

ATTRACTIVE LAND DEVELOPMENT SITE SUBJECT TO OBTAINING THE NECESSARY CONSENTS  
5 AUCHINLAY HOLDINGS • DUNBLANE • STIRLINGSHIRE • FK15 9NA



DM HALL



# Property Details

A rare opportunity to acquire a smallholding in picturesque Dunblane. Cottage, outbuildings and land extending to 16.96 Ha (41.93 acres in all)

Stirling 7.3 miles (approximately)

Falkirk 20.2 miles (approximately)

Glasgow 32.6 miles (approximately)

- **Lot 1: House and Gardens**

Approximately 0.06 Ha (0.14 acres)  
Offers over £240,000

- **Lot 2: Outbuildings with development potential\***

Approximately 0.19 Ha (0.46)  
Offers over £70,000

- **Lot 3: Paddock to the east of the cottage**

Approximately 0.22 Ha (0.49 acres)  
Offers over £5000

- **Lot 4: Paddock**

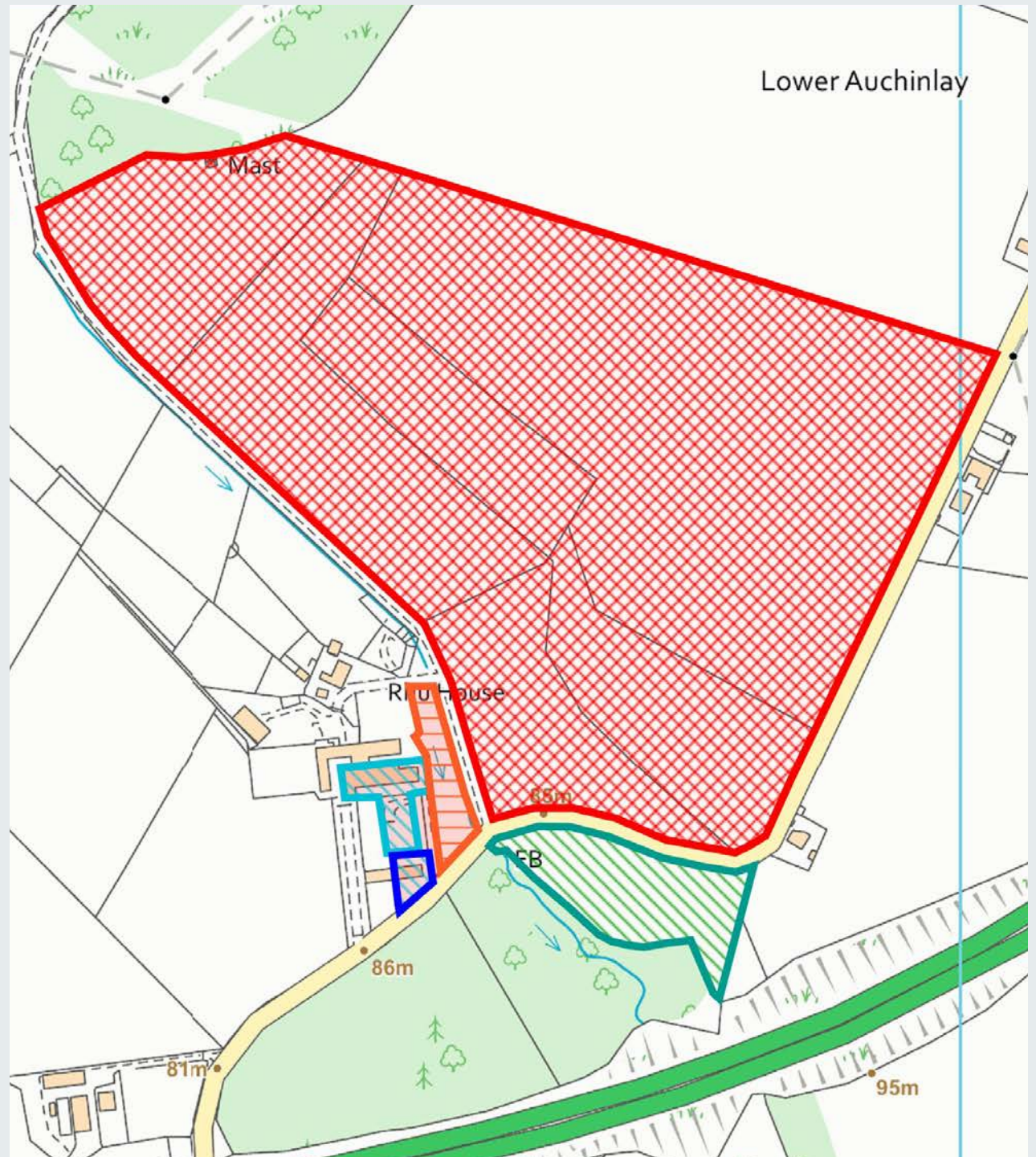
Approximately 0.7 Ha (2.07 acres)  
Offers over £10,000

