

PLOT 1, FORMER ALVA HOUSE, WOODLAND PARK, ALVA FK12 5HU

HARPER & STONE
ESTATE & LETTING AGENTS





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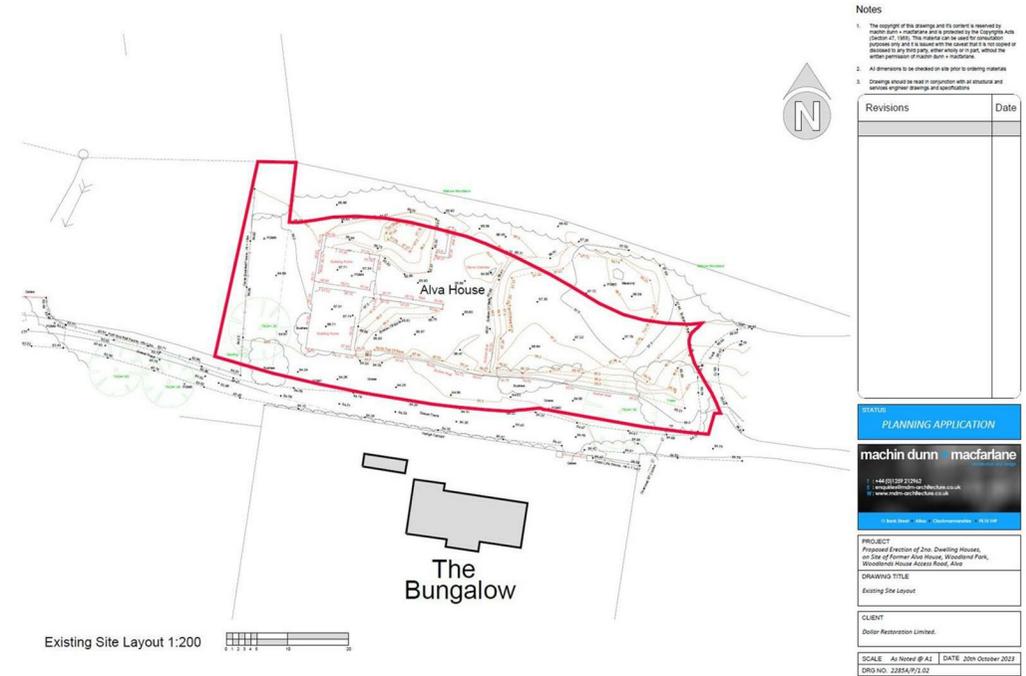
PROPERTY FEATURES

- Exciting residential development plot
- Total development area of 0.55 acres, split into two plots
- Option 1- Planning Permission in Principle granted for 2 dwellings Ref: 23/00240/PPP
- Option 2- Additional planning permission for 5 holiday cottages Ref: 05/00174/FULL
- Private situation
- All services on site
- Stunning semi-rural location

Harper & Stone are welcoming to the market a development plot on the site of the Former Alva House at Woodland Park, Alva. The full development area measures to 0.55 acres (0.2236ha) including the access road to frontage) and has been granted permission in principle (PPP) for two dwellings. The land is therefore split into two plots, one for each dwelling, which are being sold individually. Both plots are fully serviced with mains gas, electricity, sewage and water supply on site. The planning application reference is 23/00240/PPP to view the planning documentation on the Clackmannanshire Council Planning Portal, which is also included in the listing. Additional planning has been obtained for 5 holiday cottages offering another option for the use of the land. The planning reference for this is 05/00174/FULL.

For those interested in the history of the plot, the site was the previous home to Alva House, an extensive 3-storey country house near 'Silver Glen'. The original structure was built as a fortified tower circa 1350, followed by the house being built in 1636 for Sir John Erskine, a silver miner of the surrounding hills known to have mined the largest silver deposit in Great Britain. He used his fortune to finance the Jacobite Rebellion, and once he returned home, he built the house he always dreamed of. Unfortunately, without regular maintenance, over the years the property had deteriorated quite severely and has since been demolished during the Second World War.

Viewings are strictly by appointment only via Harper & Stone.
What3Words Navigation: ///dean.selection.studs



Notes

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2. All dimensions to be checked on site prior to ordering materials.
3. Drawings should be read in conjunction with all structural and services engineer drawings and specifications.

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Council Tax Band – Not available

EER Band – Not available

Water: Mains connection available on site

Sewage: Mains connection available on site

Heating: Gas connection available on site

Located almost exactly between Edinburgh and Glasgow with easy access (approx. 35 miles to both) The site occupies a superb elevated position overlooking the Ochil Hills Woodland Park and have a stunning backdrop of hundreds of acres of land belong to The Woodland Trust for Scotland. Designated for outstanding natural beauty. Only seven miles away from the City of Stirling which offers a wide variety of shopping, recreational and cultural amenities. For the sports enthusiast there are numerous golf courses, a large equestrian centre, a dry course ski slope. The world renowned Gleneagles hotel is approximately 20 mins drive. There are schools in Alva and Dollar and Private schooling at the well-known and respected Dollar Academy just five miles away, there are main line train stations at Alloa, Stirling and Bridge of Allan.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

