

SITE AT AUCHINLAY HOLDINGS WITH DEVELOPMENT POTENTIAL*

DUNBLANE • STIRLINGSHIRE • FK15 9NA



DM HALL

Property Details

Traditional farm buildings with adjoining yard area and separate paddock in picturesque Dunblane extending to approximately 0.38 Ha (0.95 acres) in all.

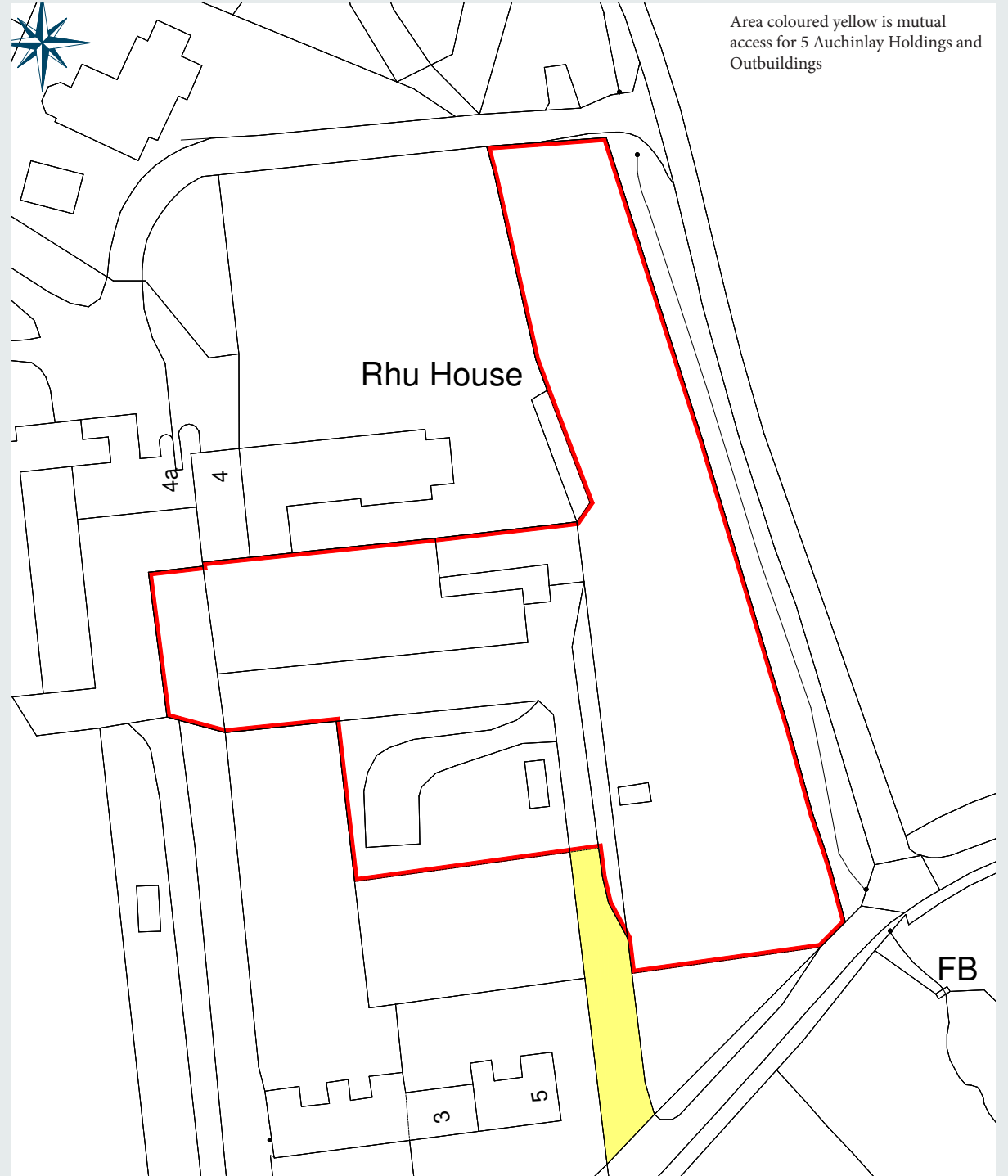
Stirling 7.3 miles (approximately)

Falkirk 20.2 miles (approximately)

Glasgow 32.6 miles (approximately)

- Range of agricultural outbuildings
- Development potential subject to obtaining the necessary consents
- Planning appraisal available through the Selling Agents
- Services nearby
- Residential hamlet with picturesque surroundings

Offers over £75,000



LOCATION

Dunblane is a quaint cathedral town and lies between the rugged mountain peaks of Perthshire to the north and the Carse of Stirling to the south, on the banks of the river Allan, a tributary of the River Forth. The town has a variety of local and independent shops in addition to convenient supermarkets including a Marks and Spencer foodstore, Tesco and Cooperative store. Dunblane offers good recreational facilities which include tennis, squash and bowling clubs and a golf club. The Dunblane Centre has a range of facilities available for all ages such as a sports hall, art studio, fitness suite, music room and a conference room. The Riverside Restaurant, Old Churches House Hotel and Brasserie and the popular Tilly Tearoom provide opportunities for dining out, as well as the well-known DoubleTree by Hilton Dunblane Hydro Hotel. This Hotel also offers a leisure club. In addition, the highly acclaimed Cromlix hotel is nearby.