- **Lot 5: Grazing land**

Approximately 15.9 Ha (38.47 acres)  
Offers over £165,000

- **AS A WHOLE**

Approximately 16.96 Ha (41.93 acres)  
Offers over £490,000





## 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 13th century cathedral is the focal point of this charming town with a population of around 9,000 residents.

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 historic city of Stirling is readily accessible and offers extensive shopping, leisure and recreational amenities. It also boasts many buildings of historical interest and national importance including Stirling Castle and The Wallace Monument. Stirling University's campus in nearby Bridge of Allan provides wonderful sporting amenities and also the MacRoberts Art Centre. Bridge of Allan also offers a number of independent retailers, cafés and restaurants.

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

There are three primary schools in Dunblane and secondary schooling is provided at Dunblane High School. There are also a good selection of nursery schools and private schools nearby including Ardvreck and Morrison's Academy in Crieff, Dollar Academy and the new Fairview co-educational independent school in Bridge of Allan.

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.





### Lot 1: House and Gardens

This charming traditional stone cottage under a slate roof offers a wonderful redevelopment project in an idyllic rural location. The property is semi-detached and south facing, with gardens to three sides. It is now in need of modernisation throughout. It presents generous accommodation over one level with a lovely outlook over the surrounding countryside. The accommodation comprises: Kitchen with stainless steel sink. Living/dining room. Bathroom (bath, WC and WHB) and four bedrooms. A Home Report is available through the selling agents which provides further information on the condition of the property.

Please note that planning permission was granted in 2008 for an extension to the property. Whilst lapsed further information can be viewed on the Stirling Council Planning Portal, reference 08/0077g/HAE

Water:	Private supply
Electricity:	Mains
Drainage:	Private to septic tank (located on Lot 3)
Heating:	Oil fired central heating system
Broadband:	Not currently connected
EPC:	F32
Council Tax:	F

### Lot 2: Land & Outbuildings with Development Potential\*

This site is approximately 0.19 Ha (0.46) in size. A useful courtyard lies to the rear of the cottage providing hardstanding and a turning area previously used for agricultural vehicles. This land is included with lot 2, in addition to the outbuildings to the North.

The farm buildings are of mixed repair and previously served as workshops, cattle store and a hay store. Neighbouring buildings have been redeveloped into residential accommodation. There may be potential for redevelopment subject to obtaining the necessary consents.

The buildings are generally in need of some repair and attention, although provide a range of basic storage facilities. An asbestos survey is available through the Selling Agents. No plant or machinery is included within the sale. A vehicular and pedestrian right of access will be granted over in favour of Lot 1.

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.

**Lot 3: Paddock to the east of the cottage 0.2 Ha (0.49 acres)**

This land could be a useful market garden, orchard or pony paddock to the purchaser of Lot 1 or Lot 2, it is enclosed by stone walling and has a field gate. 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. We understand that the septic tank for the cottage sits in the paddock.

**Lot 4: Paddock extending to 0.7 Ha (2.07 acres)**

Lot 4 offers the potential for further amenity land for the purchasers of Lot 1 or Lot 2, it may also be of interest to a local resident who requires additional land. The land is enclosed by post and wire fencing and has been used for sheep and cattle grazing historically. The land is shown on the Hutton Institute Land Capability for Agriculture Plans as being of Class 3:2 in quality. The land is undulating and generally slopes southwards towards the Allan Water.

