



OCHILVIEW, MUCKHART, BY DOLLAR,
CLACKMANNANSHIRE, FK14 7JL

OFFERS OVER £645,000

**BAIRD
LUMSDEN**

A division of DM Hall LLP



Particulars of Sale

A substantial bungalow, stables and land extending to 32.46 acres (13.14 ha) with outstanding panoramic views

Dollar 3 Miles
Stirling 16 Miles
Perth 23 Miles

- Established smallholding with beautiful surroundings
- 4 Bedrooms. 3 Reception Rooms. Bathroom & 2 Cloakrooms with WC & WHB.
- Well maintained stable block (3)
- Productive block of Class 4.1 grazing and fodder ground.
- Class F3 for forestry use, subject to obtaining the necessary consents.
- Sufficient area of land suitable for equestrian, livestock or planting purposes.
- Wonderful countryside walks and cycle routes to be enjoyed from the doorstep including a neighbouring core path to Dollar
- Peaceful and private location yet with easy access to the central motorway network
- Village primary school and golf course at the end of the road
- Development potential, subject to obtaining the necessary consents

Acreage 32.46 acres (13.14 ha)

Available as a whole.

LOCATION

Muckhart is an idyllic village with an 18th century coaching Inn, café, primary school and the renowned Muckhart Golf Course. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors surgery, dentist, opticians and a pharmacy. Primary schooling is available at Muckhart Primary School by the road end, whilst Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary education.

Dollar Academy, founded in 1818 is a renowned independent co-educational day and boarding school in the centre of Dollar, occupying a 70-acre (28 ha) site. It is the sixth largest independent school in Scotland. The campus is divided into three separate schools: the Prep School (Prep 1 to 5 for ages 5–10), the Junior School (Junior 1 and 2 for ages 10–12) and the Senior School (Forms I to VI for ages 12–18). Dollar Academy has a wealth of sports and recreational activities on offer to pupils after the school day and over the weekend. For further information: <https://www.dollaracademy.org.uk/>

Ochilview is ideally placed for those that enjoy countryside pursuits. The hills and glens of Perthshire are to the north, the Trossachs to the west as well as St Andrews and the pretty fishing villages of Fife to the east. Gleneagles Hotel, some 12 miles away, is recognised as one of the best hotels in Scotland with excellent facilities

Kinross and access to M90 Motorway both north and south bound is some 8/9 miles away or thereby. Further areas such as Perth 23 miles and Edinburgh 35 miles are easily accessible by way of the M90 Motorway. Edinburgh airport is approximately 31 miles from the property

DESCRIPTION

Ochilview has been a much loved home for many years by the current owners, the land has predominantly been let for sheep grazing to a local farmer though vacant possession has been confirmed. Rarely available to the open market is this compact, well presented and orderly smallholding which encompasses a 4 bedroom property, stable block and grazing land extending to 32.46 acres (13.14 ha) in all.





Of particular note are the incredible panoramic views to the Ochil Hills to be enjoyed from this property. The rural vista can be enjoyed from all aspects of the property.

The property is accessed via a shared road directly off New Broadmeadows which sweeps around to the private tree lined driveway the front of the property providing generous parking and turning area for all vehicles. This driveway is the only vehicular access point to the house, fields and the stables, thus creating a secure and private property.

The house provides generous accommodation across one level. It is in move-in order throughout with relatively modern bathrooms and kitchens though it is anticipated that purchaser will want to upgrade the property and may wish to reconfigure the layout. Indeed the property itself, whilst in move-in order throughout, could be completely redeveloped subject to obtaining the necessary consents. The property has a wonderful outlook across the private enclosed gardens and fields beyond which attract an abundance of wildlife.

The combination of a residential property together with good outbuildings and a generous area of land are rarely brought to the market, especially in such an accessible and central location. This is a property with enviable boundaries in an outstanding position.

THE HOUSE

The house sits in an elevated position enjoying panoramic views over the surrounding Ochils and countryside and Ochil hills beyond. Manicured gardens and a tree lined driveway provide a wonderful entrance to this glorious property. The setting is simply magical with the village primary school at the road end, the golf course on adjacent land and a picturesque core path just outside the boundaries which leads to Dollar.

