

RURAL DEVELOPMENT OPPORTUNITY IN ONE OF CENTRAL SCOTLAND'S MOST DESIRABLE LOCATIONS

KILTANE • GLEN ROAD • DUNBLANE • FK15 0HT



Property Details

Rural development opportunity in one of central Scotland's most desirable locations.

Stirling 7.2 Miles

Glasgow 32.5 Miles

Edinburgh 42.7 Miles

- Pre-planning report available from Selling Agents
- Idyllic rural setting south of Dunblane
- Three-bedroom Colt house
- Land extending to approximately 7.14 acres in all
- Development opportunity subject to obtaining the necessary consents
- Excellent transport links to Stirling, Perth, Edinburgh and Glasgow

Or Available as a Whole

Offers over £450,000



SITUATION

Kiltane is located to the south of Dunblane, in a peaceful and sought-after rural setting. The area is known for its tranquillity, attractive surroundings and premium properties. Despite its secluded feel, the property is easily accessed and had good public transport connections nearby. Dunblane offers a range of local amenities including shops, schools and a railway station, with swift connections to Stirling, Perth, Edinburgh and Glasgow via the A9 and the motorway network. The local schools are also highly renowned.

DESCRIPTION

Kiltane is an exceptional offering to the market. The property is accessed off a rural road to the South of Dunblane, lined by prestigious residential properties. Kiltane comprises of a three-bedroom Colt house set within approximately 7.14 acres of mature and seedling woodland, gardens and amenity land.

The property is expected to be replaced, however information on the Colt property is available from the Selling Agents. The accommodation is over one level (accessed from an external step), providing a kitchen with Rayburn stove, living room with a woodburning stove, three bedrooms (one with a WC) and a family bathroom.

The grounds provide a truly idyllic backdrop, with a variety of established trees and shrubs, together with a meandering to the north. Additional features include the ruins of a cottage, a modern double garage and workshop; and foundations from a previous outbuilding.

The site offers significant redevelopment opportunities, subject to detailed planning permission. A positive initial planning response has already been obtained, with support for replacement and additional dwellings, full details are available from the Selling Agents though the proposal is outlined below:

The proposal is for the erection of 2 replacement dwellings and 1 new dwelling at a row of dwellings located in the countryside, East of the settlement of Dunblane.

Assessment: The proposal sits within the countryside policy boundary and would therefore be assessed in principle primarily against the criteria of Policy 17 of NPF4 and Policy 2.10 of the Local Development Plan.

As the above policies support one for one replacements of existing dwellings, replacing the two dwellings on the site with dwellings of a similar scale and nature would be acceptable. The design and size of these would have to reflect the existing scale of the dwellings on the site, and be located on the same part of the site that these sit on.



Beneficial reuse of brownfield land is also acceptable, and if it can be demonstrated that the site is a brownfield site (defined as ‘Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable’), and that the erection of a dwelling would result in a visual and environmental gain to the site that wouldn’t otherwise happen without direct intervention, the proposed dwelling on this plot would be acceptable in terms of the above policies. Landscaping and planting schemes would have to demonstrate ecological benefits to the site in order to justify the use of this site for a dwelling.

Efforts would have to be made to design the dwellings in a sensitive manner that respects the established topography and house designs and sizes in the wider area, with adequate garden ground, parking provision, site drainage and biodiversity enhancements through a planting scheme. The site would also have to be safely accessed, with either a connection directly to the adjacent with adequate visibility splays within the control of the applicant to maintain these or through an existing connection that is capable of serving multiple houses.

Water	Mains
Drainage	Septic Tank
Heating	Oil Fired Central Heating
Council Tax	Band E
EPC	E48

SEPA

The property is affected by high to low risk of surface water flooding on minor areas where the burn is located. Purchasers should familiarise themselves with the SEPA flood maps: <https://map.sepa.org.uk/floodmaps/FloodRisk/Risk>

