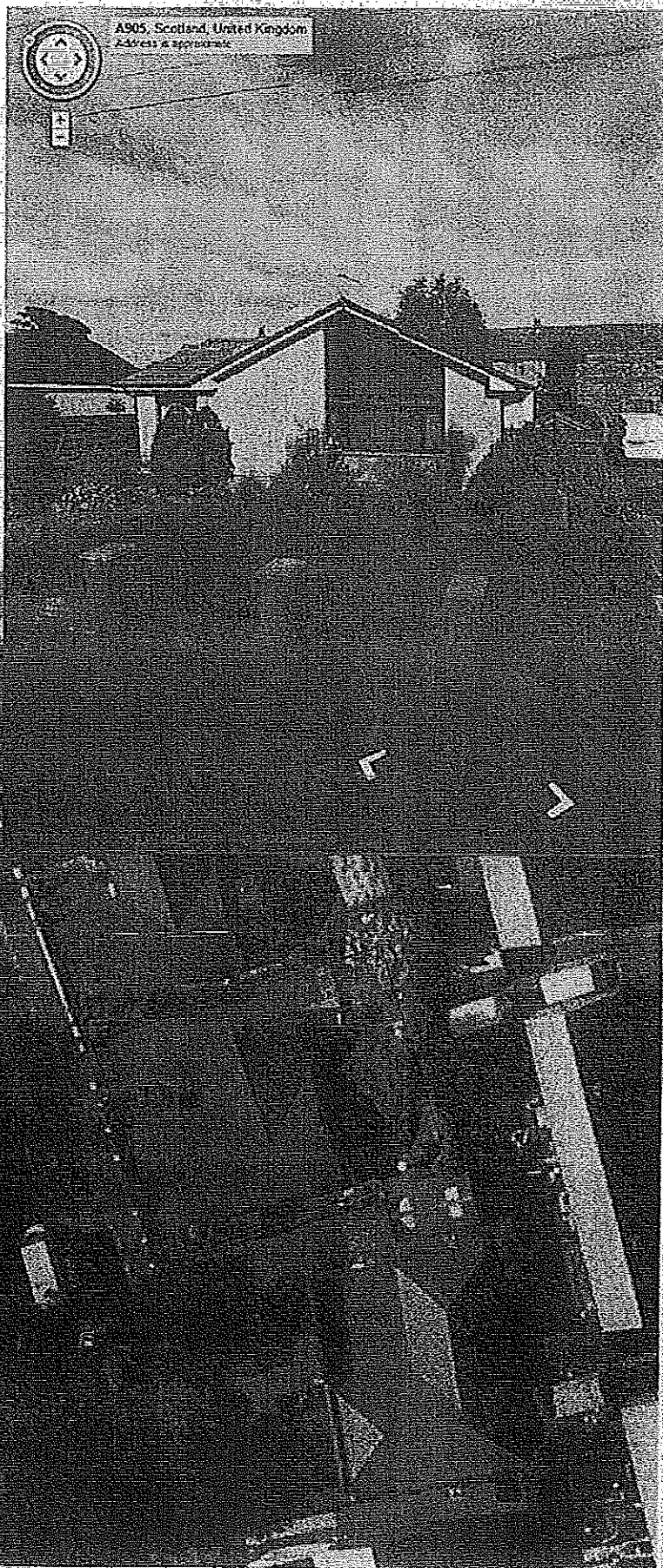


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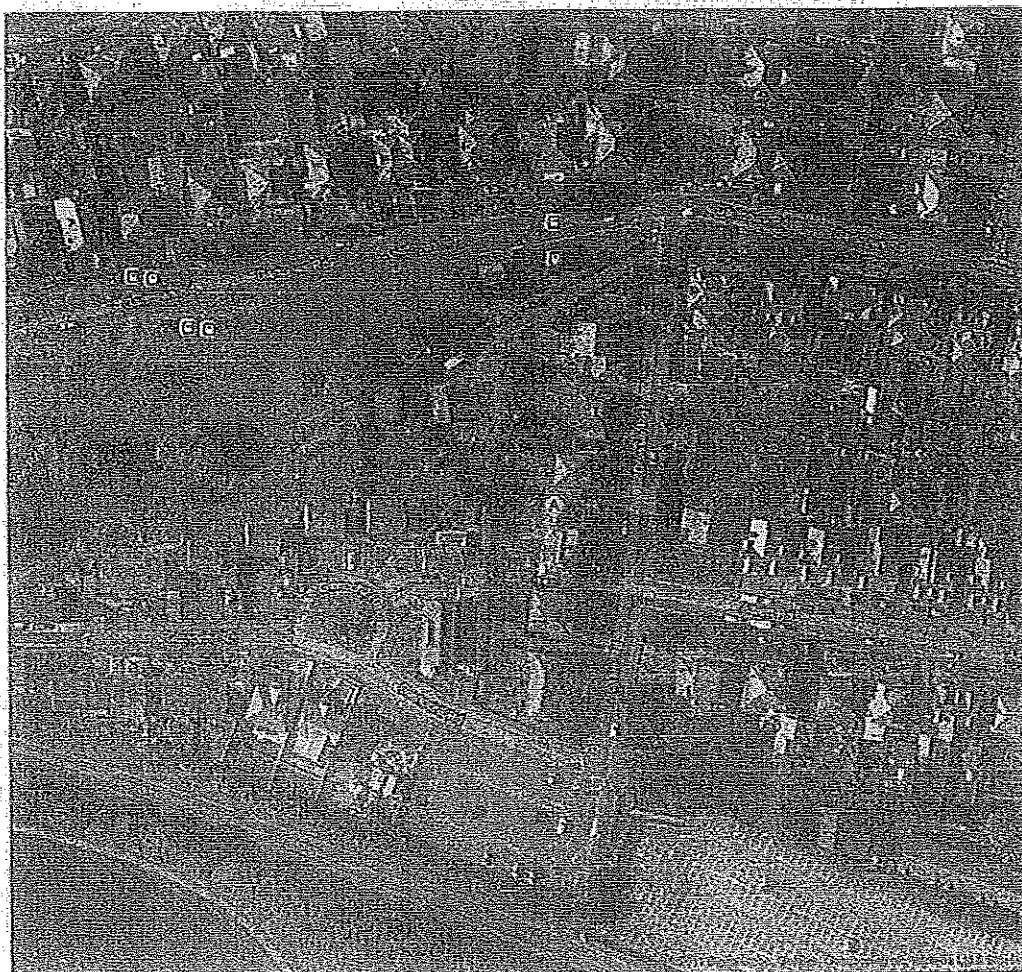
MAIN ST
SKINFLATS

To see all the details that are visible on the screen, use the Print link next to the map.



Google

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DROSSIE RD

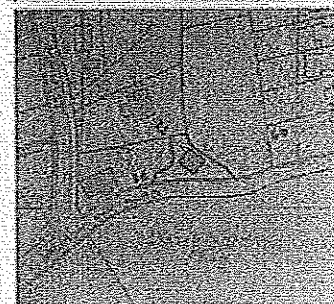
FALKIRK

SMALL HOUSE ON SMALL PLOT



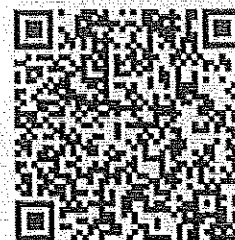
Tait & Mackenzie, Grangemouth
4 La Porte Precinct, Grangemouth, FK3 8AT

0843 314 7889 BT 4p/min



Plot for sale

Offers Over £80,000



Scan this QR code to see this property on your mobile

Salmon Inn Road, Redding, Falkirk, FK2

Full description:

Close to the boundary between Polmont and Redding, with detailed planning permission for a detached two storey house with four bedrooms (1 en suite, on ground floor). Drive/parking for three cars/turning. Desirable area close to Polmont Station (approx. 0.6 miles).

