

ATTRACTIVE LAND PARCEL/DEVELOPMENT SITE SUBJECT TO OBTAINING THE NECESSARY CONSENTS
LAND AT OLD PLEAN • BY STIRLING • FK7 8BH



DM HALL

HIGHLIGHTS

- Open field with secure boundaries and good access onto the main street
- May be suitable for development, subject to obtaining the necessary consents
- Village location
- Established community
- Services nearby
- Total acreage approximately 3.03 hectares (7.49 acres)

Stirling 5.8 Miles • Falkirk 6 Miles • Glasgow 24 Miles

Offers over £350,000



LOCATION

Old Plean lies just south of the village of Plean, some 5 miles from Stirling and is well positioned for commuting to Glasgow, Edinburgh and Perth. Plean has useful amenities including a local library, medical centre, pharmacy, pub and convenience stores. The recently refurbished East Plean School provides nearby nursery and primary schooling.

Within the immediate vicinity to the property is the Plean Country Park, which can be immediately accessed from this subjects of sale. The park is owned by Stirling Council providing over 200 acres of woodland with way marked walks, an orienteering course, a 4km horse trail and a biodiversity trail. It is understood that there are over eighty different species of birds which can be spotted in this area, in addition to roe deer, rabbits and foxes which roam freely over the parkland. There are also picnic areas and a children's playground within the park. The park comes alive with seasonal flowers including snowdrops and daffodils in Spring, rhododendrons, orchids and wildflower meadows in Summer.

This central Scotland location provides swift access to the motorway network, connecting to Edinburgh and Glasgow. Rail connections can be found at Larbert Station, some 3.4miles distant from the site.

DESCRIPTION

Rarely available to the open market, an open site within a village location suitable for commercial or residential development or other use subject to obtaining the necessary consents. The site extends to approximately 3.03 hectares (7.49 acres) and has a generally south facing aspect sloping from the west to east. The field had been historically used for agricultural purposes. A neighbouring area was sold in 2007 for residential development, a right of access through this residential development site is included within the sale (the location only is indicated in yellow on the site plan and is currently undefined while the site is under construction). There is an additional access via a metal field gate to the south of Main street, into the southern field.

This is a fantastic opportunity for those seeking a land investment either for their own use or for development, subject to obtaining the required consents.





PLANNING

The smaller field to the south is included within the village settlement line in the current Local Development Plan. For further information please visit : <https://www.stirling.gov.uk/planning-and-building/planning/development-planning/developing-our-next-stirling-local-development-plan/>

The National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and previous Scottish Planning Policy. Relevant Policy can be viewed here: <https://www.gov.scot/publications/national-planning-framework-4/pages/3/>
If purchasers wish to consider the planning position further, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk or 0785 256 8874 for independent advice.

PRICE

Offers are invited for our client's heritable interest, exclusive of VAT (if applicable). If a purchaser wishes to pursue development, 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 purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred, if applicable. 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.

SERVICES

Services are nearby. Purchasers will need to make their own enquires with service providers in relation to proposed applications and will be responsible for connection costs.

SITE SURVEYS

The property is in an area affected by historic mining. No coal reports or surveys have been carried out on this site. Purchasers will need to satisfy themselves in terms of site investigations. Coal Mining Risk Assessments and Consultant reports are available through DM Hall, please contact the selling agent for a quotation.



SEPA

According to SEPA flood maps, land on the edge of the northern boundary, may be affected by a high risk of surface water flooding. There are very minor indications to the south. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

RATEABLE VALUE

There are no rates currently payable on this land. The subjects may require to be reassessed to meet specific occupier requirements. Further information on rates payments including exemption rates for empty land are available at www.saa.gov.uk.

DIRECTIONS

For satnav purposes the postcode is FK7 8BH.
What3Words - <https://w3w.co/shaped.stems.clusters>

LOCAL AUTHORITY

Stirling Council
<https://www.stirling.gov.uk/>
Tel: 01786 404040

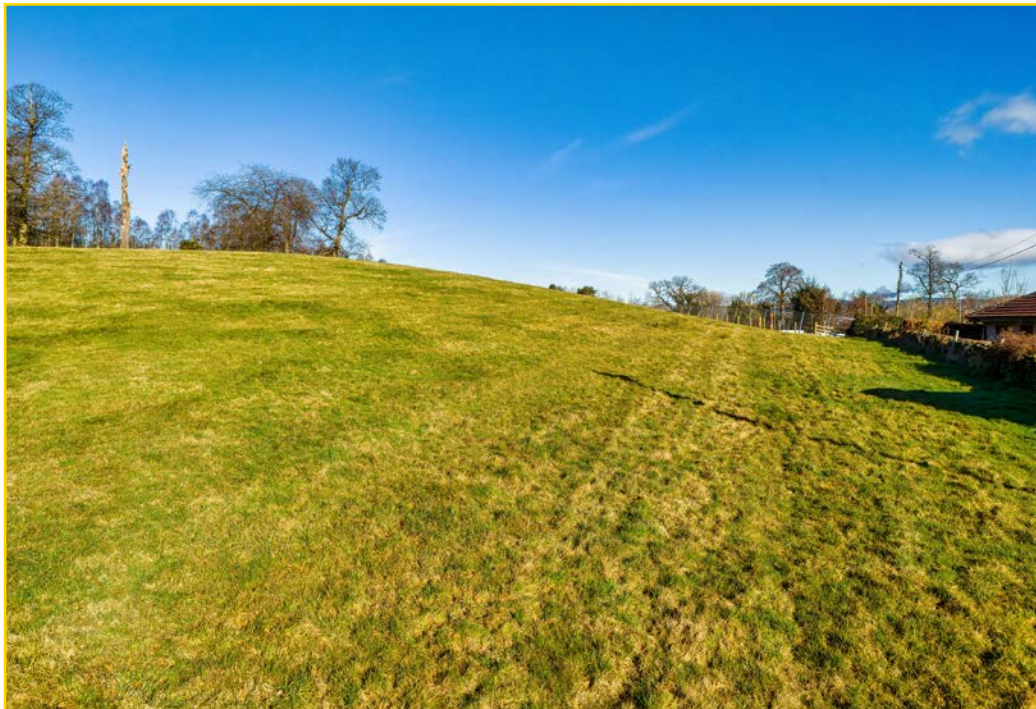
DATE OF ENTRY

By agreement.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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.





VIEWING

Strictly by appointment with the Selling Agents DM Hall on 01786 833800 or rural@dmhall.co.uk Information on your current address, contact details, buying position and source of funds will be requested prior to a viewing being confirmed.

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.