

DEVELOPMENT OPPORTUNITY

LAND AND BUILDING AT BROOMAGE AVENUE,
LARBERT, FK5 4NQ

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KEY FEATURES

- Attractive site with development potential
- Located in an established residential location
- Excellent access to the M876 and national motorway network
- Scope for a range of uses including residential or care home use
- Approximately 1.15 acres (0.46 hectares)



Galbraith

Stirling
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LOCATION

The town of Larbert is located in central Scotland with population of circa 12,700 and is connected to 90% of Scotland's population within an hour's drive.

The town has a range of amenities including local and national retailers, supermarkets, primary and secondary schooling, and a mainline train station with regular services to Edinburgh and Glasgow in under 45 minutes. The Forth Valley Hospital is also located in Larbert and lies a short distance to the west of the site.

DESCRIPTION

The site on Broomage Avenue is located within a residential area and comprises an office built in the 1950's. The building is of brick construction and arranged over two floors under a flat roof and has a cellular layout inside. The building extends to approximately 5,220 sq.ft (485 sq.m). The site which totals 1.15 acres has an attractive established garden with mature trees and a land to the front and enclosed by secure fencing.

The site has significant potential for redevelopment which may include demolition of the existing building for new build residential or care home occupation.

A feasibility study has been carried out on the site and indicative residential capacity is in the order of 16 to 20 units depending on layout and the scale of development. There may also be scope to develop a 60-bedroom care home, subject to obtaining the necessary consents.

Copies of the feasibility report and stage 1 planning report are available to interested parties on request.

PLANNING

The property is located within the Falkirk Local Development Plan area and is within the Larbert settlement boundary but without a specific planning allocation.

Any further planning enquiries can be directed to Falkirk Council: 01324 504 950.

SERVICES

Mains Water
Mains Drainage
Mains Electricity
Heating Gas

ENERGY PERFORMANCE CERTIFICATE

In light of the expectation the building will be demolished to facilitate development an EPC has not been obtained.

WHAT3WORDS

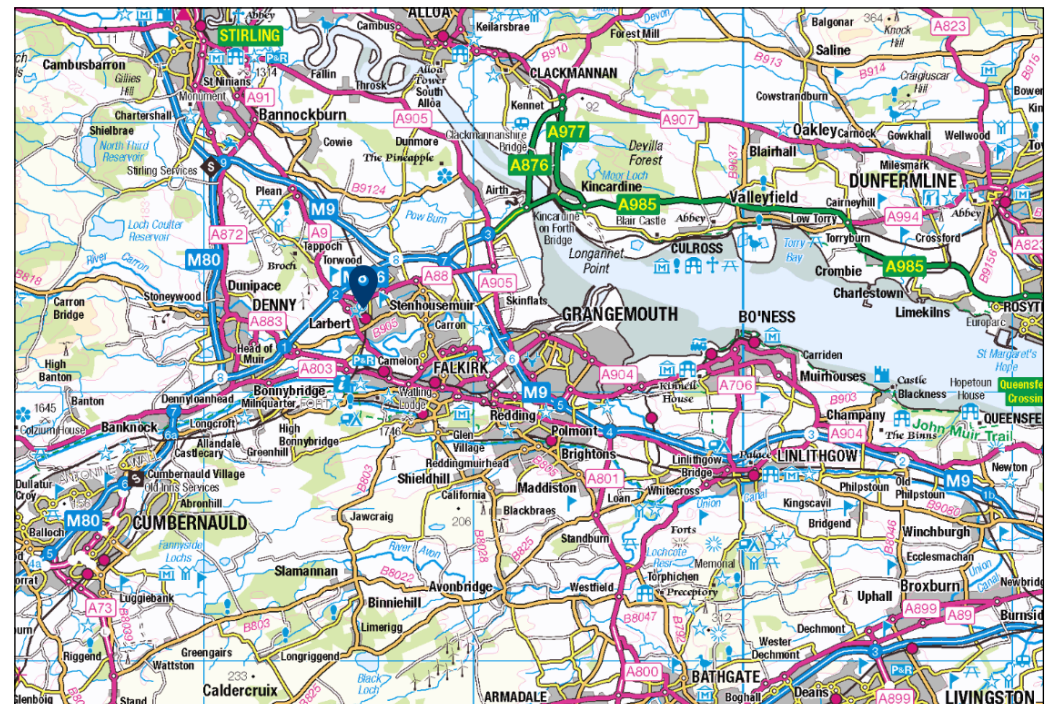
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RATEABLE VALUE

The property has a rateable value of £34,000. The rate poundage for 2026/2027 is 48.1p.

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.



VIEWING AND FURTHER INFORMATION

Viewings are by appointment only. Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.