**Lot 5: Grazing land extending to 15.9 Ha (38.47 acres)**

Lot 5 offers the largest land parcel and has been farmed historically, predominantly for sheep or cattle grazing. The land slopes to the South East and has boundary post and wire fencing and a stone dyke wall to the northern boundary. There are two field gates to Lot 5 and a phone mast (outwith the subjects of sale) sits at the most northerly point and pylons also cross this site.

The property lies at approximately 80 metres above sea level and the land slopes towards the south predominantly.





The land is shown on the Hutton Institute Land Capability for Agriculture Plans as being of Class 3:2 in quality. The soils are described on the Hutton Institute Soil Plans as being mainly mineral gleys of the Rowanhill Soil Association.

The land may have afforestation potential. Subject to necessary consents, the land may be suitable for native woodland creation. The Land is classified as F2 for capability for forestry.

The land lies within the Central Scotland Green Network Contribution Area and may therefore be eligible for grant funding for forestry creation.

Funding remains available through the Scottish Government's Forestry Grant Scheme. Approved schemes would also be eligible to be registered on the Woodland Carbon register which offers opportunity to trade the associated carbon credits.

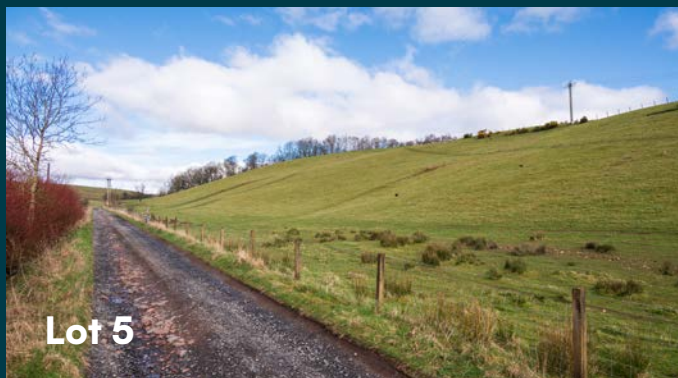
There are currently no grant schemes in operation over the land. The land is affected by surface water flooding on the north east corner only, further information is available on SEPA maps.

#### **Drainage/ SEPA**

The land appears to be predominately freely draining with no particular defects noted. There are some rushes suggesting waterlogged soils in certain areas. SEPA has identified a high to medium risk of surface water flooding on small areas of Lot 3 & 5. 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 land is generally enclosed by a mixture of stone walls and post and wire fencing of mixed repair. March fencing is maintained on a mutual basis with neighbouring owners. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

### IACS

The land is IACS registered. There are no BPS entitlements included with the sale. There are no existing grant schemes in place. A purchaser would have to acquire BPSE and register with the Scottish Government Rural Payments and Inspections Directorate (SGRPID) to establish their own entitlements on the land if applicable.

### Rateable Value

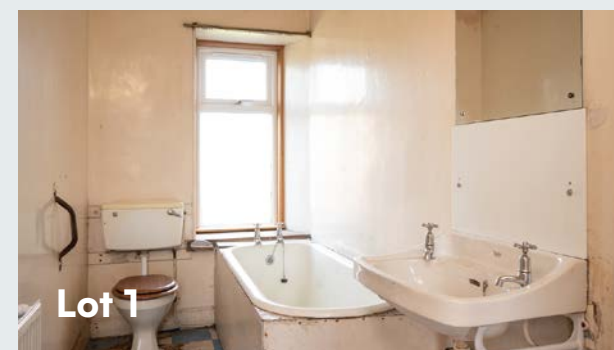
No rateable value currently applies to this agricultural holding. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).

