

## Building Plot, 6 Princes Street, California FK1 2BX

An excellent opportunity to purchase a building plot within the small semi-rural village of California. The property lies within an established residential address conveniently situated for access to local amenities and surrounding road network. The site extends to approximately 237 square metres or thereby and will provide the amenity of a two-car wide front driveway in addition to a sunny southerly rear garden.

Planning permission was granted in November 2022 for the erection of a two-storey detached villa. The stylish individual house design has an impressive sitting/dining room with bi-fold doors leading to decking, dining kitchen and shower room on the ground floor. On the upper level there are three bedrooms, en-suite shower room and family bathroom. Services including electricity, water and drainage all lie close to hand. There are many advantages to self-build including the ability to re-claim VAT on construction costs and significant savings on Land and Buildings Transaction Tax over purchasing an existing property. Being able to specify and finish the property to exacting personal standards will also be an attraction to purchasers. Any change to the existing planning will be the responsibility of the successful purchaser as would complying with planning conditions and obtaining a building warrant prior to construction.

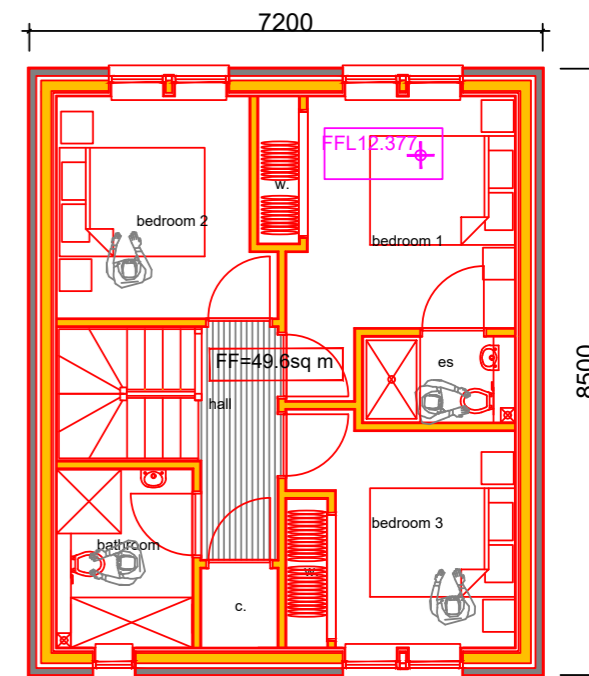
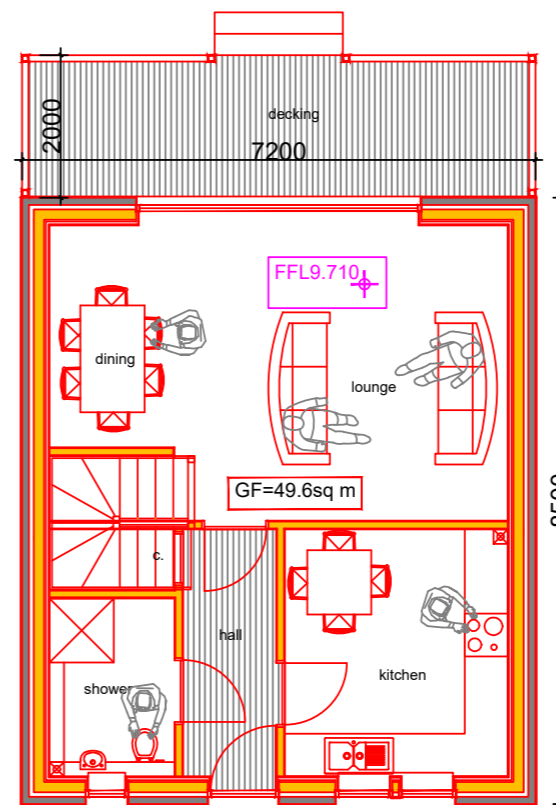
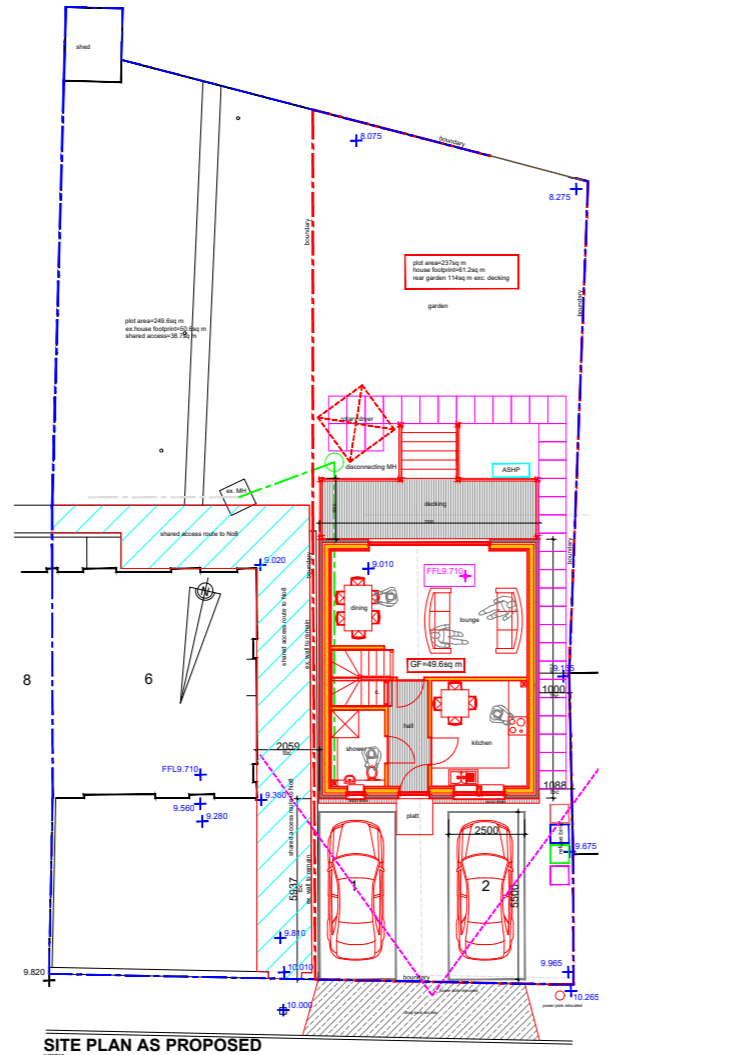
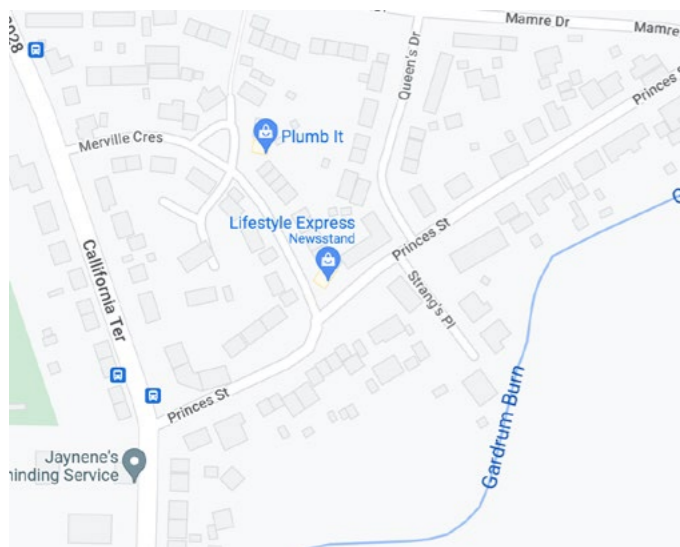
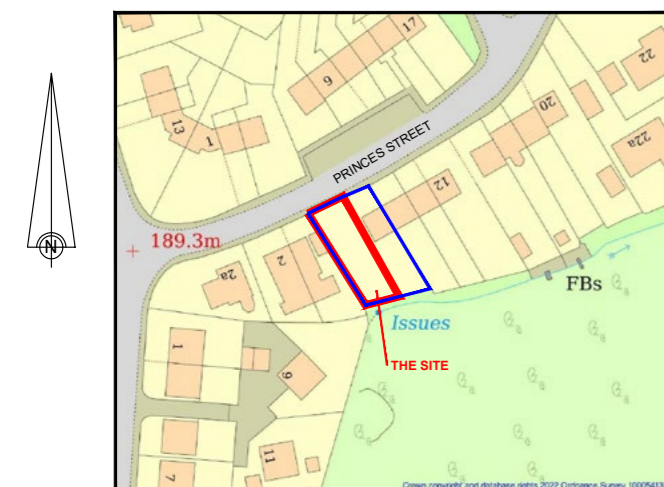
Plans can be viewed by inserting application number P/22/0249/FUL on the Falkirk Council website planning portal.

### Viewing

By appointment please through  
 Clyde Property Falkirk  
**01324 881777**  
 falkirk@clydeproperty.co.uk

Price Offers Over £55,000

Property Ref WA4645



## Accommodation layout & measurements



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### Location

California is a smaller semi-rural Stirlingshire village situated south of the major town of Falkirk. California offers local amenities including convenience shopping and well regarded primary school, a short walk from the property. The nearby villages of Polmont, Brightons and Shieldhill offer a wider range of amenities in the local area. Falkirk offers a more extensive range of facilities including main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 2BX

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