# Stirling Council eyes land sale at Forthside and Beech Gardens to ease budget pressures



Two plots of land currently owned by Stirling Council could soon be sold to housing developers as part of a move to alleviate financial pressures facing the local authority. Council officers have recommended the sale of a site located at Forthside, adjacent to the former Ministry of Defence property that is set to be transformed into Stirling Studios, as well as the former Beech Gardens care home in the Torbrex area. A special full meeting of the council is scheduled for June 5, where members will decide on these proposals.

The Forthside site, spanning 0.724 hectares, has been earmarked for residential development, with the potential for approximately 120 homes, including a mix of private and affordable housing. The council has indicated that while there is "potential" for developments such as student accommodation or retirement living, the focus is largely inclined towards family homes. If the council approves the sale, it is anticipated that the land will enter the market by June 25, although finalisation of the sale may not occur until the following year.

The proposed sale of the Beech Gardens care home aims to relieve the ongoing budget pressure of approximately £32,953 per annum related to its maintenance. This pressure breaks down into costs for rates, utilities, and security. Urban Nest Scotland Ltd. is interested in acquiring the Beech Gardens site, having already submitted one of five bids that ranged from £150,000 to £500,000. According to council officers, the disposal of this property would not only yield a capital receipt for the council but also significantly reduce the revenue burden within this fiscal year.

This move comes on the heels of Stirling Council's recent acquisition of a substantial 36-acre area at Forthside from the Ministry of Defence, completed for £5 million. Funded by a UK Government grant as part of the Stirling and Clackmannanshire City Region Deal, this acquisition is poised to create thousands of jobs and transform Forthside into a flourishing economic zone. The master plan for this redevelopment includes around 300 new homes and extensive improvements to infrastructure, catering to both residential and commercial needs.

Moreover, the master plan, which has received broad support from local residents and businesses, envisions enhancements to green spaces and access routes along the River Forth. The construction of Stirling Studios is set to play a central role in this vision, providing a creative hub that could generate significant employment opportunities within the film and television sectors and catalyse further development in the region.

As the council prepares to consider these property sales, the broader Forthside development plan continues to gain momentum, promising substantial changes to the landscape of Stirling and its economic prospects. If successful, these initiatives could redefine the area, potentially setting the stage for Stirling to emerge as an attractive destination for both residents and businesses alike.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.thecourier.co.uk/fp/news/5259592/stirling-houses-forthside-council-sale/), [[3]](https://www.stirling.gov.uk/news/approval-of-finalised-masterplan-for-forthside-development-in-stirling/)
* Paragraph 2 – [[1]](https://www.thecourier.co.uk/fp/news/5259592/stirling-houses-forthside-council-sale/), [[2]](https://www.stirling.gov.uk/news/stirling-council-completes-5m-land-purchase-of-former-mod-land-at-forthside/), [[5]](https://www.scottishhousingnews.com/articles/forthside-masterplan-approved-by-stirling-council)
* Paragraph 3 – [[5]](https://www.scottishhousingnews.com/articles/forthside-masterplan-approved-by-stirling-council), [[6]](https://www.theplanner.co.uk/2024/10/17/stirling-city-centre-masterplan-signed)
* Paragraph 4 – [[2]](https://www.stirling.gov.uk/news/stirling-council-completes-5m-land-purchase-of-former-mod-land-at-forthside/), [[4]](https://www.stirling.gov.uk/news/approval-for-6m-refurbishment-for-forthside-and-stirling-studios-project/)

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## Bibliography

1. <https://www.thecourier.co.uk/fp/news/5259592/stirling-houses-forthside-council-sale/> - Please view link - unable to able to access data
2. <https://www.stirling.gov.uk/news/stirling-council-completes-5m-land-purchase-of-former-mod-land-at-forthside/> - Stirling Council has completed the purchase of a 36-acre site at Forthside from the Ministry of Defence for £5 million. This acquisition, funded by a £5 million grant from the UK Government as part of the Stirling and Clackmannanshire City Region Deal, is expected to lead to the creation of thousands of jobs. The site, located on the south bank of the River Forth, is the largest brownfield area in the city centre and offers excellent transport links. The council plans to transform it into a prime economic location, with work commencing in two phases, aiming to acquire around 80% of the land by the end of March and the remainder by the end of June, following decontamination works. The redevelopment will be supported by a £19 million grant from the UK Government’s Levelling Up Fund, which will be used for infrastructure improvements, including new roads, footways, demolition of redundant buildings, and site clearance. The remaining £3 million will provide new active travel infrastructure between Forthside, the city centre, and surrounding areas. This substantial investment aims to deliver a vibrant community in the heart of Stirling, incorporating housing, commercial development space, enhanced public spaces, environmental improvements, and better access to the River Forth.
3. <https://www.stirling.gov.uk/news/approval-of-finalised-masterplan-for-forthside-development-in-stirling/> - Stirling Council has approved a finalised masterplan for the development of the Forthside area, incorporating feedback from over 800 residents, community groups, and local businesses. The masterplan outlines the vision for the area, including the development of Stirling Studios within the former Ministry of Defence facility. The plan also highlights potential for commercial and business opportunities, around 300 new homes, active travel routes, and improvements to road infrastructure. Additionally, it proposes landscape enhancements, green space improvements, and better access to the River Forth for residents and visitors. The masterplan aims to transform Forthside into a vibrant and sustainable part of the city, incorporating new businesses, housing, and leisure facilities.
4. <https://www.stirling.gov.uk/news/approval-for-6m-refurbishment-for-forthside-and-stirling-studios-project/> - Stirling Council has approved a £6 million procurement contract for building refurbishment at the former Ministry of Defence site at Forthside, a key component of the Stirling Studios project. The majority of the funds will be invested in an existing 160,000-square-foot building, expected to become the main hub for the film and television facilities. The refurbishment works, funded from the £19.1 million received from the UK Government’s Levelling Up Fund, are anticipated to begin in February 2025 and be completed by January 2026. The refurbishment aims to accelerate the transformation of Forthside into a prime economic hub, including the Stirling Studios project, positioning Stirling on the global creative stage and providing significant social and economic benefits to the area.
5. <https://www.scottishhousingnews.com/articles/forthside-masterplan-approved-by-stirling-council> - Stirling Council has approved a finalised masterplan for the development of the Forthside area, incorporating feedback from over 800 residents, community groups, and local businesses. The masterplan outlines the vision for the area, including the development of Stirling Studios within the former Ministry of Defence facility. The plan also highlights potential for commercial and business opportunities, around 300 new homes, active travel routes, and improvements to road infrastructure. Additionally, it proposes landscape enhancements, green space improvements, and better access to the River Forth for residents and visitors. The masterplan aims to transform Forthside into a vibrant and sustainable part of the city, incorporating new businesses, housing, and leisure facilities.
6. <https://www.theplanner.co.uk/2024/10/17/stirling-city-centre-masterplan-signed> - Stirling Council has signed off a masterplan and design guide for the Forthside area of the city centre. The centrepiece of this blueprint is a 13.8-hectare site previously owned by the Ministry of Defence, which is being lined up for the development of Stirling Studios, designed to provide facilities for film and TV production. The masterplan outlines the potential for business and commercial opportunities, around 300 new homes, active travel routes, and improvements to the road infrastructure. It also highlights proposals for landscape improvement and the enhancement of existing green spaces, as well as improved access to the River Forth for both residents and visitors. Stirling Studios is set to become one of the biggest film and television campuses in Scotland and should pave the way for major economic and social benefits in the local area, including the estimated creation of more than 4,000 jobs over 25 years in key film and production roles, as well as other supply services.