

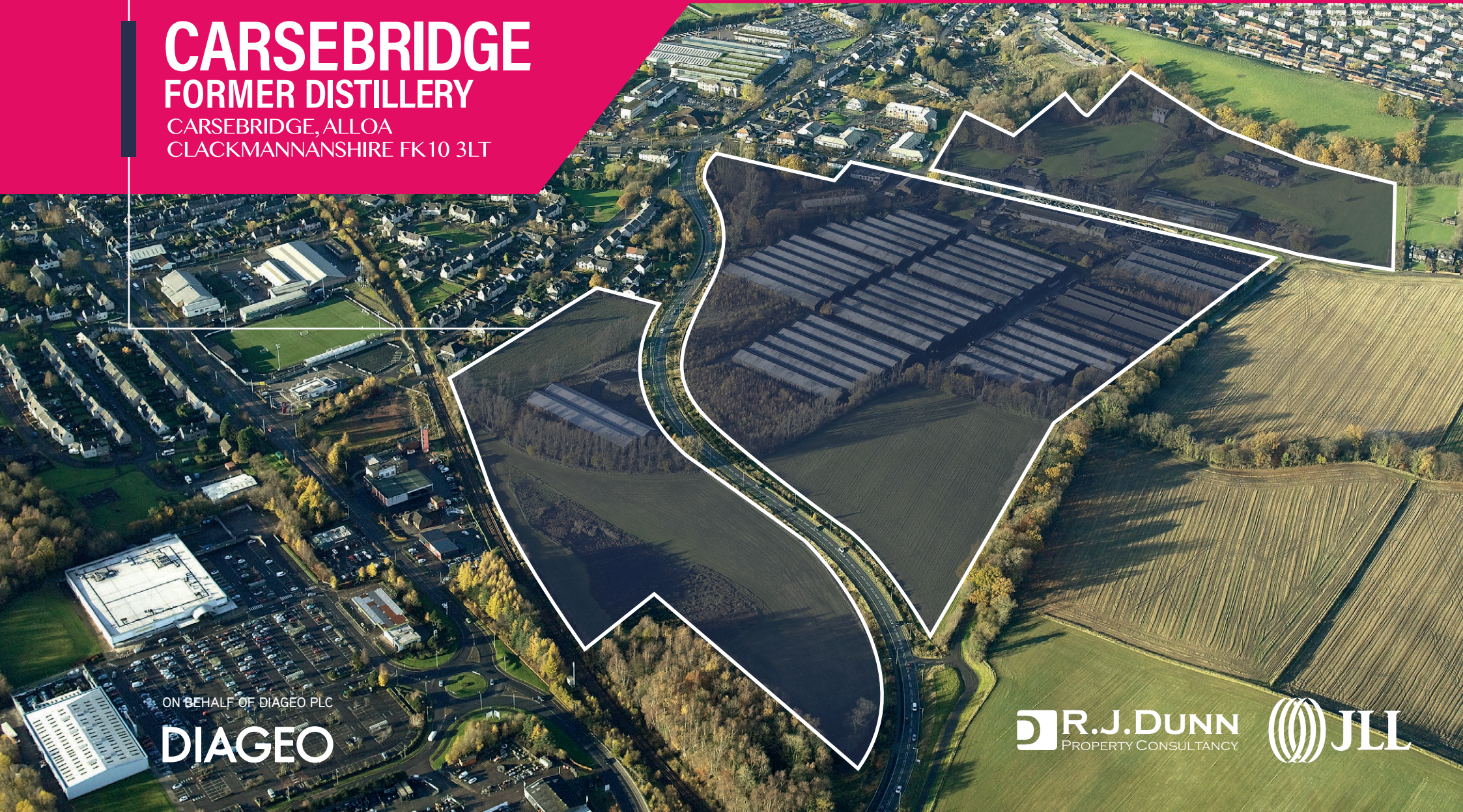
FOR SALE RESIDENTIAL LED DEVELOPMENT OPPORTUNITY

Gross Site Area approximately circa 30.97 Ha (76.53 Acres)

- Significant residential development opportunity
- Situated within the Alloa Settlement Boundary
- Allocated within the Clackmannanshire Local Development Plan
- Excellent transport links and nearby facilities

CARSEBRIDGE FORMER DISTILLERY

CARSEBRIDGE, ALLOA
CLACKMANNANSHIRE FK10 3LT



ON BEHALF OF DIAGEO PLC

DIAGEO

R.J.DUNN
PROPERTY CONSULTANCY

JLL

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BACKGROUND

A number of operations at Carsebridge have recently relocated to new facilities within the local region, thus upon cessation of uses on site, the Carsebridge facility will become surplus to Diageo's operational requirements.