### Environmental and Heritage Conservation

Lot 5 has a reference on [canmore.org](http://canmore.org) to post medieval cultivation remains, traces left by past cultivation, in the form of upstanding features, subsoil marks or cropmarks. Further information is available <http://canmore.org.uk/site/24723>. The northern boundary of Lot 5 sits in close proximity to vegetation marks of Upper Auchinlay <http://canmore.org.uk/site/78712>. Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

### 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.



### Scottish Government Rural Payments and Inspections

Directorate (SGRPID)  
Scottish Government  
Agriculture and Rural Economy  
Strathearn House  
Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RX  
Tel: 0300 2445400  
SGRPID.perth@gov.scot

### 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. The phone mast is in third party ownership and access and servitude rights have been granted over the land. We also understand that the land is affected by Scottish Power wayleaves. The septic tank for Lot 1 is situated on the paddock to the east of the cottage (Lot 3).

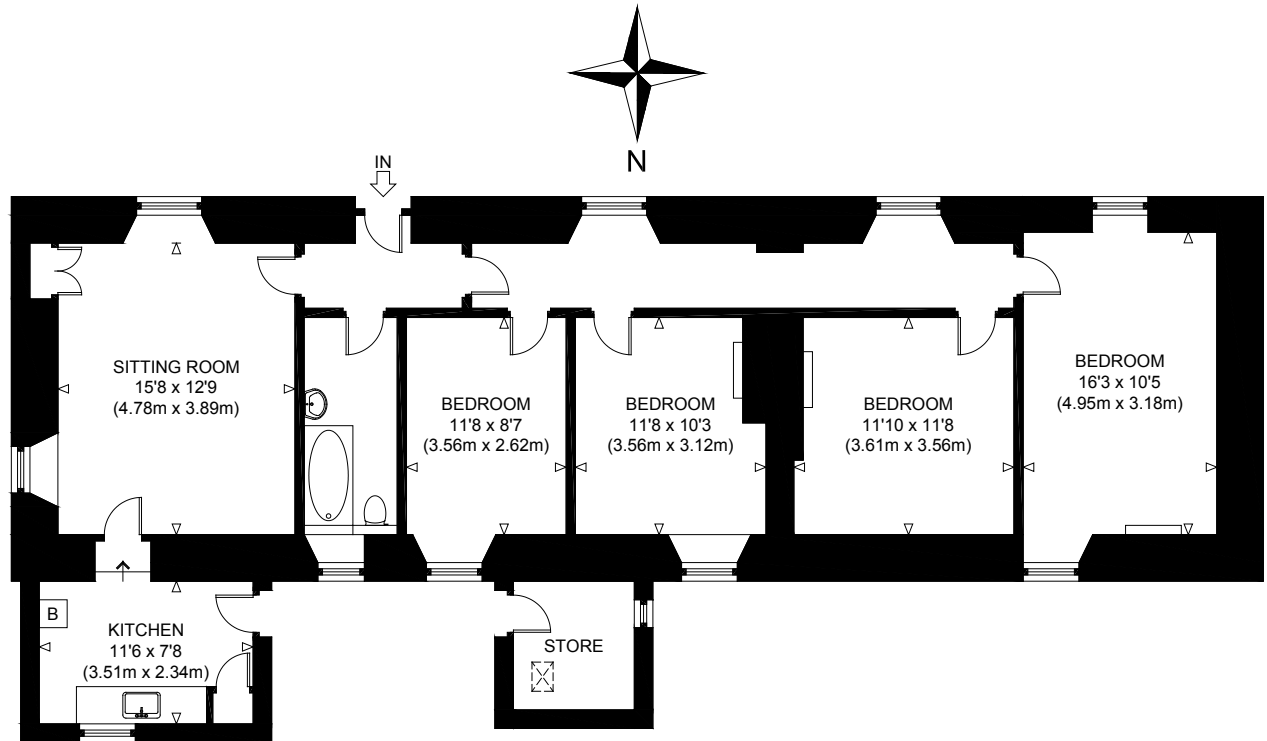
### Health and Safety

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, uneven land surfaces and livestock.

### Viewings

Are by appointment and will be accompanied. Viewers should ensure compliance to the Scottish Outdoor Access Code is adhered to at all times and that appropriate caution is exercised at all times in relation to livestock and/or agricultural vehicles.

