

LAND AT MANNERSTON

BLACKNESS, LINLITHGOW, EH49 7ND

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Galbraith

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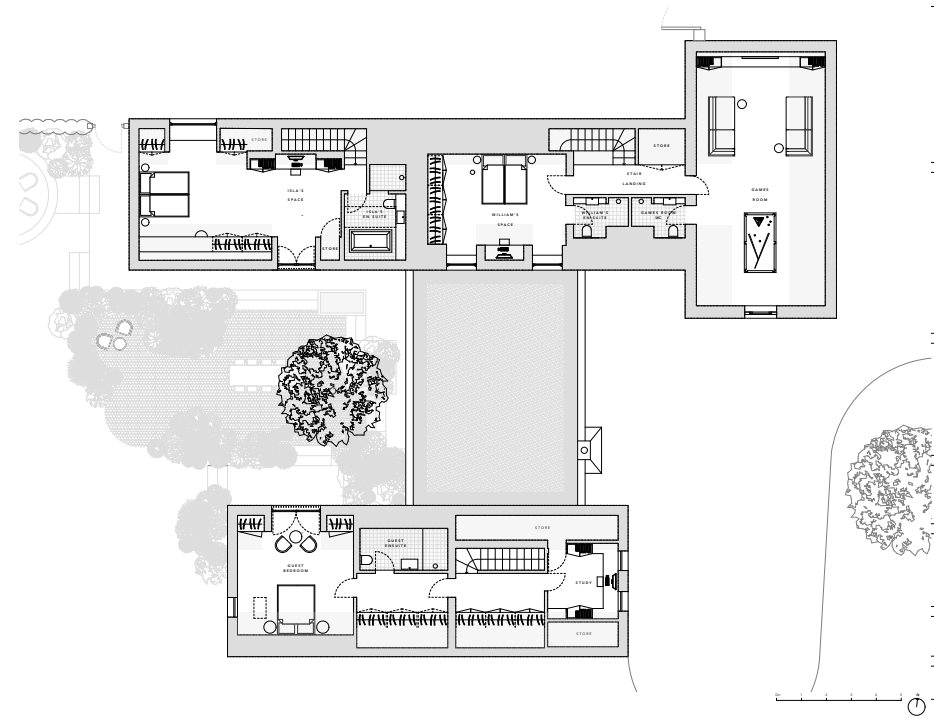
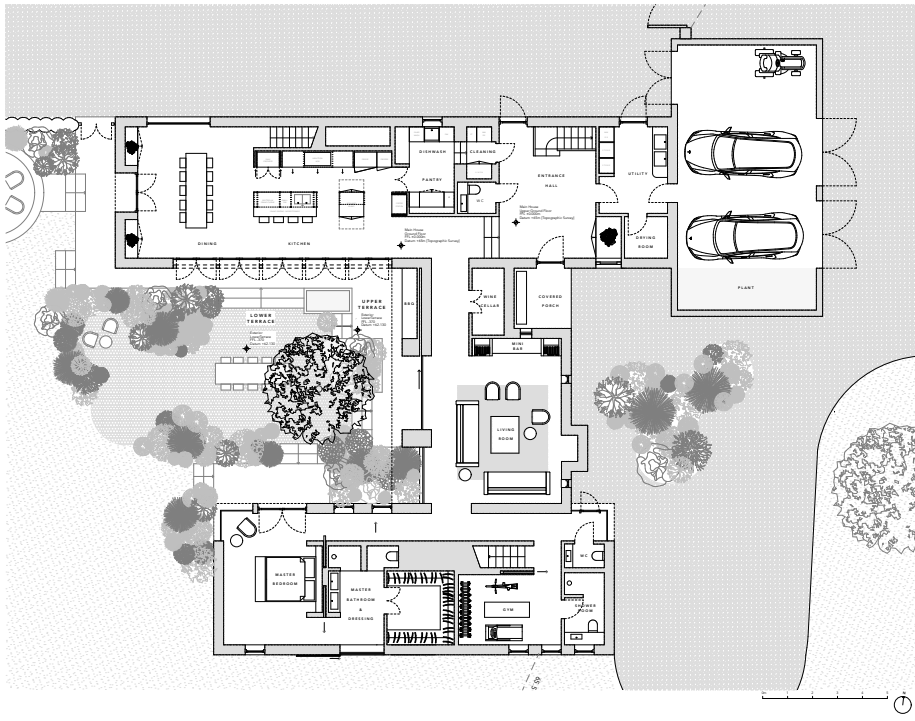
- Prime residential site in popular accessible location
- Approximately 3.00 acres (1.21 hectares)
- Planning permission for a single house and stable block
- Direct access off a public road
- Services adjacent to site



Galbraith

Stirling
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 **OnTheMarket**



LOCATION

The land at Mannerston extends to approximately 3.00 acres in an attractive rural location approximately 4.5 miles north east of Linlithgow and 4.5 miles east of Bo'ness. The plot also benefits from excellent access to the M9 allowing swift access to Edinburgh and Scotland's Central Belt.

Blackness is a charming village a short distance to the north with an established community and primary school. A school bus travels to Linlithgow for senior schooling and there are a number of Edinburgh private schools within commuting distance. Local amenities can be found in nearby Linlithgow, including national retailers, independent stores, restaurants, bars, library and recreation parks. There are a wealth of outdoor pursuits to be enjoyed from the property; walking, cycling, yachting, and horse riding.

The property is only 5 minutes from the motorway network. It is close to rail links in Linlithgow (main line services to Edinburgh and Glasgow) and with a regular bus service to the village. The property is extremely well placed

for access to Edinburgh or Glasgow and local attractions in Linlithgow, South Queensferry and Bo'ness.

DESCRIPTION

The land at Mannerston is generally level with direct access from a minor public road. The plot is in a highly desirable area and bounded to the north and south by residential properties and enjoys an open aspect to the west and distant views to the Ochil Hills and the Forth Bridges to the north and east respectively. The National Trust of Scotland property, the House of Binns lies immediately to the east and offers attractive woodland walks.

PLANNING

The site benefits from detailed planning permission for the erection of a 4 bedroom, one and a half storey house with double garage and stable block, granted by Falkirk Council on 22nd November 2022 under ref: P/22/0360/FUL. The proposed design presents an attractive open plan layout with additional features including a games room and home gym.

TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of mains infrastructure, the planning consent and associated planning drawings are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room - please contact Galbraith for access.

Any further planning enquiries can be directed to Falkirk Council: 01324 504950.

ASKING PRICE

Our clients are seeking offers in excess of £325,000 for their freehold interest in the land.

Interested parties will be notified of a closing date and requested to submit formal offers. 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.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

WHAT3WORDS

///roadways.madness.calms

POST CODE

EH49 7ND

LOCAL AUTHORITY

Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk FK1 5RS
T: 01324 506070
E: contactcentre@falkirk.gov.uk
W: www.falkirk.gov.uk

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

The site is open and may be viewed provided the selling agents have been notified of any intention to view.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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Note: Photographs taken February 2023