- 1 Indodrill Stadium
- 2 Forth Valley College
- 3 Alloa Train Station
- 4 Alloa East End Bowling Club
- 5 Sunnyside Primary School
- 6 Redwell Primary School



LOCATION

Alloa is the main town within Clackmannanshire, located approximately 9 miles to the east of Stirling. The town lies on the north bank of the Firth of Forth with views towards the Ochil Hills.

Clackmannanshire is regarded as a well-connected region in Scotland. Recent developments including the Alloa Train Station and the Clackmannanshire Bridge have resulted in excellent road and rail connections to Edinburgh, Glasgow, Stirling, Perth and beyond. The town is well placed for the central Scotland motorway network, making it a popular commuter location.

Alloa benefits from a variety of retail and leisure pursuits and services which include state of the art facilities such as the Speirs Centre and Clackmannanshire Community Healthcare Centre. There are four primary schools and two secondary schools within the town, including the recently developed Alloa Academy. The Forth Valley College Alloa Campus offers a range of further education courses.

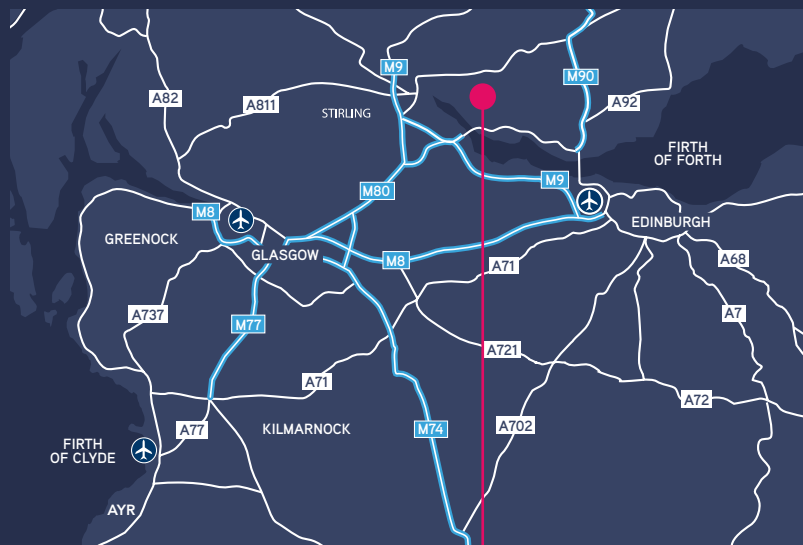
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DESCRIPTION

The Carsebridge Facility is located within the Alloa Settlement Boundary, on the north-eastern edge of the town. The site lies to the south of Sauchie and to the east of the Hallpark residential area.

The full site extends to circa 30.97 Ha (76.53 Acres) and is bisected by two key roads. The B909 which runs between Areas B and C, and Carsebridge Road which runs between Areas A and B.



THE SITES

AREA A CIRCA 7.57 HA (18.70 ACRES)

Area A is the northern most site of the Carsebridge facility. Extending to circa 7.57 Ha (18.70 Acres) the site is elevated and benefits from views across Alloa. A tree lined (TPO) link road runs through the site and leads north to Carsebridge House, a Category B Listed Building (disused).

Current operations on this part of the site include an office facility, car park and cooperage.



AREA B CIRCA 17.45 HA (43.11 ACRES)

Extending to circa 17.45 Ha (43.11 Acres), Area B accommodates the main bonded warehouse facility and office accommodation.

AREA C CIRCA 5.96 HA (14.72 ACRES)

Area C is the southern most section of the Carsebridge facility. The site is situated between the B909 to the north and the railway line to the south. The site contains a single bonded warehouse.

