

THE LOCAL AREA

**McEwan Fraser Legal**

Solicitors & Estate Agents

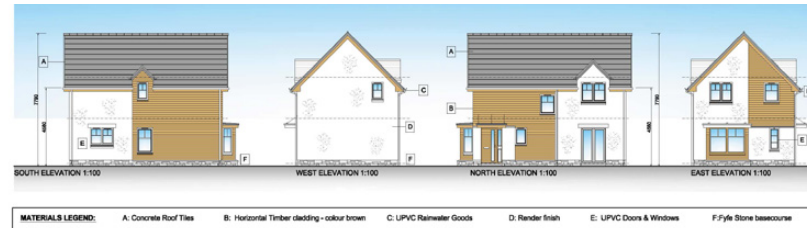
01382 721 212

# Plots at Forrester Quarter Farm

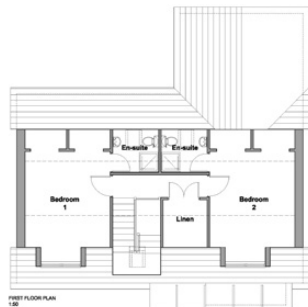
BONNYBRIDGE, STIRLINGSHIRE, FK4 2HA



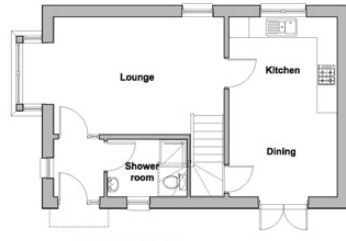
“...prime residential development site  
with full planning for a *prestigious development* of three and four  
bedroom detached properties...”



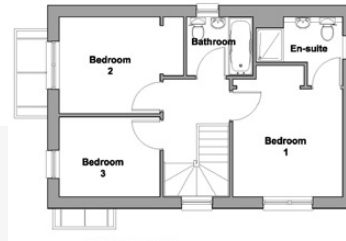
**GROUND FLOOR**  
 Lounge = 4.1 x 4.0  
 Dining = 5.2 x 3.1  
 Kitchen = 4.5 x 3.2  
 Bathroom = 2.29 x 2.5  
 Bedroom 3 = 3.7 x 3.1  
 Bedroom 4 = 2.9 x 3.3



**FIRST FLOOR**  
 Bedroom 1 = 3.6 x 4.0  
 En-Suite = 1.9 x 1.7  
 Bedroom 2 = 3.6 x 4.0  
 En-Suite = 1.9 x 1.7



Lounge = 3.4 x 5.0  
 Dining/Kitchen = 5.2 x 3.2  
 Shower = 1.7 x 2.33  
 Bedroom 1 = 3.2 x 3.2  
 En-Suite = 1.3 x 2.5  
 Bedroom 2 = 2.8 x 3.0  
 Bedroom 3 = 2.35 x 2.95  
 Bathroom = 1.8 x 1.95



FIRST FLOOR PLAN 1:50

# Forrester Quarter Farm

Forrester Quarter Farm is located on the outskirts of Bonnybridge and offers panoramic views across Stirlingshire.

The industrial town of Bonnybridge is situated on the outskirts of Falkirk, approximately four miles west of Falkirk, five miles north-east of Cumbernauld and eight miles south-west of Stirling. The town is situated near the Bonny Water which runs through the town and lies north of the Forth and Clyde Canal. To the south-east of Bonnybridge is a well-preserved section of the Antonine Wall, and the remnants of Rough Castle Fort, the most complete of the

surviving Roman forts of the wall. The village's thriving community centres around primary schools, local shops and the local golf course. Easily accessed from the M80 motorway approximately only two miles away, the area is ideal for commuting. The major trunk roads link Bonnybridge to the cities of Stirling, Glasgow and Edinburgh. Access to the M876 is only one mile away. Falkirk itself offers a superb range of amenities and services including quality shopping, a range of leisure facilities and excellent schools.

McEwan Fraser Legal are delighted to present to the open

market this prime residential development site with full planning for a prestigious development of three and four bedroom detached properties. The development is set in perfect surroundings and displays the great potential of this particular pocket of land and offers inspiration to any possible developers. An added bonus is that the sewerage is already in place on the site. A real unique opportunity exists within this location to build and develop a site that will attract serious demand when completed. There are architects drawings available for any interested parties. Designs of these homes can be changed/alterd to suit the new owner's specifications.

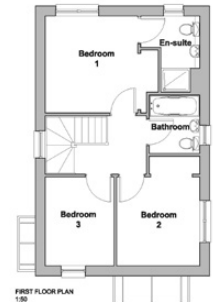
# Site Plan & Elevations



**MATERIALS LEGEND:** A: Concrete Roof Tiles B: Horizontal Timber cladding - colour brown C: UPVC Rainwater Goods D: Render finish E: UPVC Doors & Windows F: Flys Stone basecourse



Lounge = 3.4 x 5.0  
 Dining/Kitchen = 5.2 x 3.2  
 Shower = 1.7 x 2.33  
 Bedroom 1 = 3.2 x 3.2  
 En-Suite = 1.3 x 2.5  
 Bedroom 2 = 2.8 x 3.0  
 Bedroom 3 = 2.35 x 2.95  
 Bathroom = 1.8 x 1.95



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