The property is of single storey construction with a brick render under a tiled roof. The property has been significantly extended over the years with a garage conversion providing a generous fourth bedroom and a porch off the kitchen providing a third reception area. This is a warm and inviting property in an exceptional location.

The accommodation comprises:

Entrance hallway. Utility room. Cloakroom with WC and WHB. Bedroom. Fully fitted kitchen with integrated oven and hob. Dining room/living room. Hall/study. Living room with fireplace. Garden room. Inner hallway. Front entrance vestibule. Cloak room with WC and WHB.3 further bedrooms. Family bathroom

Garden: The gardens are partly enclosed and predominantly laid to lawn with some herbaceous shrubs, mature and seedling trees and flower beds. A useful timber lean to shed provides storage for gardening equipment and a covered carport at the end of the driveway provides a shelter for the log store and vehicles.

OUTBUILDINGS

Stable block (dimensions on floorplan below) of brick and timber frame construction with a harled render under a felted and box profile roof (replaced in recent years) with a concrete floor, timber stable doors.

THE LAND

The land extends in all to some 32.46 acres (13.14 ha), the grazing land equates to some 25 acres (10.1 ha) and forms a mix of rolling pasture and fodder land. The land is largely of a southerly aspect rising from its highest point in the paddock to the rear of the property. The general soil type is brown soils, further information is available from the Soil Maps of Scotland: <https://map.environment.gov.scot> . Purchasers should familiarise themselves with the most up to date information from SEPA, the maps currently show an area smaller than the stables in the top paddock prone to surface water only, in addition to areas along the A91 (western boundary outwith the subjects of sale). Interested parties can reference SEPA guidance: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

There is a water tap by the stables. Vehicular access is via the main entrance which crosses to the front of the property. The land has been classified as class 4.1 according to the The James Hutton Institute. The fields provide shelter and privacy to the boundaries of the property and has fenced boundaries on the perimeter. The land is offered with vacant possession though historically it has been let on a seasonal basis to a local farmer for grazing sheep.

It is anticipated that there will be interest for equestrian use, hobby farming, grazing, food production and woodland creation (subject to obtaining the necessary consents). Interested parties can source information on grant funding for tree planting from a number of sources <https://forestry.gov.scot/support-regulations/farm-woodlands>. There is ample opportunity to optimise the use of this land with sustainable farming practises and enterprises to create a modern smallholding with income potential.

DEVELOPMENT SITE & PLANNING STATEMENT

Whilst it is recognised that the land may represent long term development value, the site is not currently within the LDP nor has any planning application been considered. Purchasers should seek advise in relation to long term prospects, particularly in relation to current key policies which have been summarised below.

Policy SC23 - Development in the Countryside

The primary aim of Policies SC23-SC26 is to safeguard the countryside by supporting developments which meet the criteria of the relevant policies.

Proposals for new development will normally be directed to existing towns and villages, to improve their social and economic viability. Proposals outwith settlements will only be supported where the Council is satisfied that the applicant has demonstrated that the proposed site meets the criteria below:

It can demonstrate the requirement for a countryside location

- The proposals are acceptable in their scale, nature and design quality, and their relationship to existing land uses and buildings
- The proposals reflect the design principles set out in the Placemaking SG
- The proposals respect the character of the site and its location, and maintain and enhance the visual amenity and distinctive landscape character of the surrounding area and will be expected to contribute to the green network objectives set out in the Green Infrastructure SG
- The availability and adequacy of access arrangements, site services and infrastructure

Policy SC24 - Residential Development in the Countryside

Residential development will only be supported where at least one of the following criteria are met:
It is demonstrated to the satisfaction of the Council that the proposal is integral to, and is necessary for, the full time management of an existing and well established countryside business or activity such as farming, farm diversification, forestry and tourism development which has not previously incorporated residential accommodation.

It comprises the replacement of one or more existing houses with an equal number of houses of enhanced design, setting and energy efficiency.

Where accommodation is required in association with a new countryside business, temporary consent may be granted for the siting of a mobile home or similar, until such times as the business or activity it is associated with has become established.