Residential plot extending to approximately 1/10 acre with detailed planning permission for a detached dwellinghouse, floor area approximately 135 square metres. There is space beside the house for a garage. Driveway with parking and turning.

This is a rare opportunity to purchase a plot to create a new home within a desirable residential area, at approx. 51 metres above sea-level, beside a "C1" priority gritting road.

The plot is set within mature gardens and enjoys glimpses of the Ochil Hills and Ben Ledi (by Callander).

Salmon Inn Road is within walking distance of the mainline railway station at Polmont and is a couple of minutes walk from both the local and main bus routes. The M9 is a few minutes drive away for easy commuting to all major towns and cities throughout Central Scotland.

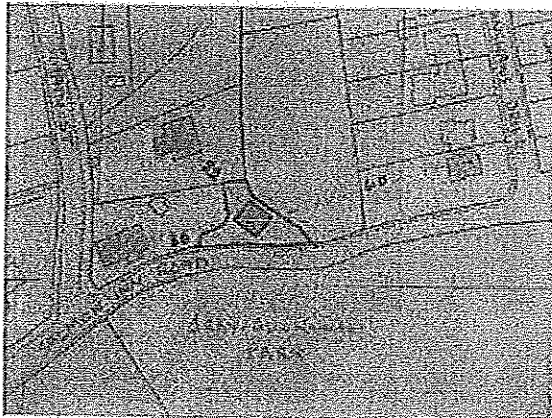
Mains gas, electricity, water and cable services in the road.

Architects drawings are available for inspection - please contact our office for further information.