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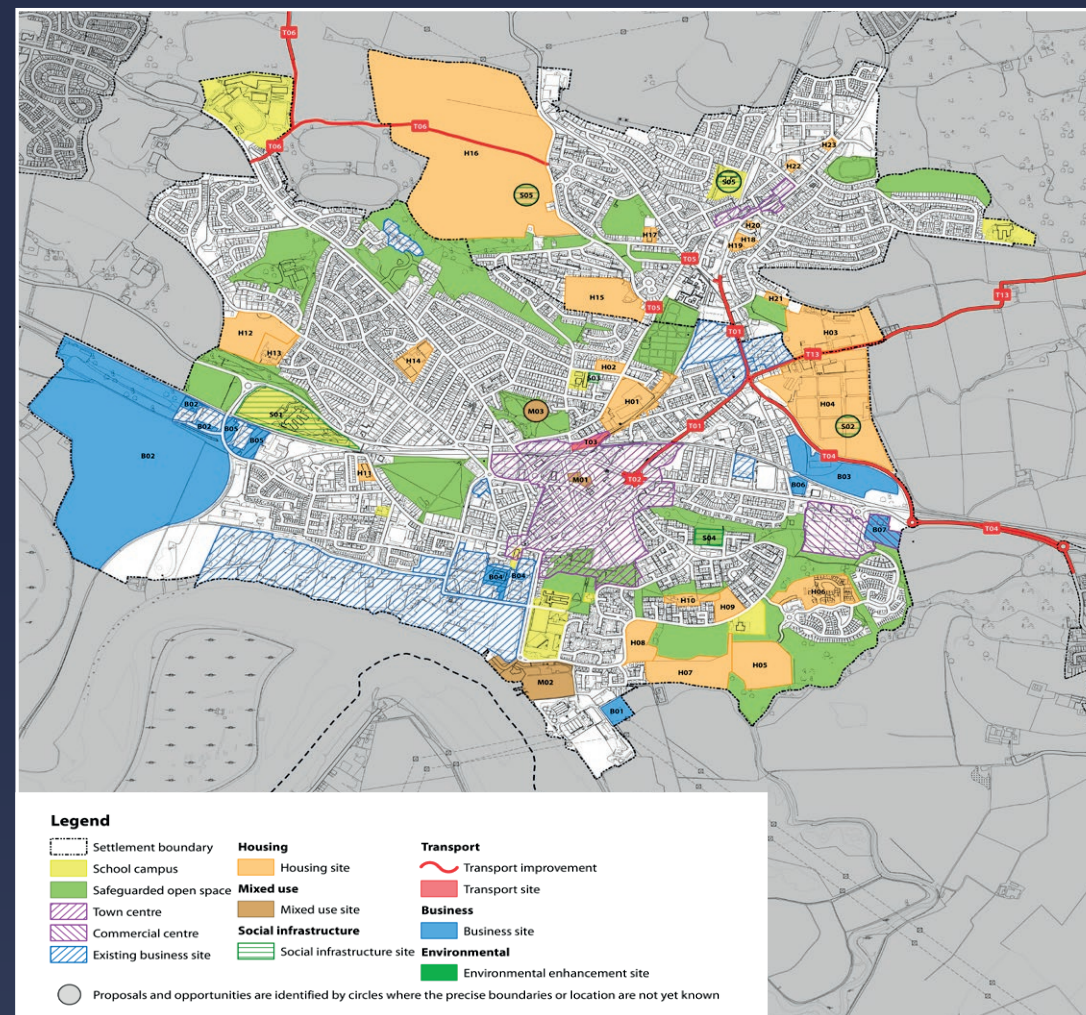


PLANNING

Within the Clackmannanshire Local Development Plan (adopted 2015) the upper sections of the site (Areas A and B) are zoned for Residential development, and the lower section (Area C) is zoned for Business and Industry.

LDP Allocations Summary listed below:

| SITE | EXISTING ACCOMMODATION | LDP PROPOSAL | LDP SITE NAME | USE | CAPACITY |
|--------|--|--------------|-------------------------------|--|-----------|
| Area A | Carsebridge House (Category B Listed), Office Accommodation and Open Space | H03 | Carsebridge Road North, Alloa | Residential | 90 units |
| Area B | Bonded Warehousing and Offices | H04 | Carsebridge, Alloa | Residential | 300 units |
| Area C | Business, Recreation and Agriculture | B03 | Carsebridge South | Business, Industrial, Storage or Distribution (Classes 4, 5 and 6) | N/A |



Clackmannanshire Council will require a Development Brief and Masterplan to support any redevelopment proposals.

Diageo and their advisors have progressed initial discussions with Clackmannanshire Council regarding redevelopment options for a residential led scheme. A summary of the discussions to date is available within the online Data Room.

TECHNICAL INFORMATION

A detailed range of technical information is available on www.alloa-carsebridge.live.jll.com

Please note that all technical information is provided for reference only and cannot be warranted. Interested parties will require to carry out their own due diligence in this regard.

Log in details to the online Data Room can be obtained from the agents.

OFFERS

Offers are invited for this residential development opportunity.

Interested parties are advised to note their interest in writing to the agents. All parties who notify interest will be informed of any closing date arrangements.

Notwithstanding the above, the owners reserve the right to sell the land without reference to any other party and no warranties or guarantees are being offered by the owners or their agents. The owners are not bound to accept the highest or indeed any offer submitted.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

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VIEWING AND FURTHER INFORMATION

Although the site can be viewed from the highway, detailed inspections are by prior appointment with the agent as per the details below.

For all enquiries and requests for further information please contact Raymond Dunn of RJ Dunn Property Consultancy or Angela White of JLL.

Angela White
angela.white@eu.jll.com

Raymond Dunn
raymond@dunnproperty.co.uk



0141 248 6040



07972 602 211