Policy SC25 - Business Development in the Countryside

In addition to the criteria of the General Principles Policy SC23, business development proposals in the countryside will only be supported where the proposals are supported by an appropriate business plan or financial appraisal, and where either of the following criteria are met:

- The need for a countryside location derives from the characteristics of the development.
- The proposal forms an extension to or the diversification of an existing enterprise.





Policy SC26 - Enabling Development in the Countryside

The aim of this policy is to provide a framework for determining planning applications for enabling development in the countryside which may be required to finance another, proposed development. The proposed development requiring funding must demonstrate that it complies with all the criteria set out in Policy SC23 prior to consideration being given to any associated enabling development.

Enabling development may be permitted where the applicant demonstrates all of the following:

- The economic, environmental and social benefits of the proposed development would justify the enabling development
- The enabling development is the minimum required to enable the proposed development
- There is a physical link between the enabling and proposed developments
- There are no alternative sources of funding to enable the proposed development

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 to have satisfied themselves in all respects thereof.

FIXTURES AND FITTINGS

Fitted carpets, curtains and blinds are included in the sale. All displayed furniture and white goods are also available. No other items are included unless specifically mentioned in these particulars.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Mains supply
Drainage	Septic Tank (located near the stables)
Heating	Oil fired central heating
Council Tax	Band G
EPC	F35

Purchasers wishing to enquire on improving the energy efficiency of this property can source information and advice from Home Energy Scotland. <https://www.homeenergyscotland.org/>

DIRECTIONS

For satnav purposes the property postcode is FK14 7JL. What3words: (///elect.younger.shadowing). The entrance is next to Muckhart Primary School and is a shared road with a property called Airis. The secure and private tree lined driveway to Ochilview can be found on the left hand side.

SOLICITORS

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KY12 7LG

www.stevenson-marshall.co.uk

LOCAL AUTHORITY

Clackmannanshire Council
<https://www.clacks.gov.uk/>
customerservice@clacks.gov.uk
Tel: 01259 450000





BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements available with this property. A purchaser would have to apply to the Scottish Government Rural Payments and Services Division to establish their own entitlements on the land. Further details are available from the Selling Agents.

Further information on grant funding and support for smallholdings can be accessed here: <https://www.gov.scot/policies/agricultural-holdings-crofting/smallholdings/>

LAND MANAGEMENT OPTIONS

There are no Land Management Options currently in place on the land.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

CLAWBACK PROPOSAL

A negotiable clawback is proposed: In the event of the purchaser obtaining planning permission for additional residential development, on any part of the land, a clawback provision will be inserted in the missives of sale allowing the vendor to recoup 30% of the uplift in value over a 20 year period.

DATE OF ENTRY

Date of entry shall be by mutual agreement.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to any livestock. Viewings are strictly by appointment and will be accompanied at all times.

VIEWING

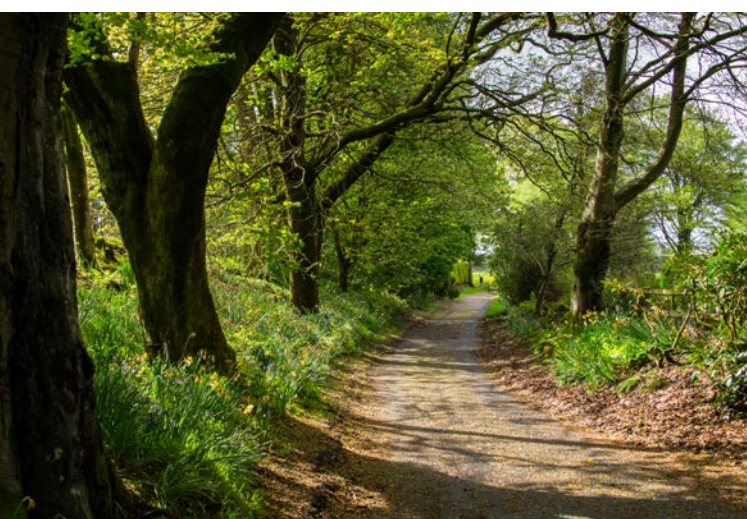
Strictly by appointment with the Selling Agents Baird Lumsden 01786 833800 or info@dmhbl.co.uk. Information on your current address, contact details and buying position will be requested prior to a viewing being confirmed.