Viewings strictly by appointment – please telephone our office on 01324 471121

Whilst these particulars are believed to be correct, their accuracy is not warranted, nor do they form any part of an offer to sell.

www.taitandmackenzie.co.uk





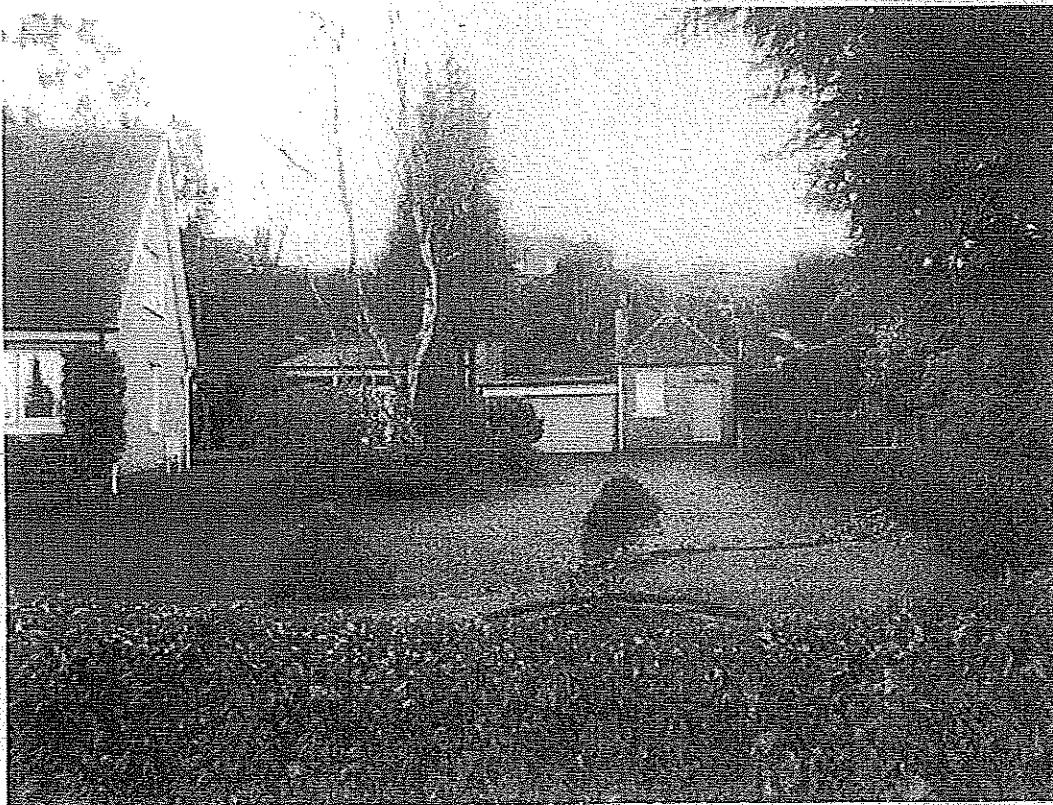
For improved printing use the print button on the page

 Print

Plot for sale

Offers in Region of £100,000

Polmont Road, Redding, Falkirk, FK2 9UZ



Map & schools



s the centre of the property's postcode, and does not address

Nearest stations:

- 🚉 Polmont(0.7 miles)
- 🚉 Falkirk Grahamston(2.3 miles)
- 🚉 Falkirk High(2.5 miles)

