

EXCEPTIONAL BUILDING PLOT WITH PLANNING PERMISSION IN PRINCIPLE
PLOT AT SOMMER'S LANE • STIRLING • FK9 4AL



DM HALL

Property Details

Exceptional building plot with planning permission in principle.

Stirling 5.4 Miles

Glasgow 31.2 Miles

Edinburgh 42.6 Miles

- Planning Permission in Principle for one dwellinghouse (Ref: 22/00467/PPP)
- Plot extending to approximately 0.12 Ha (0.3 acres)
- Attractive rural setting within easy reach of Stirling
- Desirable and accessible location
- Services nearby

Available as a Whole

Offers Over £120,000



SITUATION

The plot enjoys a peaceful semi-rural position along Sommer's Lane, near Blair Drummond, surrounded by open countryside and mature woodland. The surrounding area is known for its natural beauty and abundance of outdoor pursuits, including hill walking, cycling, and country walks through picturesque woodland and farmland. Major routes such as the M9 and A9 provide swift access to Perth, Glasgow, and Edinburgh, while rail services and amenities are nearby in Stirling, Bridge of Allan, and Dunblane.

DESCRIPTION

The plot extends to approximately 0.12 Ha (0.3 acres) and comprises mainly grassland with areas of light scrub and benefits from direct frontage onto Sommer's Lane. The plot boundary is clearly marked out by posts in the field.

Planning Permission in Principle (Ref: 22/00467/PPP) has been granted for the erection of a single dwellinghouse, subject to conditions. Purchasers are advised to familiarise themselves with the planning conditions. A new access road is to be formed which will be retained by the seller, with a right of access granted over. The cost of the access road is expected to be met by the purchaser and is to be constructed to a specification consistent with local authority guidance for adoptable roads.

This permission provides flexibility for a purchaser to progress to detailed planning and create a home of their own design, subject to the necessary consents. Detailed design and layout matters are to be addressed through a subsequent application for Matters Specified in Conditions (MSC).

It is understood that nearby mains services may be available. No site investigations or surveys have been carried out. Prospective purchasers will be responsible for service connections and should make their own enquiries to confirm availability and connection costs.

SEPA

According to SEPA flood maps, the map currently shows that there are short and long term flood risks in proximity to the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>



ENVIRONMENTAL DESIGNATIONS

The site is in close proximity to a Site of Special Scientific Interest. We are not aware of any further environmental designations.

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.

LOCAL AUTHORITY

Stirling Council

01786 404040

<https://www.stirling.gov.uk/contact-us/general-enquiries/>

DIRECTIONS

For satnav purposes the property postcode is FK9 4AL or via what3words: <https://what3words.com/trifling.travel.adopt>

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any uneven surfaces over the land and limited off road parking.

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.

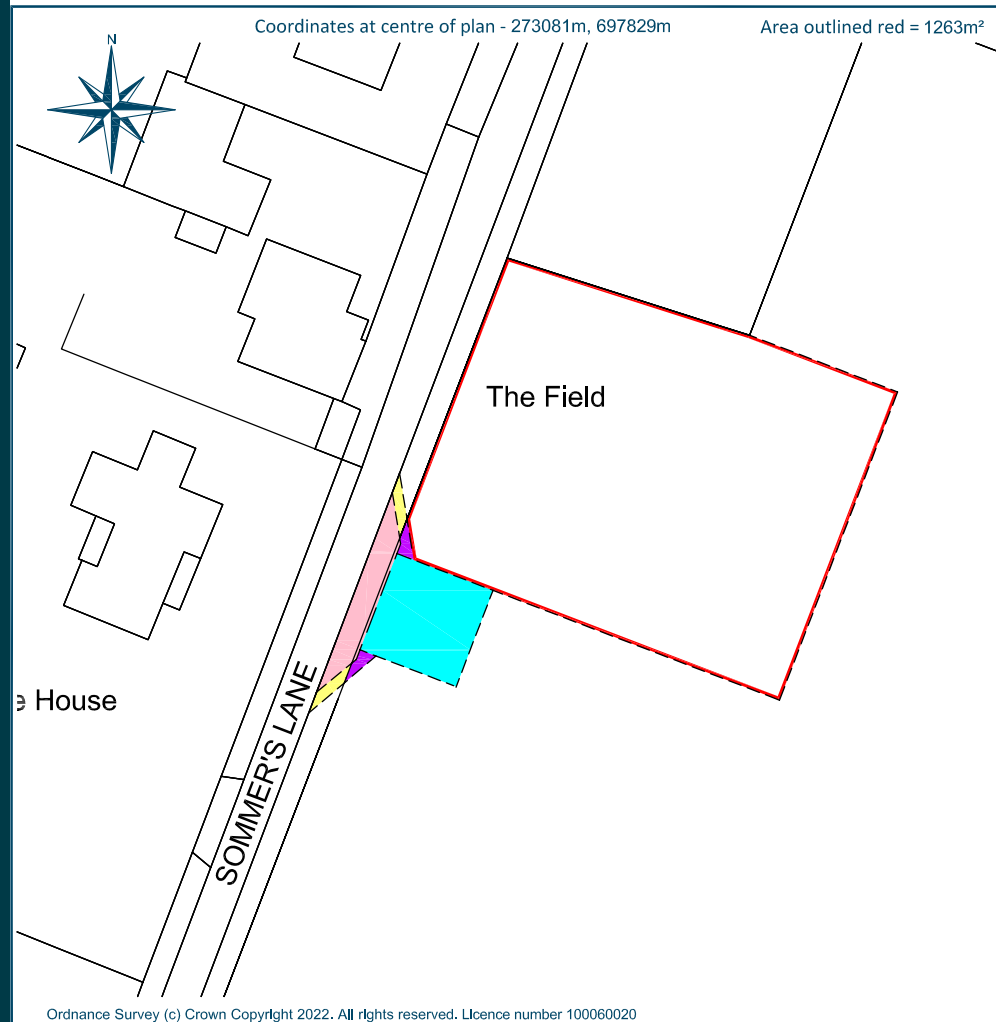
OFFERS

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.