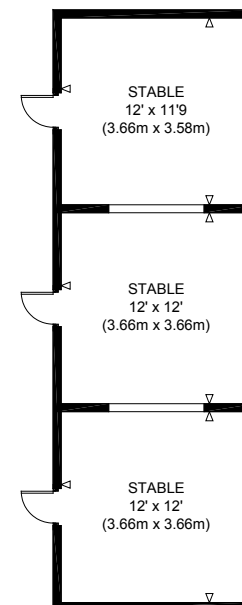
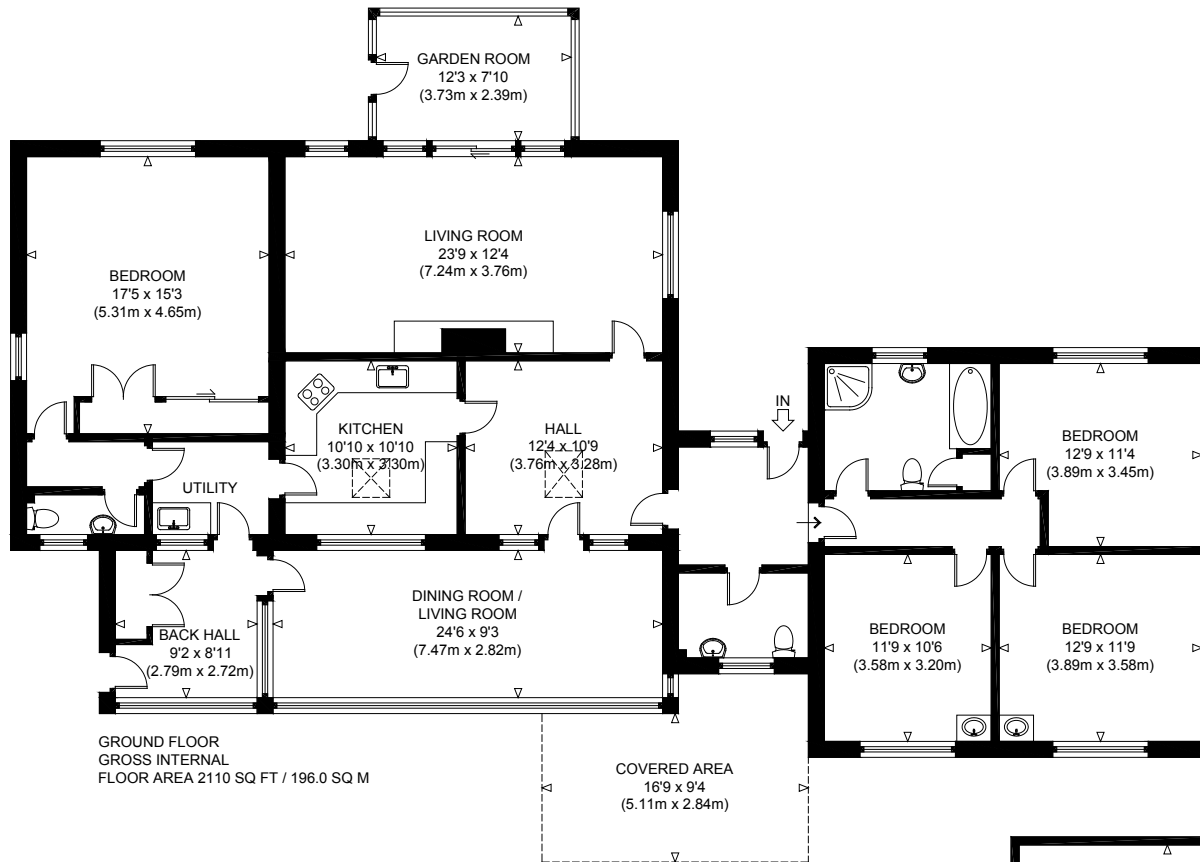
ANTI MONEY LAUNDERING (AML) REGULATIONS

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering (Information on the buyer) Regulations 2017. 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 where 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.

