



**BAIRD
LUMSDEN**

A division of DM Hall LLP

**LAND AT DRUMBRAE, BRIDGE OF ALLAN,
STIRLINGSHIRE, FK9 4LT**

PRICE ON APPLICATION

Particulars of Sale

A unique opportunity to acquire delightful and accessible hill ground in central Scotland overlooking Stirling Castle and the surrounding countryside.

- Central location
- Vehicular and pedestrian access
- Stock proof boundary fencing
- Suitable for grazing
- Planting and Natural Capital opportunities subject to obtaining the necessary consents
- Highly scenic and popular location by Dumyat Hill

As a whole 430.7 Ha (1064.3 Acres) or thereby

LOCATION

Bridge of Allan is a popular residential area on the edge of Stirling City with an established community and home to Stirling University. The historic city of Stirling boasts many buildings of historical interest and national importance including Stirling Castle and The Wallace Monument which is in close proximity to the subjects of sale. The surrounding countryside offers a plethora of outdoor pursuits including hacking, walking, shooting, hill walking, wildlife watching and mountain biking. A core path leads through the subjects providing wonderful hillside walks to Dumyat.

SUBJECTS OF SALE

The Land at Drumbrae is a diverse and attractive hill ground located in Central Scotland approximately 1 mile north east of Bridge of Allan and 3 miles north east of Stirling. The land peaks east and is predominantly south facing. The land has excellent direct access to the public road. This is an excellent opportunity to acquire a parcel of hill ground with potential to generate revenue from planted productive woodlands, subject to obtaining the necessary consents. The land is classified as F6 for the forestry capability according to <https://map.environment.gov.scot/>. The land sits at approximately 200 – 310 metres above sea level and in recent years has been used for cattle grazing.

There are field gates accessed directly off Sheriffmuir Road and vehicular access to the north off a track leading to the reservoir. The land has boundary stock proof fencing and walling. The land is classified as 5.2 to 6.1 under the James Hutton Institute Land Capability for Agriculture Classification.

A range of remedial works have been carried out by Scottish Power, following the installation of the Beauly to Denny line which crosses the property. These include the creation of a car parking area for the use of walkers, the reinstatement of stone walls, the building of a footpath and the planting of trees. We understand that there are no tree preservation orders identified on the land.

A block of grazing land 13.51 Ha (33.40 Acres) suitable for arable, equestrian or forestry planting (subject to the necessary consents) sits to the far south. Boundary fencing delineates this area which requires upgrading and maintenance. The land is classified as 6.2 under the James Hutton Institute Land Capability for Agriculture Classification.

There are no services.

ACCESS

The land benefits from access off the public road as shown on the attached plan. The upper track has recently been used for timber haulage, with a good timber loading area located just off the public road and potentially achievable on the upper track itself. A network of core paths and tracks allow ready access to walk through the attractive hill ground to the edge of Lossburn Reservoir. The tracks are suitable for ATV's and in dry weather 4WD vehicles.

North East



East



Upper track - North East



East



The carriageways Pendreich Road, Upper Glen Road, Glen Road, Sheriffmuir Road and Sherriffmuir Branch Road ex-adverso of the subjects are adopted and maintained by the Councils Roads Authority.
What 3 words: ///breed.chase.handyman

LAND MANAGEMENT OPTIONS

There are no Land Management Options in place.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme Entitlements (BPSE) available along with the sale of the land. 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.

CENTRAL SCOTLAND GREEN NETWORK

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

WOODLAND GRANTS

There are currently no grant schemes in operation over the land. Further details on grants for woodlands and felling permissions can be obtained from Scottish Forestry – www.forestry.gov.scot

SERVITUDES AND THIRD PARTY RIGHTS

There are rights of way which neighbouring woodland and landowners benefit from and these are shown on the attached plan. There is a servitude for an overhead electricity wayleave which pass through parts of the land, shown on the attached plan. There is a core path on the land and further public footpaths. The land is subject to the rights of public access under the Land Reform (Scotland) Act 2003. The subjects are sold together with and subject to all existing rights of way. The servitudes, wayleaves and others whether contained in the other Title Deeds or otherwise and the purchasers will be deemed as satisfied themselves in respect thereof.

ENVIRONMENTAL AND HERITAGE CONSERVATION

It is understood that the land is affected by The Geological Conservation Review and may be part of a Site of Special Scientific Interest. Further information is available here: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/local-designations/geological-conservation-review-sites>

The subjects are identified as being in the vicinity of an inventory of Historic Gardens and Designed Landscapes (Airthrey Castle) and the historic battleground site at Sheriffmuir.

There is a scheduled ancient monument identified on the subjects, namely two cairns 960m and 1000m NE of Pendreich, Homestead 370m N of Yellowcraig Wood and a Standing Stone 1280m NE of Pendreich.

There are historic records of a well and other artefacts to the southernmost field, and potentially bronze age cairns to the north west. Further information is available through <https://canmore.org.uk/>.

Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

SPORTING RIGHTS

Any sporting rights are included in the sale in so far as they are owned.

MINERALS

These are included unless otherwise reserved by Statute or Title.

CLAWBACK PROPOSAL

The land is sold subject to a clawback proposal of 25% of the uplift in value created by any non-agricultural or non-arboriculture use over a period of 25 years from the date of the sale.

South East



East



Core Paths



West



DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the vendors or their agents.

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.

LOCAL AUTHORITIES

Stirling Council
Viewforth
Stirling
FK8 2ET
Tel: 0845 277700

VIEWING

Please advise the Selling Agents if you intend to view the land. Livestock are within the fields therefore please only visit the land by the core path ensuring the Scottish Outdoor Access Code is adhered to at all times. Car parking is available off Sherrifmuir Road.

DIRECTIONS

From Bridge of Allan heading towards Causewayhead on the A9, turn immediate left after Kenilworth Road. Turn right onto Sheriffmuir Road and continue north. The lots are both on the right hand side as you pass Katies' Cradle Farm.

SOLICITORS

Anderson Beaton Lamond Solicitors
Bordeaux House
31 Kinnoull Street
Perth
PH1 5EN

OFFERS

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

DATE OF ENTRY

Date of entry shall be by mutual agreement following vacant possession of the current tenant on the 31st May 2022.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 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 submit with their offer original ID including photographic ID and proof of address. We can accept a certified and dated copy of such ID from the purchasers' solicitors along with written confirmation from that solicitors confirming that they accept that we will be relying on this copy of ID for AML purposes. 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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View North