### FLOOR PLANS LOT 1



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1200 SQ FT / 111.5 SQ M

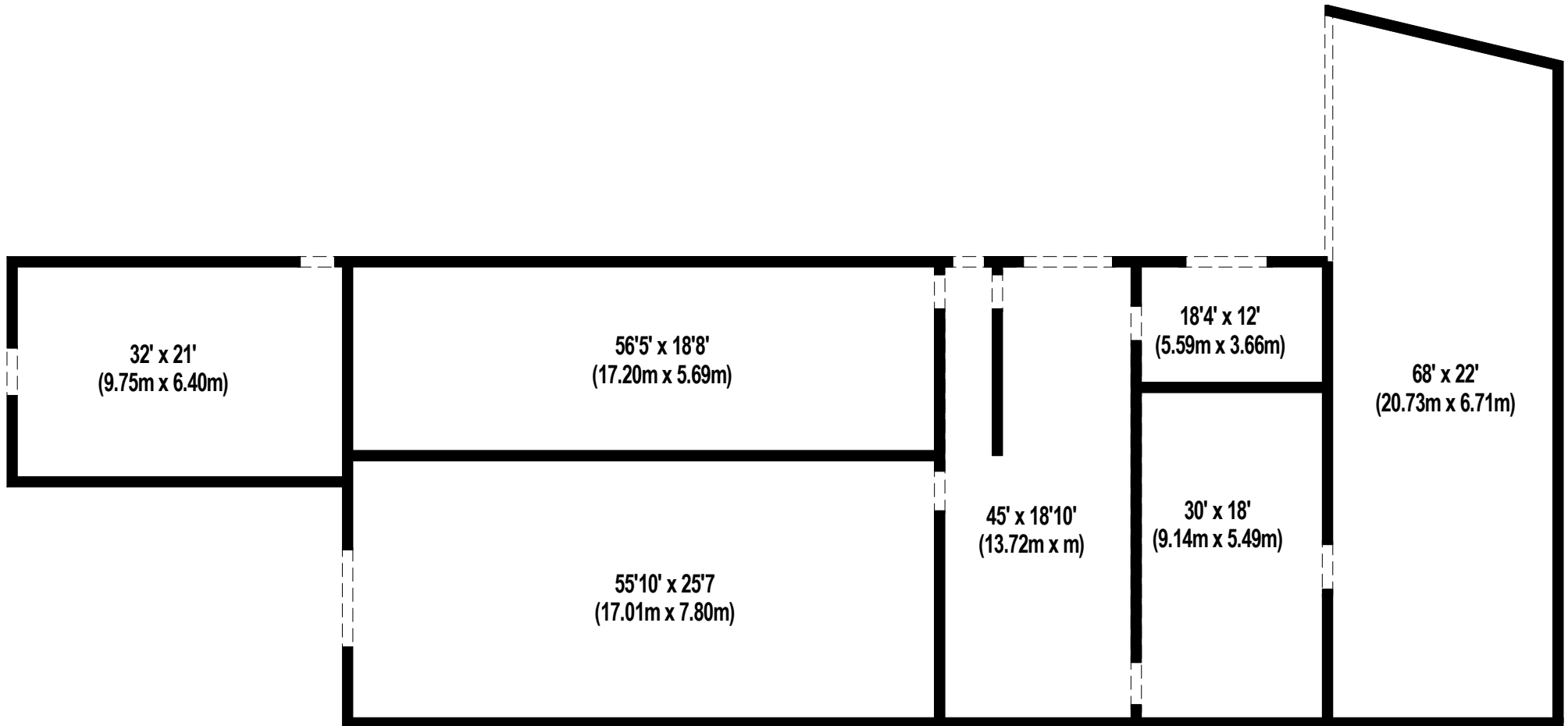
AUCHINLAY HOLDINGS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1200 SQ FT / 111.5 SQ M (INCLUDING STORE)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)



FLOOR PLANS LOT 2







Lot 3



Lot 3



Lot 5



Lot 5



### Directions

The postcode FK15 9NA will direct you to 5 Auchinlay Holdings, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://w3w.co/confining.uncouth.likes>

### Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### 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.





## Offers

Each party will be responsible for paying their own legal costs. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred. 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.

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## Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

**DM HALL**



Regulated by  
**RICS**

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