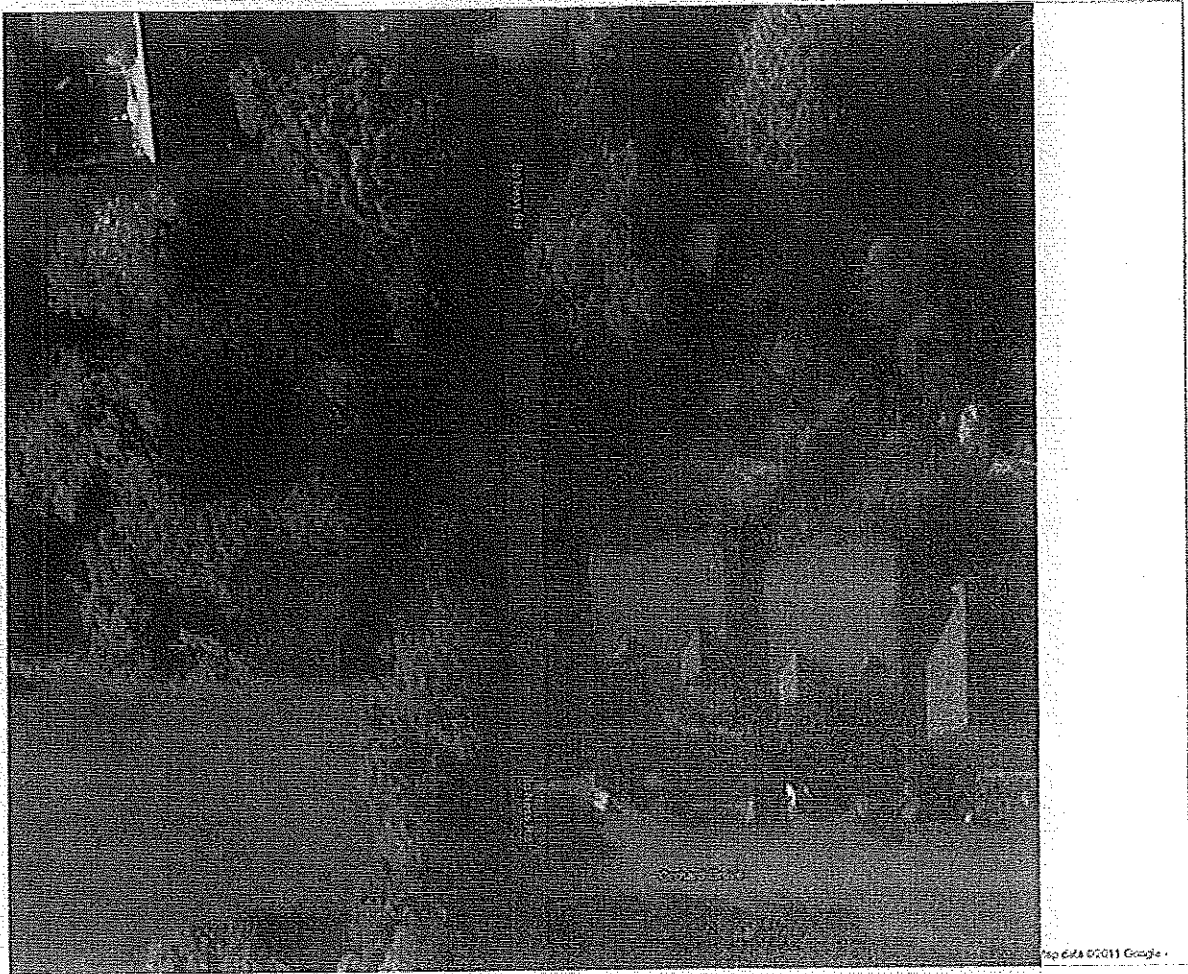


To view this property or request more details, contact
Tait & Mackenzie, Grangemouth
 4 La Porte Precinct, Grangemouth, FK3 8AT
0843 314 7889 BT 4p/min

Disclaimer

Google

To see all the details that are visible on the screen, use the Print link next to the map.



Your search for boness rd near Polmont, Falkirk, United Kingdom did not match any locations.

Suggestions:

Make sure all words are spelled correctly.

Try different keywords.

Try more general keywords.

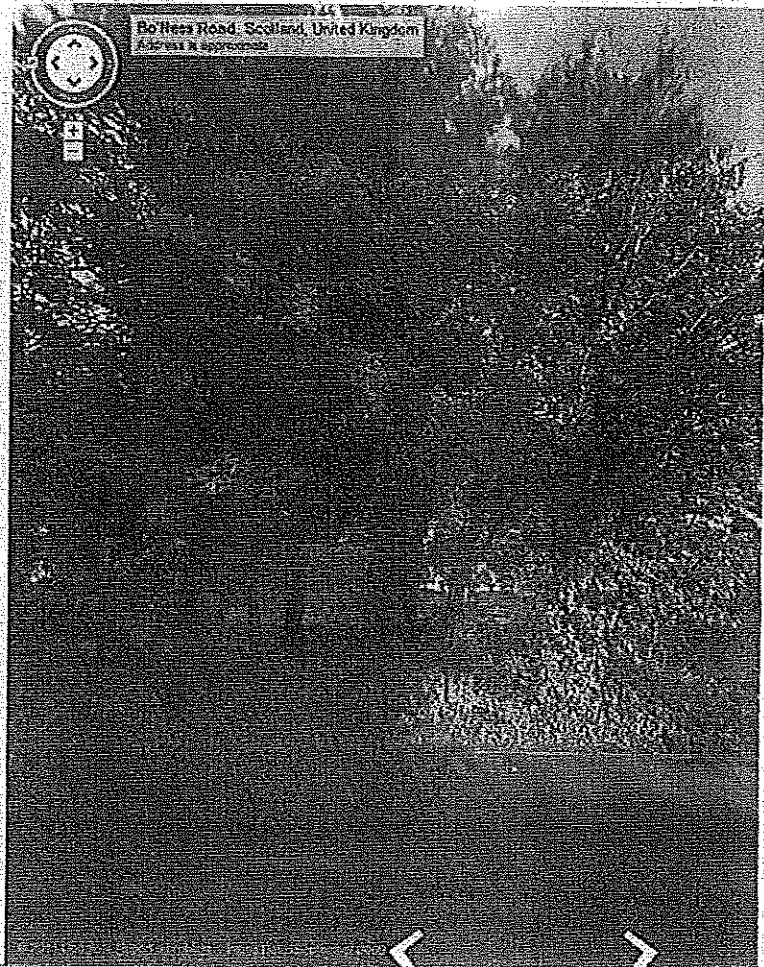
Search the web for boness rd polmont

Know about this place and want everyone to find it? Add it to Google Maps!