ENVIRONMENTAL DESIGNATIONS

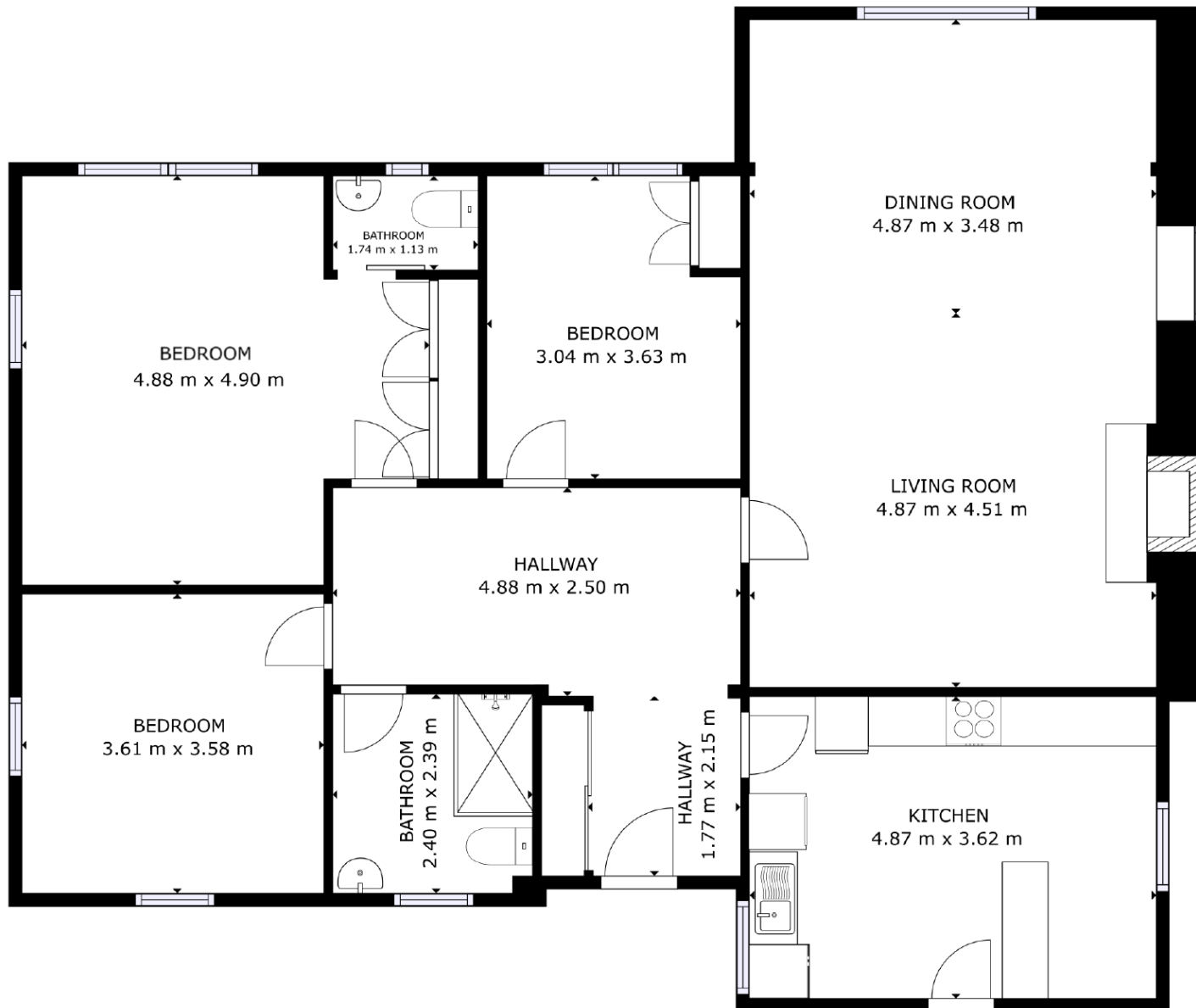
The site is in close proximity to a Site of Special Scientific Interest and a Special Area of Conservation. The land is described as ‘battlefield landscape’. We are not aware of any environmental designations on the subjects themselves.

