

LAND AT FORTHSIDE

Approx. 0.72 ha (1.8 acre)
riverside development site in
central Stirling, adjacent to
Stirling railway station

Forthside Way, Stirling FK8 1RB



AVISON
YOUNG

SUMMARY

Riverside development site extending to approx. 0.72 ha (1.8 acre) in central Stirling, immediately east of Stirling railway station

Located within the Forthside masterplan area – the approved Design Guide proposes residential development of up to 5 storeys

Forthside masterplan proposals close to the site include new active travel routes, civic spaces (Forthside Square) and commercial premises including Stirling Studios

Opportunity for a range of uses including residential, student accommodation and retirement living, subject to the necessary consents

Sale on behalf of Stirling Council



LOCATION

The site is located to the north east of Stirling city centre along Forthside Way. The city has a population of around 37,900 (mid-2020 estimate, NRS) and is the administrative centre for the Stirling Council area. Stirling is positioned in central Scotland, around 35km north-east of Glasgow and 50km north-west of Edinburgh. Nearby settlements include Dunblane (8km), Alloa (9km) and Falkirk (16km). Stirling has good transport connections with the M9 accessible locally at Junctions 9 and 10, providing routes south to Edinburgh (M9) and Glasgow (M80) and north to Perth (A9). Stirling railway station is around 1km north of the site, providing regular direct services to Glasgow Queen Street (approx. 30 mins), Edinburgh (approx. 50 mins) and Perth (approx. 30 mins).

The site is located close to the city centre, around 250m north of Thistles shopping centre (M&S; Primark; Sainsbury's Local) and 200m north west of Vue Cinema. Central Stirling has a good range of independent and high street shops, together with numerous bars and restaurants. Springkerse Retail Park (B&Q; Currys; Morrisons) is located on the eastern edge of the city. The city also benefits from a wealth of sporting facilities including gyms, swimming pools and those linked to the University - Scotland's University for Sporting Excellence.

Stirling's rich history has bestowed the city with numerous important features including Stirling Castle, The National Wallace Monument and The Old Town Jail. Gleneagles Hotel is located around 22km north-east of the site. Accessibility to the A811 (Loch Lomond and the Trossachs); A84 (west coast); A91 (Ochil Hills); and A9 (Cairngorms) allows convenient travel to some of Scotland's most popular outdoor areas.

The city area is also home to the University of Stirling and Forth Valley College, with the site in the catchment areas of the following schools:

- Non-denominational High School: Wallace High School
- Denominational High School: St Modan's High School
- Non-denominational Primary School: Riverside Primary School
- Denominational Primary School: 4 schools, no defined catchments

In addition, independent schools including Dollar Academy; Strathallan (Forgandenny); Morrison's Academy (Crieff) Fairview International (Bridge of Allan) and Kilgraston (Bridge of Earn) are all located within the wider central Scotland region.