BONESS RD
POLMONT
EST YOUR MOVES

Google

To see all the details that are visible on the screen, use the Print link next to the map.



Your search for boness rd near Polmont, Falkirk, United Kingdom did not match any locations.

Suggestions:

- Make sure all words are spelled correctly.
- Try different keywords.
- Try more general keywords.
- Search the web for boness rd polmont
- Know about this place and want everyone to find it? Add it to Google Maps!



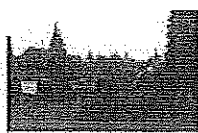
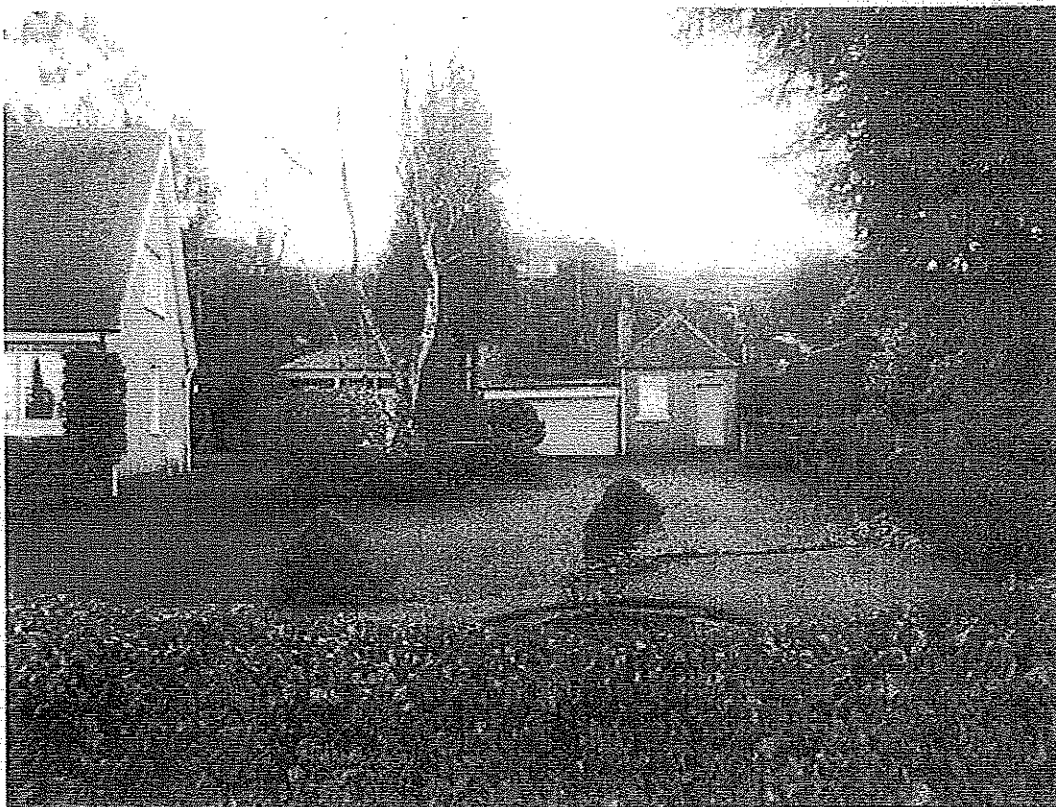
For improved printing use the print button on the page

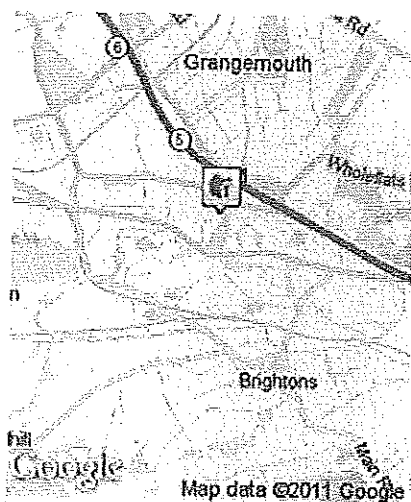


Plot for sale

Offers in Region of £100,000

Polmont Road, Redding, Falkirk, FK2 9UZ





Nearest stations:

- Polmont(0.7 miles)
- Falkirk Grahamston
(2.3 miles)
- Falkirk High(2.5 miles)

Commercial information:

- 571.9 sq. m. (6,156 sq. ft.)