THIRD PARTY RIGHTS AND SERVITUDES

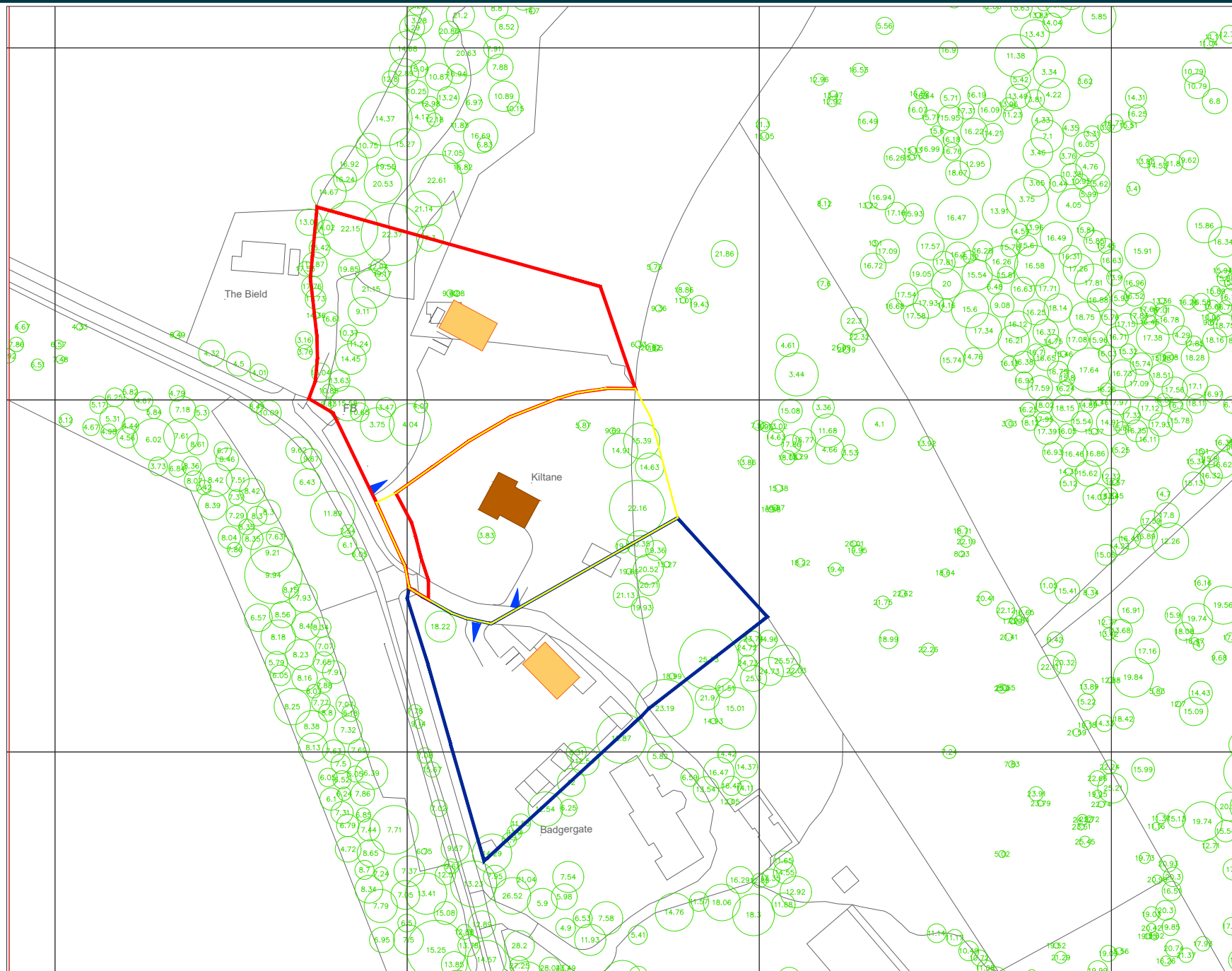
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. A third party has access rights over the road to the south to the neighbouring property.





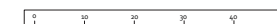


GROSS INTERNAL AREA
FLOOR 1: 134.94 m²
TOTAL: 134.94 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Legend

-  Existing trees (sourced from National Tree Map NTM data)
-  Existing OS Mastermap information
-  Existing property - Kiltane
-  Proposed new plot access from existing Glen Road
-  Proposed 2no. car parking area
-  Proposed plots 2 & 3 - approximate location
-  Proposed plot 1 site boundary
-  Proposed plot 2 site boundary
-  Proposed plot 3 site boundary



Project Kiltane, Dunblane	Client The Fyfe Family
Drawing title Feasibility Housing Layout Plan	
Scale: 1:500 @ A1 / 1:1000 @ A3	Date: 20 / 04 / 2025
Drawing No: KIL / FEAS / 01	Issue: Planning
Drawn by: L Houghton	Checked by: P Houghton
t: 07780 117708 e: houghtonplanning.co.uk	

HOUGHTON
PLANNING

LOCAL AUTHORITY

Stirling Council
01786 404040
<https://www.stirling.gov.uk/contact-us/general-enquiries/>

DIRECTIONS

For satnav purposes the property postcode is FK15 0HT however the most accurate directions is via what3words: <https://what3words.com/vessel.indicate.blunt>

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to the, uneven surfaces over the land.