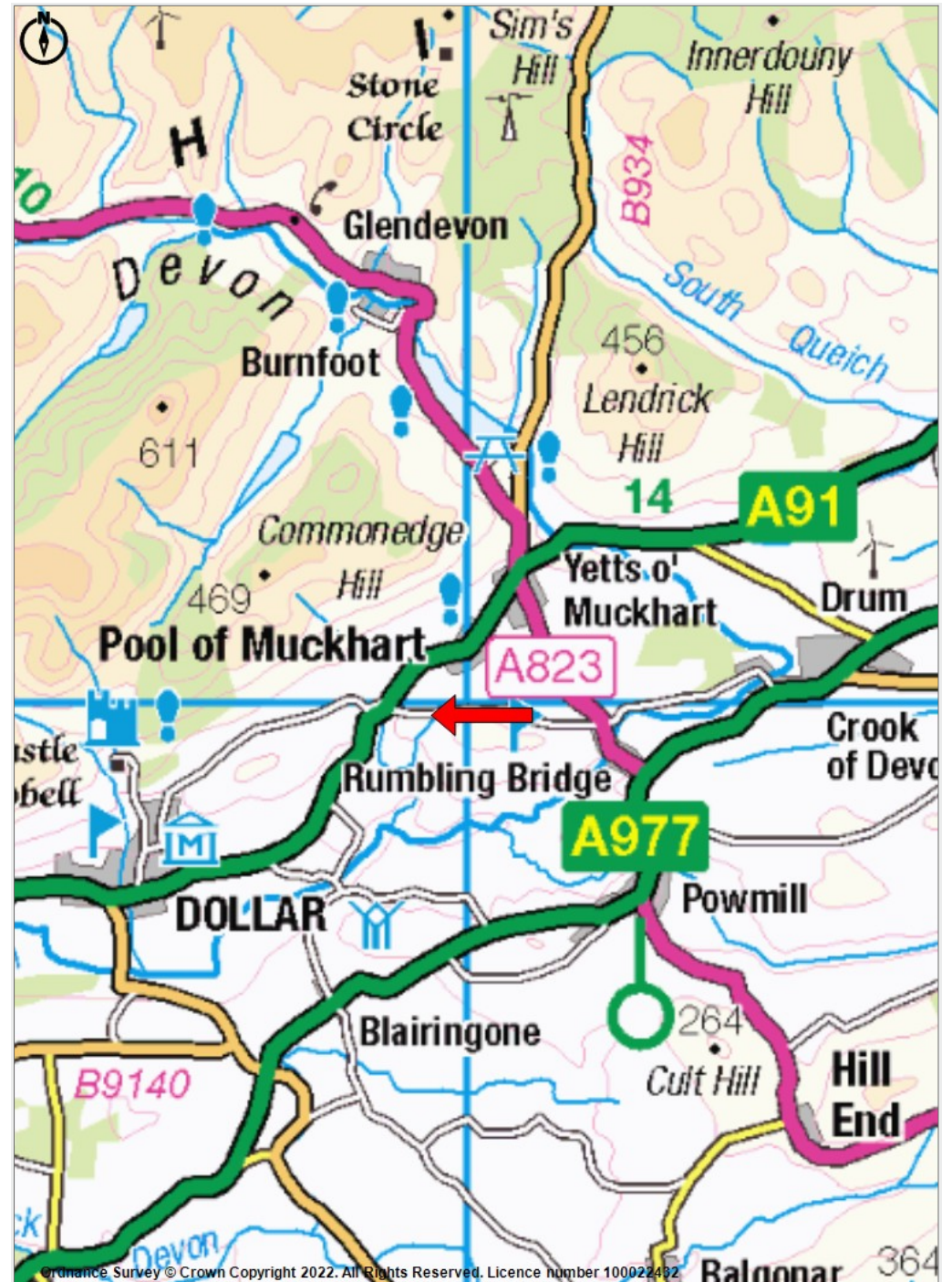
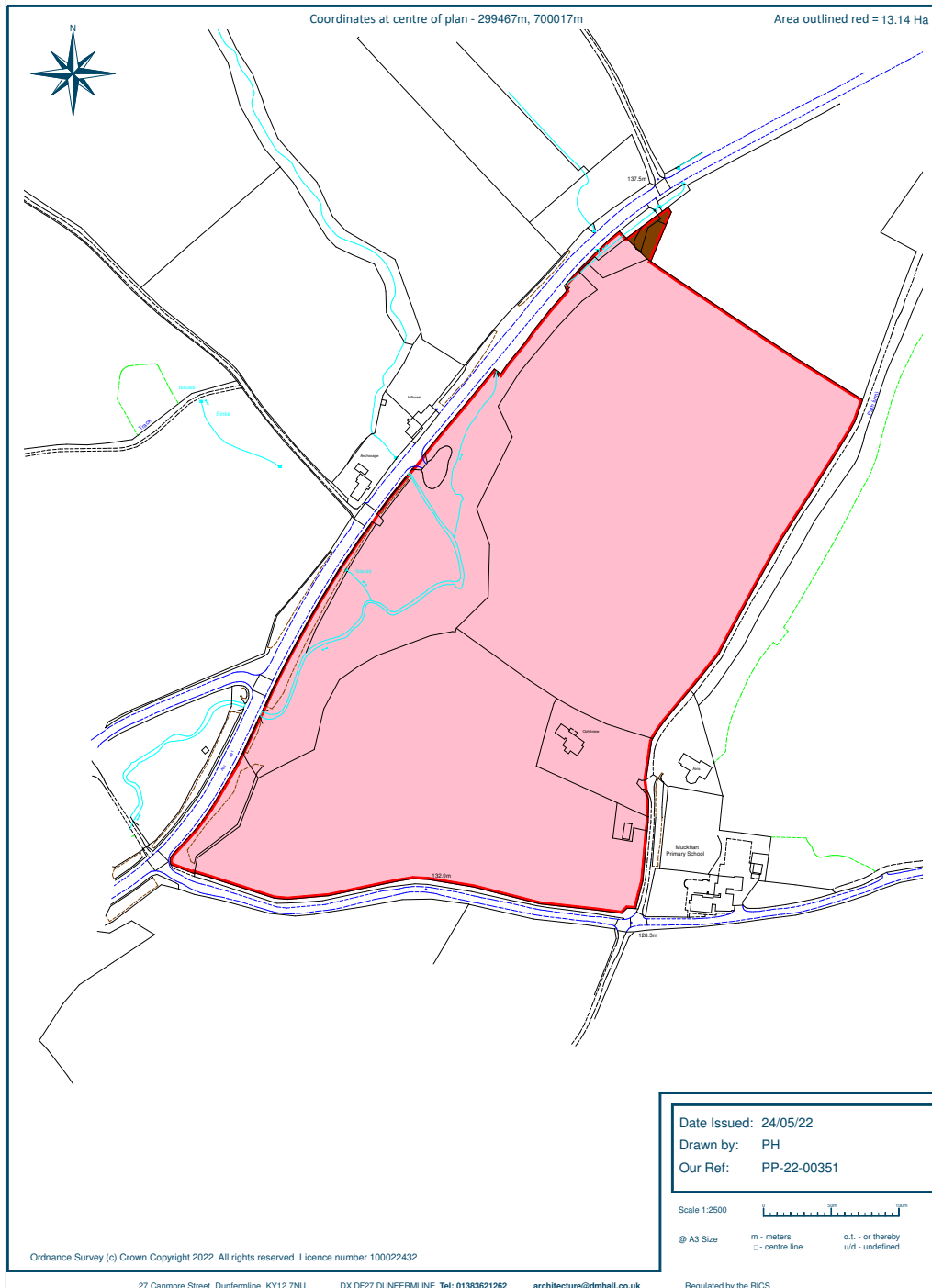
CONTACT

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OCHILVIEW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2110 SQ FT / 196.0 SQ M
 EXTERNAL STABLES AREA 441 SQ FT / 41.0 SQ M
 TOTAL COMBINED FLOOR AREA 2551 SQ FT / 237.0 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk





PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items; nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are set as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall Baird Lumsden, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken May 2022. Particulars prepared May 2022.

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