

FOR SALE  
RESIDENTIAL DEVELOPMENT OPPORTUNITY  
11.2 ACRES (4.53 HECTARES)

# ALVA CLACKMANNANSHIRE FK12 5HW

- Allocated site with lapsed Planning Consent for 92 units
- Attractive location at the foot of the Ochil Hills

TO  
DUNBLANE  
& M9  
←

EAST STIRLING STREET A91

TO  
TILlicOUNTRY  
& M90  
→

ALVA ACADEMY

HARVESTOUN BREWERY





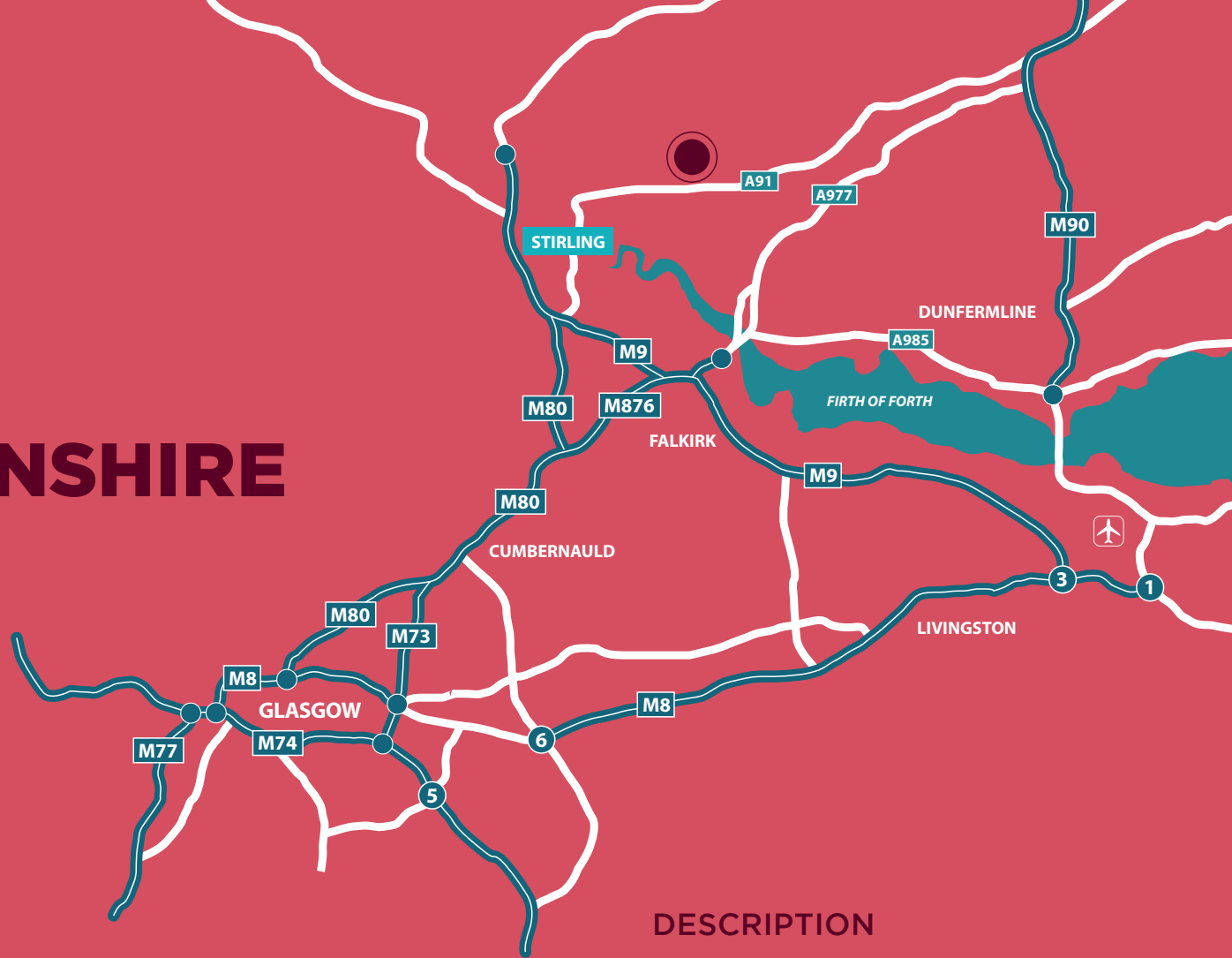
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## LOCATION