Local Wildlife



West



West

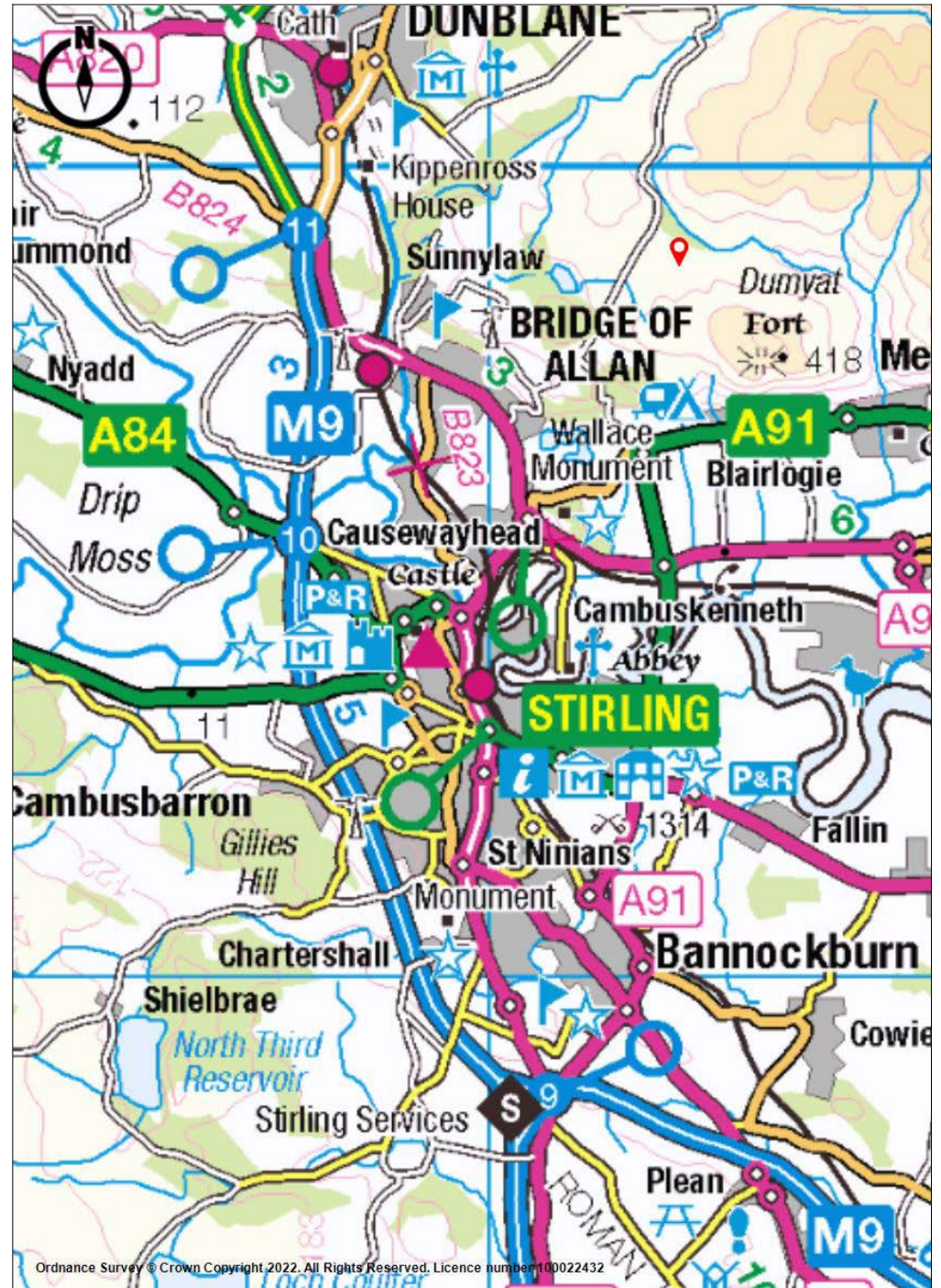
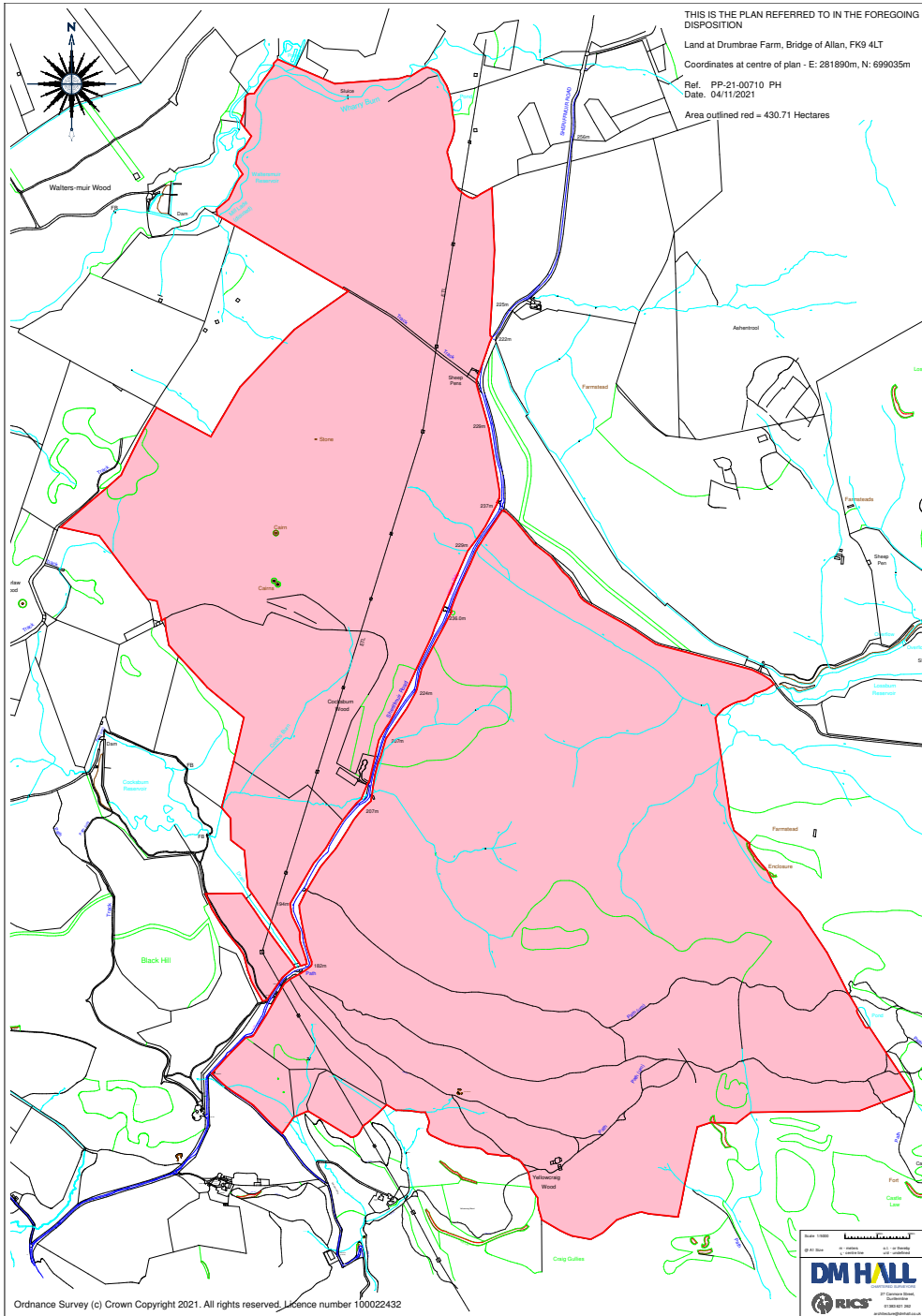


Summit to the East



View North East





View South



View North



View West



PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden a division of DM Hall, their clients and any joint agents give no warranty, representation 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. This information 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 fittings are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that any plans, areas, measurements or descriptions in these particulars are given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of Baird Lumsden (DM Hall) or 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 Baird Lumsden (DM Hall) or any other person. Purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden (DM Hall), 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 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. 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 February 2022. Particulars prepared

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