Stirling Castle

City Centre

Burghmuir Road

Railway Station

Thistles Shopping Centre

Proposed Civic Space

Engine Shed

River Forth

Vue Cinema

DESCRIPTION

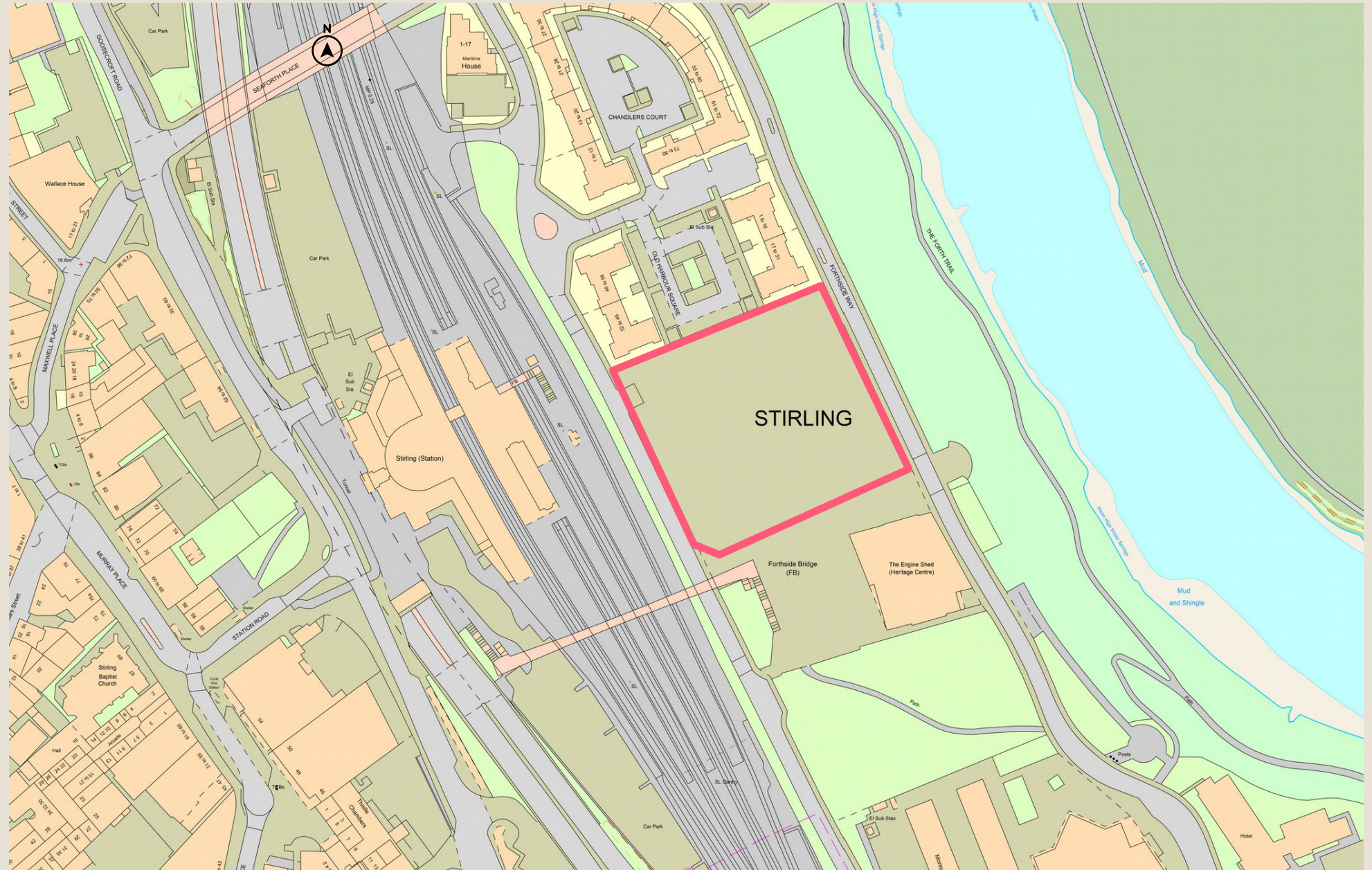
The site extends to approx. 0.72 ha (1.8 acre) and comprises cleared brownfield land along Forthside Way, in central Stirling.

To the north of the site is a completed residential development comprising apartment blocks between 3 and 5 storeys. Riverside Quay student accommodation block is further north, next to the River Forth.

To the south of the site is the Engine Shed conservation centre operated by Historic Scotland. The former goods transfer shed has been restored (completed in 2017) into a heritage learning space.

To the west of the site is Forthside Way then Stirling Railway Station and Stirling city centre.

To the east of the site is Forthside Way then a riverside path and green space along the River Forth.



DEVELOPMENT FRAMEWORK

The Stirling Forthside Design Guide was approved in October 2024 and contains the information on the following topics:

- A Vision for Forthside
- The Brief and Design Guide
- People, Place and Policy
- Site Opportunities
- A Masterplan Framework
- The Proposed Masterplan
- Themes: Key Routes / Homes / Employment / The Riverside / Forthside Square / Business & Leisure
- Sustainability & Innovation
- Ecology & Environment

The overall masterplan area runs to 36 ha and is bound by the River Forth and the railway line. The Design Guide covers this wider area which will enable the city centre to extend towards the river creating greater connectivity, access to green space and positive waterfront development.

Within the Design Guide the subject site is proposed for residential development up to 5 storeys. In addition, the document proposes active travel and public transport routes to the east of the site and a new public square to the south.



PLANNING

Local Development Plan: The site is designated as 'white' land (within the Network Centre) in the Stirling Local Development Plan, adopted October 2018, indicating that general development policies apply.

Conservation Area: The site is not within a Conservation Area. Stirling Town and Royal Park Conservation Area is to the west of the site.

Affordable Housing: The affordable housing requirement will be 25% of total units.

For further information on planning please contact Stirling Council's planning department on 01786 233660 or at planning@stirling.gov.uk

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site is offered for sale.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

The owner reserves the right to sell the property without reference to any other party.



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FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance to receive access to the data room; the Closing Date Letter (outlining offer requirements); and any updates to the sales process.

The site can be viewed from the adjacent public footpaths.

AVISON YOUNG

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