

ATTRACTIVE RESIDENTIAL DEVELOPMENT SITE IN A PLEASANT RURAL VILLAGE  
LAND TO THE SOUTH OF FISHER PLACE • BUCHLYVIE • FK8 3ND



DM HALL

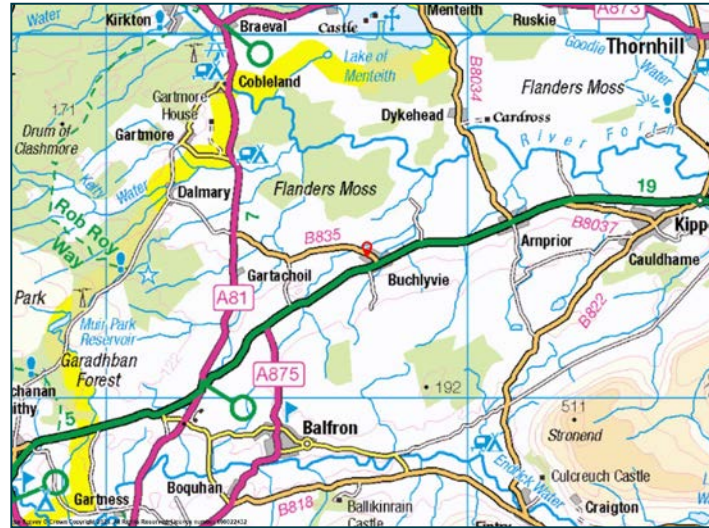


## HIGHLIGHTS

- Allocated in the Stirling Local Development Plan
- Indicative capacity for 15 units
- Located in desirable village with rural surroundings
- Approximately 0.71 hectares (1.77 acres)

Balforn 4 Miles • Stirling 14 Miles • Glasgow 18 Miles

Offers over £300,000



## DESCRIPTION

The site extends to approximately 0.71 hectares (1.77 acres) and has a generally north facing aspect gently sloping from the south to north. It is presently in grass and is located behind rows of houses, which face Fisher Place and Station Road. The field has been used for equestrian purposes for several years.

The site is within the settlement boundary of Buchlyvie and is allocated in the Stirling Local Development Plan 2018.

## LOCATION

A keen sense of community exists in this picturesque village. Buchlyvie is situated 14 miles west of Stirling and 18 miles north of Glasgow, which are both readily commutable.

The site can be accessed from Fisher Place, in which there is a right of access over the land to connect to the subject property. On approaching the site from the A811, turn off on to Station Road following signs for Aberfoyle with the turning into Fisher Place located approximately 400m on the left. Follow this road until you reach an area of hardstanding, in which the site is located to the east.

## ACCESS

There is a Right of Access to the property outlined area in blue. Further details regarding the access are available on request.

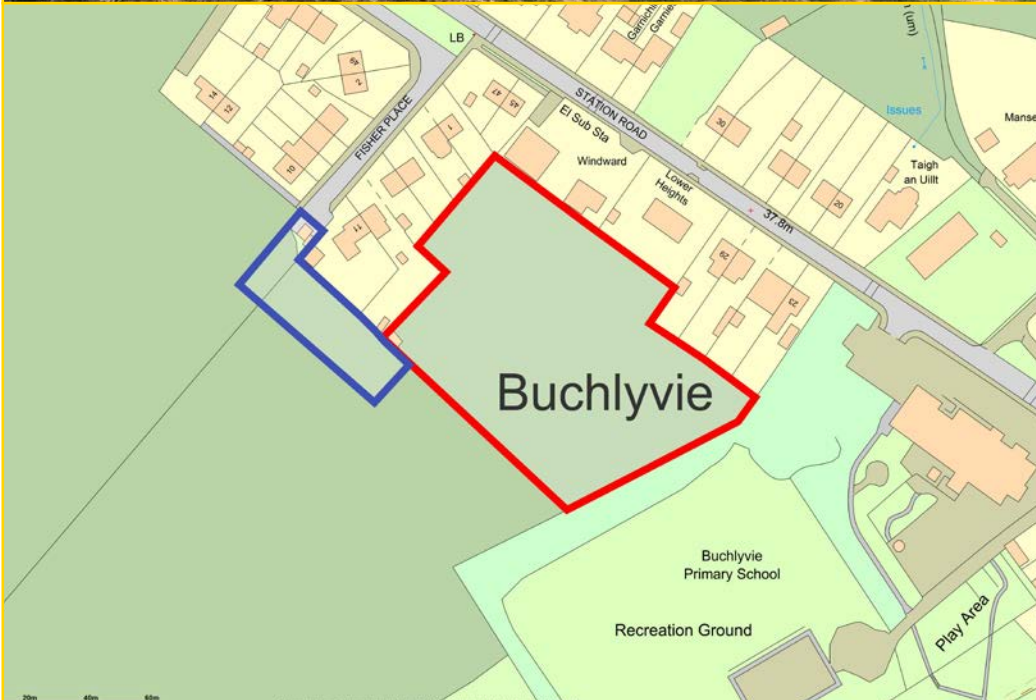
## AMENITIES

The village has all local amenities including a well-stocked local store, garage, pub, GP surgery, tea-room, church, and further amenities can be found nearby via bus to Stirling and Balforn/Glasgow. The village primary school is well regarded, with the secondary school catchment being Balforn High School in which there is a local bus service for pupils. Alternatively, the nearest public schools are Fairview International School, Bridge of Allan, and Dollar Academy, Dollar.

Stirling hosts a number of attractions including the Wallace Monument and Stirling Castle as well as the Cowane's Hospital and Blair Drummond Safari Park.







## PLANNING

This site is allocated in the Stirling Local Development Plan 2018 as allocation H152. It is described as having a capacity of 15 units.

Purchasers should make enquires as to whether adequate capacity is available in the Local Area for water and sewage services. We understand from Stirling Council that a Transport Statement will be required for a development of 15 units or more.

## PRICE

Offers are invited for our client's heritable interest, exclusive of VAT (if applicable). 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.

The Vendor reserves the right to sell the site without reference to any other party.

## SERVICES

Services are nearby as the site is adjacent to a housing area. Purchasers will need to make their own enquires with service providers in relation to proposed applications and will be responsible for connection costs.

## DIRECTIONS

For satnav purposes the postcode is FK8 3ND.  
What3Words - [///jazz.tadpole.degree](https://www.what3words.com/)

## LOCAL AUTHORITY

Stirling Council  
Viewforth  
Stirling  
FK8 2ET  
Tel: 0845 277700

## DATE OF ENTRY

By agreement.

## SOLICITORS

Anderson Beaton Lamond  
Bordeaux House  
31 Kinnoull St  
Perth  
PH1 5EN

## 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.

## VIEWING

Strictly by appointment with the Selling Agents DM Hall on 01786 833800 or [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk). Information on your current address, contact details and buying position will be requested prior to a viewing being confirmed. For specific site details, please contact:

Duncan Clow MRICS  
07584 626525  
[Duncan.Clow@dmhall.co.uk](mailto:Duncan.Clow@dmhall.co.uk)

## 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.





#### PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, 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 stated 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 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, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to 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 Seller will not be liable for any costs incurred by interested parties. Photographs taken February 2024. Particulars prepared February 2024.