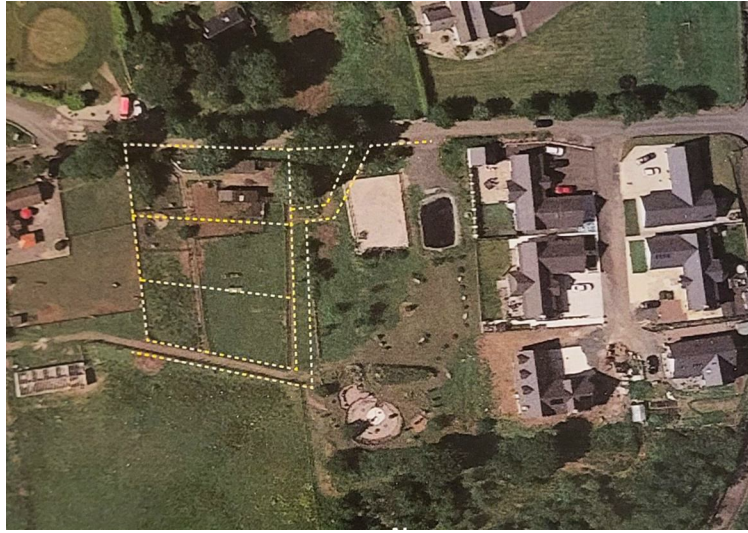




Plot 2 Cloybank Estate Braeface  
Road  
Bonnybridge FK4 1UE

Suite 5/263 Overland Suites Main Street, Larbert,  
Falkirk, Stirlingshire, FK5 4UP



We welcome you to "Cloybank Estate," which sits on an elevated semi-rural location and is only minutes from all local amenities. The Plots come with Planning Permission in Principle, they range in size from Plot 1 and 2 being 1,000 square metres and Plot 3 being 1,100 square metres.

This is a Private Estate and will offer your own Private entrance.

You will find an array of Animals at Cloybank whom you can feed, Alpacas, Goats, Ponies, Sheep, Pigs, Donkeys and even 'Highland Cows' There is also a small Coffee Shop which offers the best Roll on Sausage ever.

Welcome to Paradise at "Cloybank Estate," a stunning Semi-Rural location within the small village of Banknock. The location of these Plots is outstanding and for anyone who wants to build their dream home, this is an incredible opportunity in a picturesque setting.



Situated in an elevated position, the Plots at "Cloybank Estate" boast outstanding views across open countryside. Imagine waking up every morning to breath taking views and enjoying the tranquillity that this location provides.

Convenience is key at "Cloybank Estate" as it is centrally positioned between the bustling cities of Glasgow, Edinburgh and Stirling. With easy access to the M876/M80 Motorways, you will have speedy connections to all of Central Scotland. Despite its proximity to the Motorway links, Cloybank Estate is tucked away enough to ensure your peace and quiet remains undisturbed.

There are 3 Plots available, two at 1,000 square metres and one at 1,100 square metres. The only restriction is that the property must not exceed one and a half storeys. This provides ample space for you to create a home perfectly tailored to your needs and desires. Whether you envisage a cosy cottage or a modern architectural masterpiece, the possibilities are endless.





On your doorstep you will find all the activities that "Cloybank Estate" has to offer. If you have children or Grandchildren there is an educational experience element here with all of the Animals, Highland Cows, Donkeys, Ducks, Turkeys, Rare Peacocks and Alpacas to name a few. The Coffee Shop serves Home Baking, Afternoon Tea, Speciality Coffees and the best Roll on Sausage I have ever tasted.

Also, at "Cloybank Estate" there is a Trout Fishery and a Shooting Range, all security monitored and safe where you can enjoy some outdoor sports if you choose to. There are also some amazing walks should you have dogs or just want to enjoy the open countryside; I promise you will not be disappointed.

In addition to its idyllic location and generous size, "Cloybank Estate" also benefits from being situated close to all amenities. The charming community of Banknock offers a friendly atmosphere and a range of shops, schools and recreational facilities.