THIS IS THE PLAN REFERRED TO
IN THE FOREGOING DISPOSITION

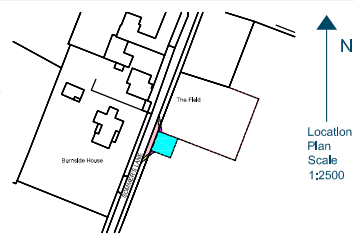


ADDRESS: Plot at Sommers Lane, STIRLING, Stirling FK9 4AL



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Date Issued: 05/12/22

Drawn by: GD

Our Ref: PP-22-00825

Scale 1:500



@ A4 Size

m - meters
c - centre line

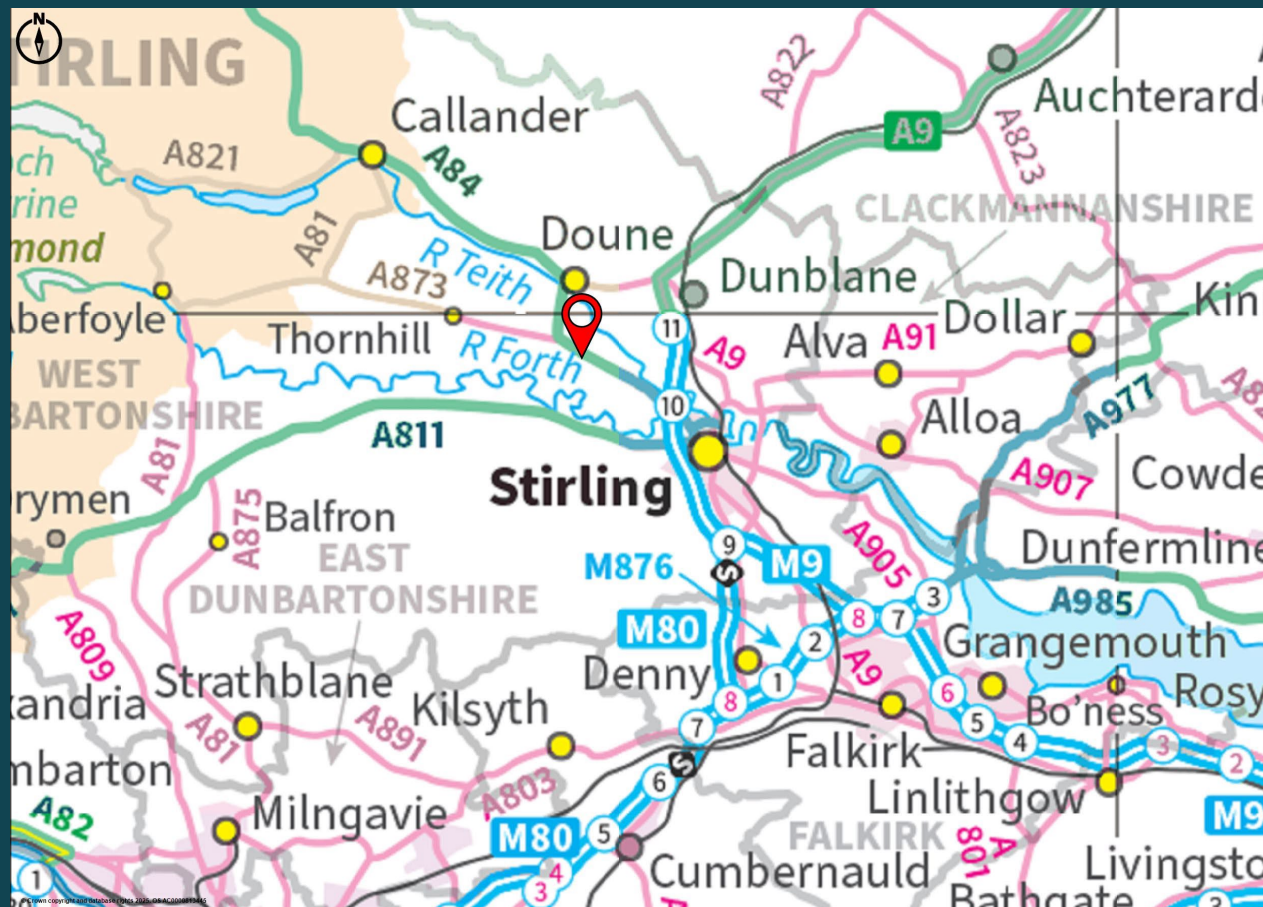
o.l. - or thereby
u/d - undefined

SOLICITORS

Kerr Stirling
10 Albert Place
Stirling
FK8 2QL

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or b) Copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy of ID for AML purposes. Failure to provide this information may result in an offer not being considered.



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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RICS

RURAL DEPARTMENT | 01786 833 800

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