Full description:

House plot extending to approximately 572 sq.m. in a prime location, with planning permission for a three bedroom 1½ storey dwelling (footprint approx 140 sq.m.), with garden ground and parking. The property enjoys an open outlook, with views to the Ochil Hills in the distance.

Plans can viewed online at Falkirk Council eplanning website Ref: P/11/0583/PPP

The property is only a few minutes drive away from Polmont railway station which provides fast and frequent services to Edinburgh, Stirling and Glasgow. Junction 5 of the M9 motorway is approximately one

mile away and provides quick access to Edinburgh Airport and easy commuting to all major towns and cities throughout Central Scotland.

The village of Polmont provides a variety of shops to cater for everyday needs and the area is well served with an abundance of leisure and recreational facilities. The larger town of Falkirk is approximately three miles away and offers excellent shopping facilities with two malls, a good selection of High Street stores and several major supermarkets.

Note: Thornton and neighbouring property "The Dale" have a right of access over the drive entrance.

Viewing: Strictly by appointment – Please telephone 01324 712159 or contact our Property Dept on 01324 471121



To view this property or request more details, contact
Tait & Mackenzie, Grangemouth
 4 La Porte Precinct, Grangemouth, FK3 8AT
0843 314 7889 BT 4p/min

Disclaimer

Property reference DR061211. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Tait & Mackenzie, Grangemouth**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and The Home Information Pack Regulations 2007.



4 La Porte Precinct, Grangemouth, FK3 8AT

See it? Scan it!

What's this?



Print or Save
this property's QR code

Surrounding Areas

Falkirk

Falkirk (County)

Central Scotland

I write regard to the above enquiry you recently submitted sketches relating to the proposed sub-division of your existing garden ground, and erection of new dwelling within the village limits of Skinflats.

The property is located within the village limits of Skinflats and would therefore be assessed against Policy SC08 "Infill Development and Sub-Division of Plots" of the Falkirk Council Local Plan - an extract of which is shown below.

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

1. The scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
2. Adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
3. Adequate privacy will be afforded to both the proposed house and neighbouring properties;
4. The proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
5. The proposed vehicular access and other infrastructure is of an adequate standard; and
6. The proposal complies with other Local Plan policies.

Having carried out an initial assessment of the proposal I have some concerns of overlooking to neighbouring garden ground, concerns about what type of dwelling could be located on site, levels of garden ground afforded to the existing property and the proposed dwellinghouse and parking access to both the existing and proposed property.

I think a site meeting may be the best way forward to discuss these concerns. Please contact me on the number below to arrange a suitable date.

Regards, Gavin

Gavin Clark

Assistant Planning Officer

Development Management

Abbotsford House

David's Loan

Bainsford

Falkirk

FK2 7YZ

Tel: 01324 504704

Print Form

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MS	Ref No.	-
Forename	MARION	Forename	NEIL
Surname	THOMSON	Surname	McFADYEN
Company Name	-	Company Name	-
Building No./Name	32	Building No./Name	1
Address Line 1	EDWARD PL	Address Line 1	BELLEVUE
Address Line 2	SKINFLATS	Address Line 2	STREET
Town/City	FALKIRK	Town/City	FALKIRK
Postcode	FK2 8NL	Postcode	FK1 1SE
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Postal Address or Location of Proposed Development (please include postcode)			
<p>AREA OF GROUND TO REAR OF 32 EDWARD PLACE, ACCESSED FROM NEVILTON AVENUE, SKINFLATS FK2 8NL</p>			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission		<input type="checkbox"/>	
Planning Permission in Principle		<input checked="" type="checkbox"/>	
Further Application*		<input type="checkbox"/>	
Application for Approval of Matters Specified in Conditions*		<input type="checkbox"/>	
Application for Mineral Works**		<input type="checkbox"/>	
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:		Date:	

**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.

5. Description of the Proposal

Please describe the proposal including any change of use:

PLANNING PERMISSION IN PRINCIPLE
FOR THE ERECTION OF A SINGLE
DWELLING WHICH WILL BE SUBMITTED
TO A FUTURE APPLICATION.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☒ No ☐

If yes, please provide details about the advice below:

STEPHEN
MCQUIRE

GAYN
CLACK

In what format was the advice given?

Meeting ☒ Telephone call ☐ Letter ☐ Email ☒

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name:

STEPHEN
MCQUIRE

Date:

11/7/11

Ref No.:

—

DISCUSSED FUTURE APPLICATION TO
ERECT 11/2 STOREY HOUSE HOWEVER
APPLICANT WISHES TO SELL THE PLOT
WITH PLANNING PERMISSION IN

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

288 APPROX.

8. Existing Use

Please describe the current or most recent use:

GOLDEN GROUND WITH EXISTING
DOUBLE PRIVATE GARAGE.