VIEWINGS

Strictly by appointment with the Selling Agents, viewings will be accompanied at all times.

DATE OF ENTRY

Date of entry shall be by mutual agreement.

OFFERS

Purchasers enquiring on development on any area of the land are required to present density layout plans together with Heads of Terms which include a guaranteed minimum price. Offers in Scottish Legal Form are to be submitted to the selling agents DM Hall. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

SOLICITORS

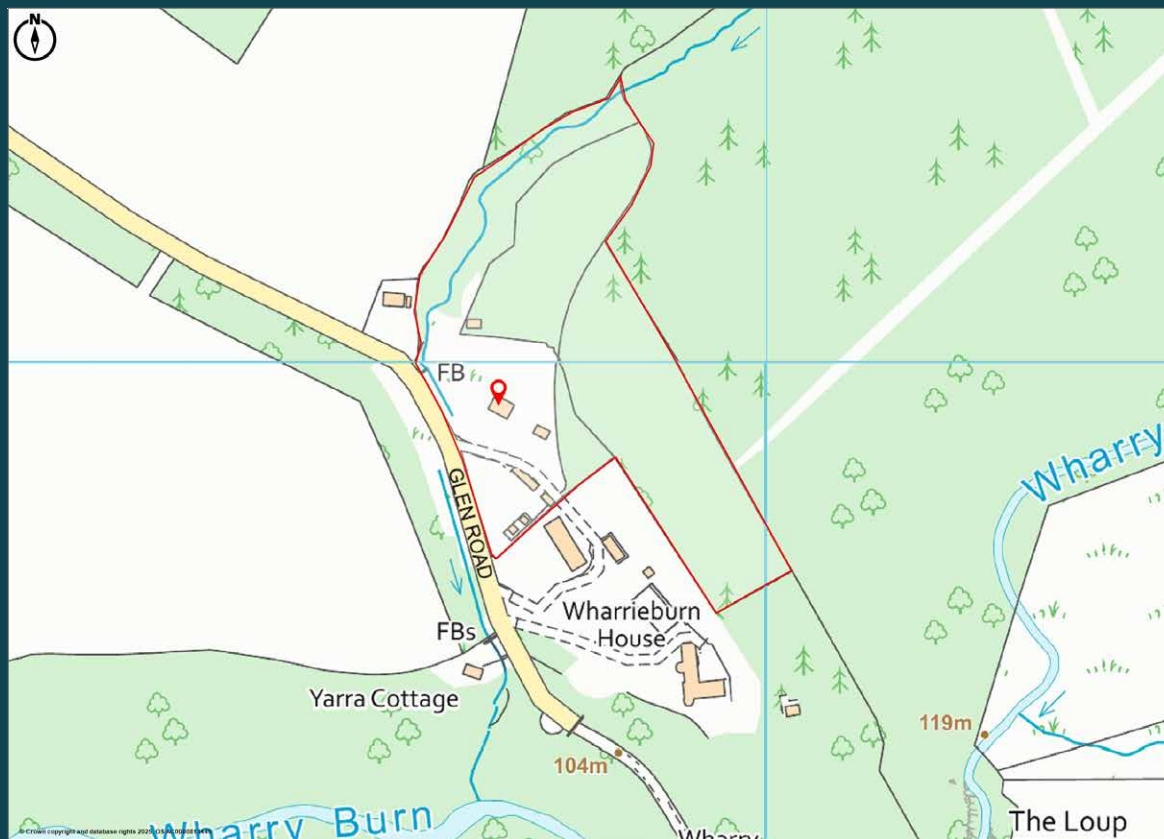
Maclean & Stewart
51-53 High Street
Dunblane
Stirling
FK15 0EG

DM HALL



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RICS

RURAL DEPARTMENT | 01786 833 800



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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