The Stirlingshire countryside offers a plethora of outdoor pursuits including hacking, walking, fishing, shooting, hill walking, golfing, wildlife watching, mountain biking and canoeing.

Dunblane is well placed for road and rail connections to all the major towns and cities of central Scotland. The pivot of the motorway network is only 2 miles to the south with the M9 and M80 giving quick access to Edinburgh and Glasgow respectively. The A9 has dual carriageway all the way to Perth. Both Edinburgh and Glasgow airports are within easy reach.

SUBJECTS OF SALE

A useful courtyard lies to the front of the outbuildings providing hardstanding and a turning area previously used for agricultural vehicles. The farm buildings are of mixed repair and previously served as workshops, cattle store and a hay store. The buildings are generally of mixed repair, although provide a range of basic storage facilities. We understand that the outbuildings have water and electricity though there is no drainage system. An asbestos survey relating to the outbuildings is available through the Selling Agents. No plant or machinery is included within the sale.

The land that lies to the east of the outbuildings is predominantly laid to grass. This land could be a useful garden area, orchard or pony paddock. It is enclosed by stone walling, fencing and has a field gate to the north. The land is shown on the Hutton Institute Land Capability for Agriculture Plans as being of Class 3:2 in quality. The eastern boundary is affected by surface water flood risk, further information is available on the SEPA flood maps.



PLANNING PROSPECTS

Neighbouring buildings have been redeveloped into residential accommodation. There may be potential for redevelopment subject to obtaining the necessary consents. Purchasers enquiring on the viability of residential development can obtain a copy of a planning appraisal from the selling agents. Interested parties should also refer to the National Planning Framework spatial strategy for Scotland. <https://www.gov.scot/publications/national-planning-framework-4/>.

If purchasers wish to consider the planning position further, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk 0785 256 8874 for independent advice.

Please note that in the event of the property attracting development enterprises, the anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser. All offers should include a Guaranteed Minimum Price.

DRAINAGE/ SEPA

SEPA has identified a high to medium risk of surface water flooding on small areas of the field to the east. For further information please visit <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

BOUNDARIES

The property is accessed from the minor public road, which runs adjacent to the holding, and we assume that full and unrestricted rights of access are in place. The track to the outbuilding is shared with the owner of 5 Auchinlay Holdings, maintenance obligations will apply.

RATEABLE VALUE

No rateable value currently applies to this agricultural holding. However, the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk.



PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

LOCAL AUTHORITY

Stirling Council
Viewforth
Stirling
FK8 2ET
Tel. 0845-277700

SOLICITOR

Aberdein Considine
23 Port Street
Stirling
FK8 2EJ

THIRD PARTY SERVITUDES AND BURDENS

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

HEALTH AND SAFETY

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the farm buildings where asbestos is present and uneven land surfaces.