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

TWO

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

TWO

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

☒

No, proposing to make private drainage arrangements

☐

Not applicable – only arrangement for water supply required

☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

☐

Discharge to watercourse(s) (including partial soakaway)

☐

Discharge to coastal waters

☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☒ No ☐

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site?

Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

(SUBJECT TO FUTURE APPLICATION)

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☒ No ☐

If yes how many units do you propose in total?

ONE

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

(SUBJECT TO FUTURE APPLICATION)

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☒

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☐ No ☐ N/A ☐

Signature:



Name:

N. McFadyen

Date:

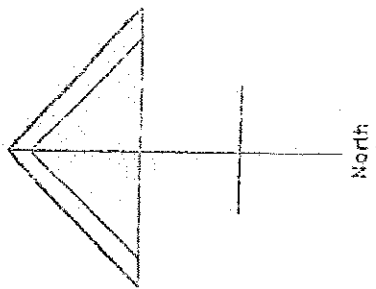
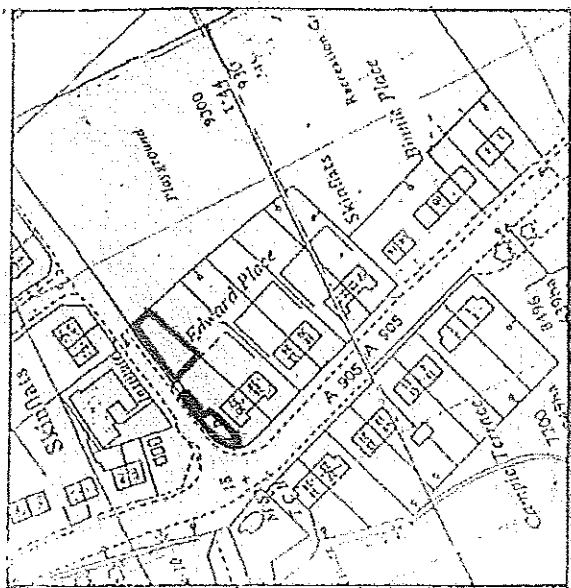
20/7/11

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

REG 22-07-2011(FRI) 13:39
C11 NCR01 057441
CT 1

1	FLORINS APP	£319.00
	TOTAL	£319.00
	CHEQUE	£319.00
	CHANGE	£0.00

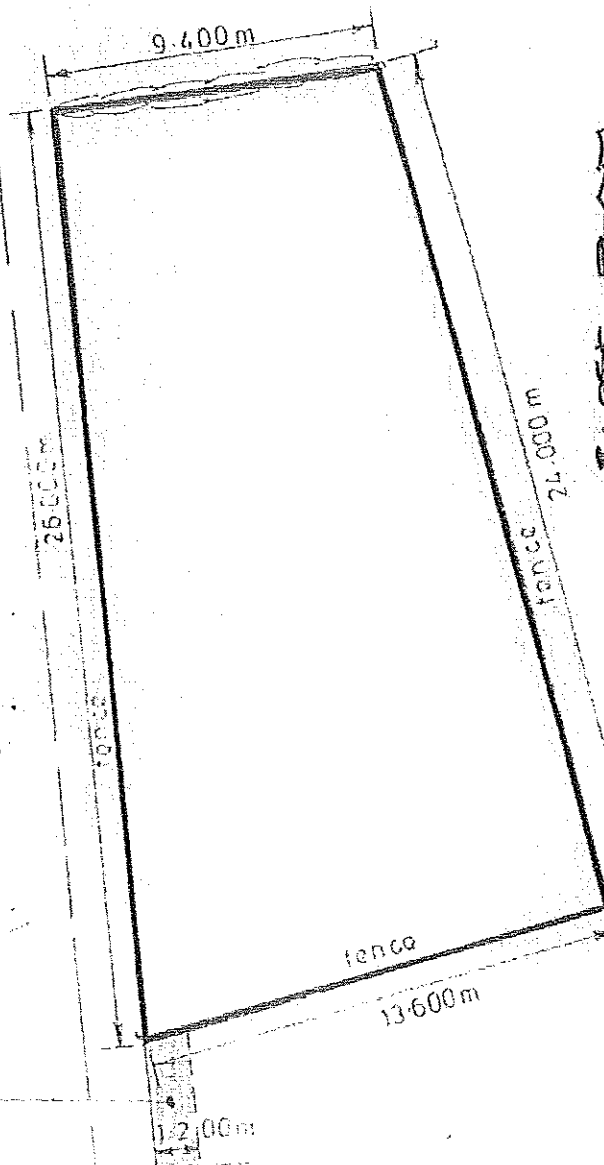
PROPOSED APPLICATION
FOR 110 OUTLINE



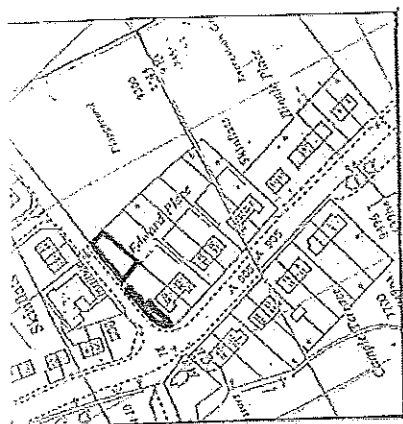
access footpath for no 30
over ground for no 30