The property is located in Alva, Clackmannanshire in the Central Lowlands of Scotland. Alva sits at the foot of the Ochil Hills and benefits from an attractive rural setting and aspects north. Alva is located on the A91 connecting Stirling, Kinross and the M90, benefiting from good commuter links across the central belt.

Alva has a population of c. 5,000. The site is located within walking distance of the town's amenities, including shops, public house, food store, dental surgery, medical practice and post office. Alva is well regarded for education facilities with schooling provided at both primary and secondary level. The purpose built Alva Academy campus (completed in 2009) is situated adjacent to the site, and provides state of the art facilities including additional community, conference and extensive sports facilities.



## DESCRIPTION

The subject site is located to the south of East Stirling Street (A91) and bounded by existing dwellings to the west, Alva Academy to the south and business units at Alva Industrial Estate. The site has been cleared with an extensive degree of remediation undertaken. The development opportunity is broadly rectangular in shape and extends to 4.53 Hectares (11.2 acres) or thereby.

The property is not situated within a Conservation Area and there are no Tree Preservation Orders.

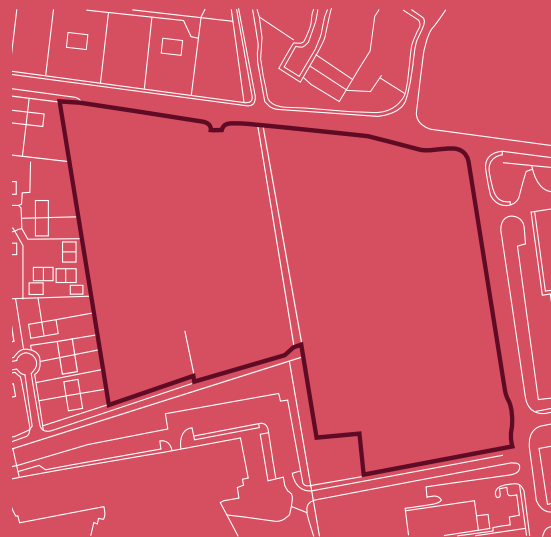


## PLANNING

The site was previously included within a larger plan to deliver housing in conjunction with Alva Academy. Outline planning permission was granted subject to conditions in 2008 (Ref; 04/00328/OUT). Subsequent reserved matters applications for 92 units were approved in 2008 (REF: 06/00137/RES & REF: 08/00098/RES).

Within the adopted Clackmannanshire Local Development Plan, the site is identified as a Housing Opportunity with a capacity of 100 units.

## SITE PLAN





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## TECHNICAL INFORMATION

Technical information relating to Planning, Engineering works and Site Investigation are available on the following online data room [www.alva-residential.live.jll.com](http://www.alva-residential.live.jll.com)

Parties should contact JLL for access to the technical information. This information is provided for reference only and cannot be warranted. Interested parties will require to carry out their own due diligence in this regard.

## OFFERS

Offers are invited for our client's heritable interest in the subjects.

Interested parties are advised to note their interest in writing to the sole selling agents JLL. All parties who notify interest will be informed of closing date arrangements.

In the event that offers are received with suspensive conditions we would request that offers are accompanied with detailed supporting information and timescales to purify each condition.

Each party will be responsible for their own legal costs with the purchaser responsible for any Land and Building Transaction Tax, VAT or registration dues incurred thereon.

## FURTHER INFORMATION

For further information please contact:



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