VIEWINGS

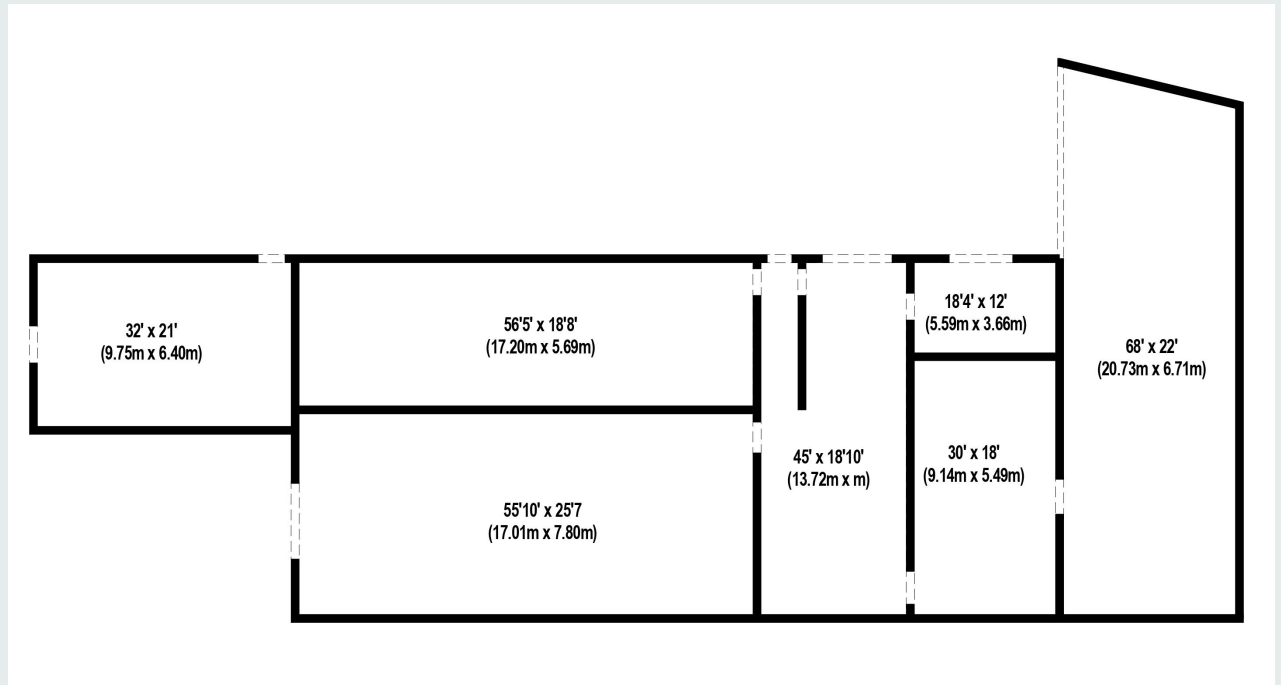
Viewings are by appointment. Please call 01786 833800 or email rural@dmhall.co.uk to arrange this.

DIRECTIONS

The postcode FK15 9NA will direct you to 5 Auchinlay Holdings. Alternatively, please use the following link: <https://w3w.co/confining.uncouth.likes>

ENTRY

By mutual agreement.

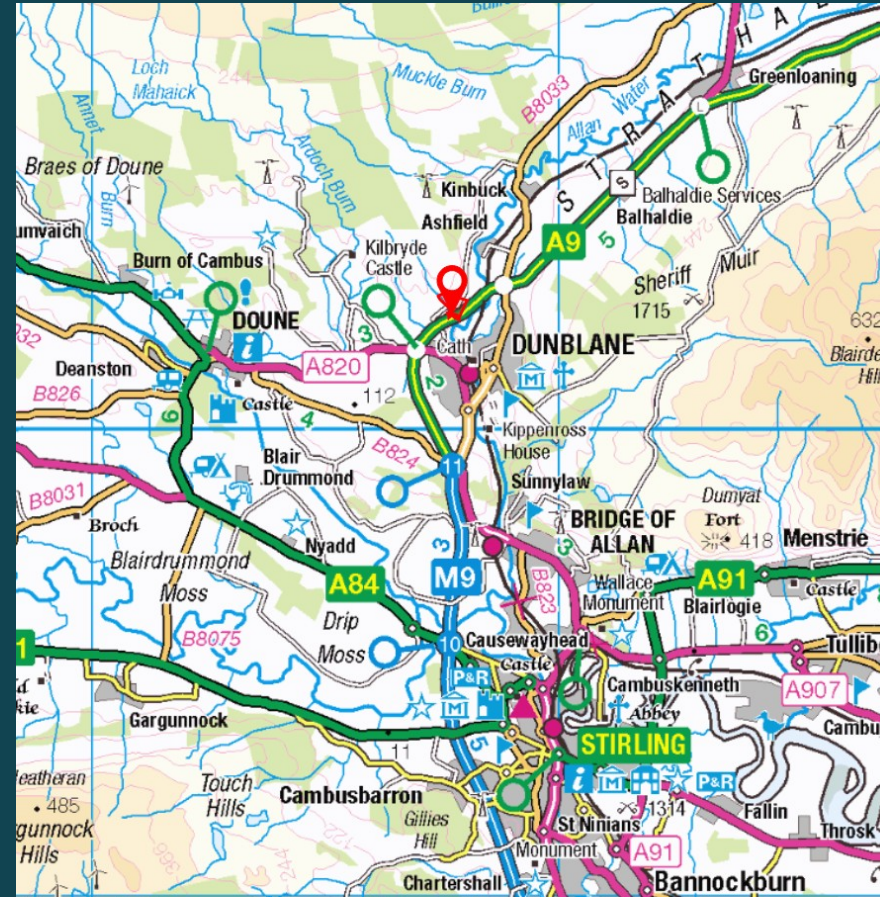


OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

ANTI-MONEY LAUNDERING COMPLIANCE

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

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