Don't miss this incredible opportunity to own a piece of Paradise at "Cloybank Estate."

The only restriction on the plots is that the foot plan of the property cannot exceed 50% of the plot size.

All services are at the edge of each plot and are easily accessible.

Outstanding opportunity, for a quiet, lifestyle with some amazing walks and attractions right on your doorstep.



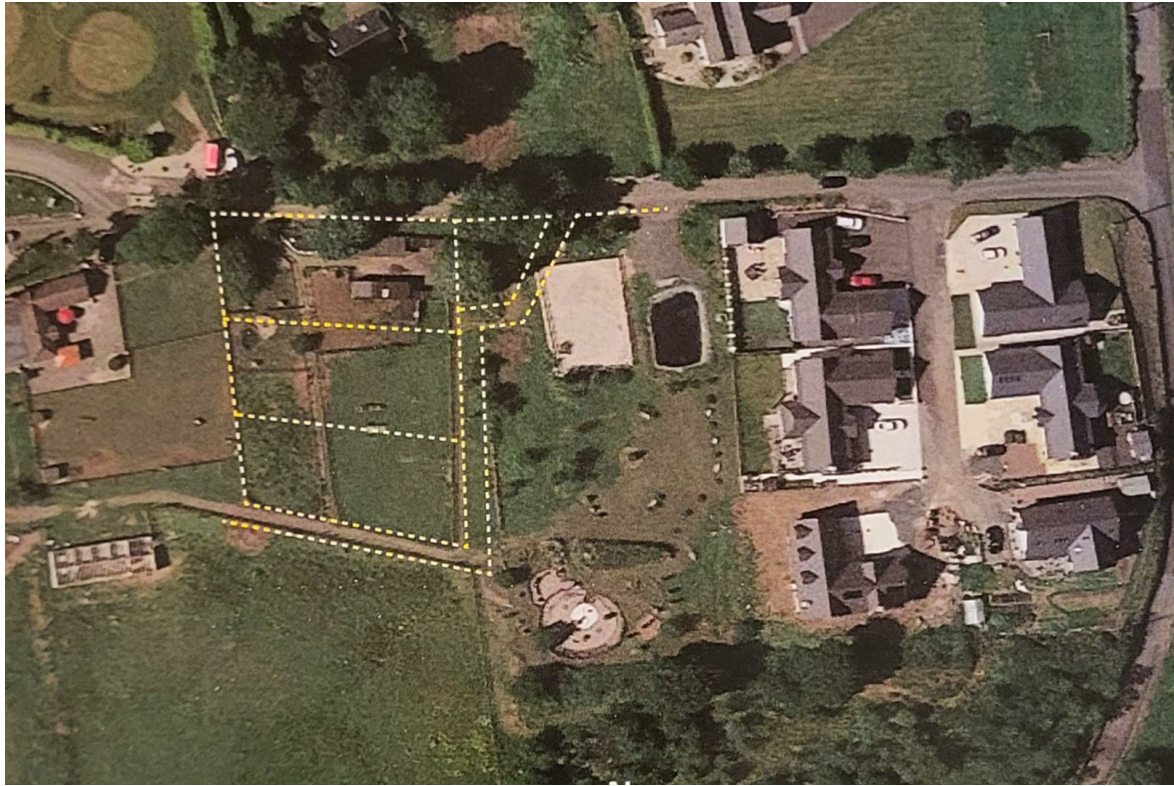
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- Planning in principle
- Design your own floor space
- Private Estate
- Outstanding views
- Semi-Rural location
- Minutes from all local amenities
- Falkirk, Stirling, and Cumbernauld approximately 10-15 min drive
- Cloybank Estate offers many recreational pursuits
- Motorway connections, close by to Glasgow, Stirling, Perth and Edinburgh
- Outstanding opportunity



rightmove

PrimeLocation.com



OnTheMarket.com

**Disclaimer**

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



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