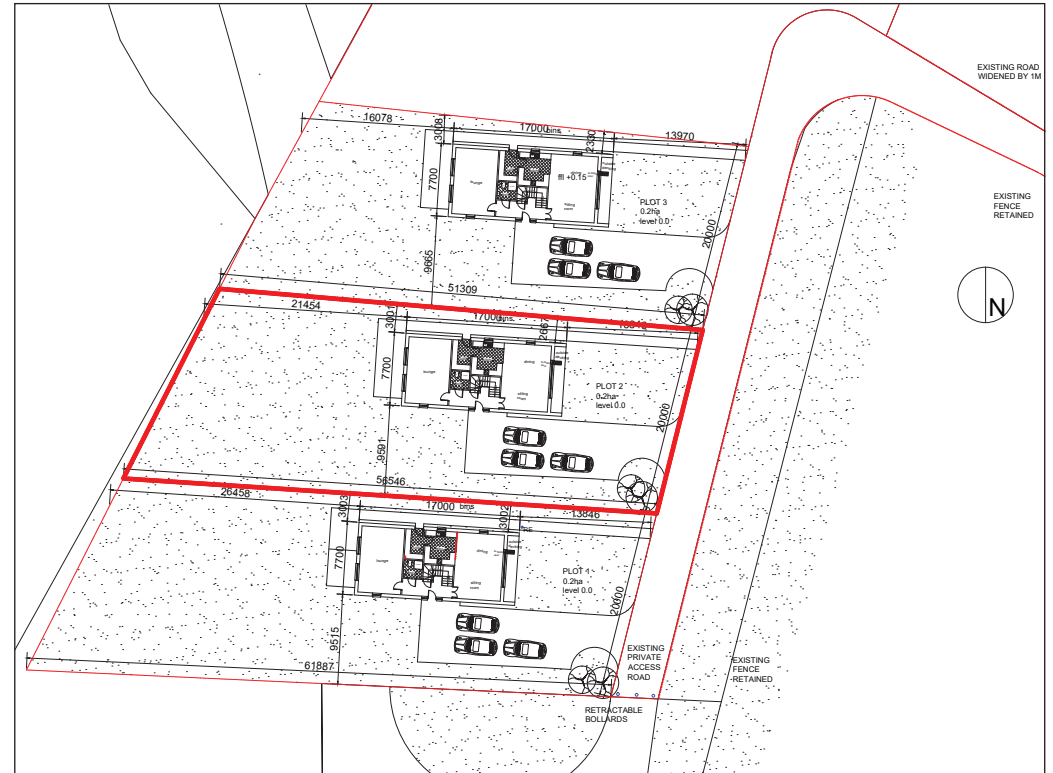
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:
 Galbraith
 Suite C
 Stirling Agricultural Centre
 Stirling
 FK9 4RN
 Tel: 01786 434 600

Harry Stott
 01786 434 630
 07909 978 644
 harry.stott@galbraithgroup.com



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in September 2024. 8. Particulars prepared September 2024.