SCALE 1/2500

LOCATION PLAN



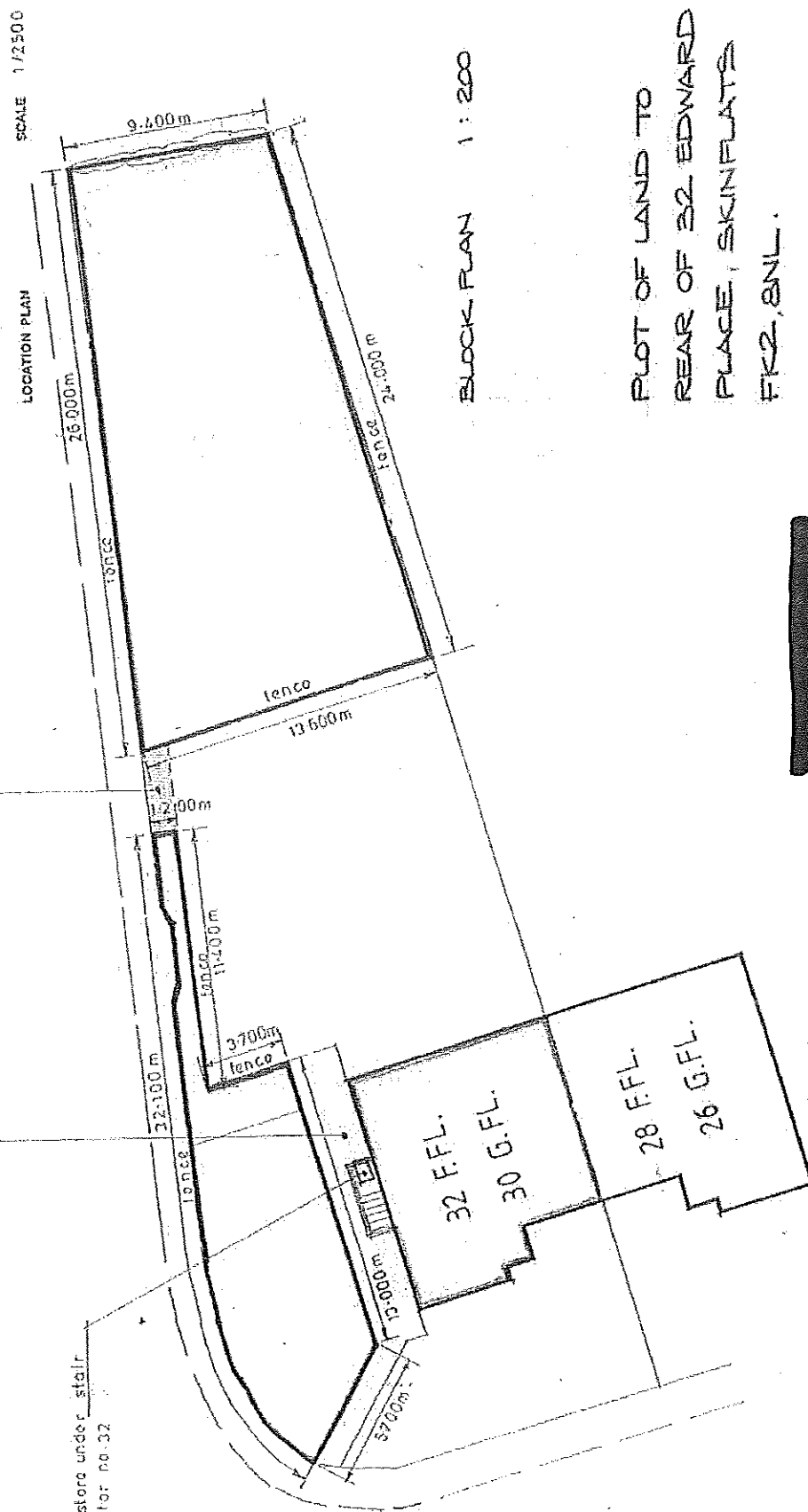
Scale 1/2000



access footpath for no. 32
over ground for no. 30

communal footpath shared
by nos. 30 & 32

store under stair
for no. 32



BLOCK PLAN
1:200

PLOT OF LAND TO
REAR OF 32 EDWARD
PLACE, SKIN PLATS
FK2, BNL.

Area edged in red 0.038 ha. or thereby