OCHIL VIEW DOLLAR FK14 7JW

HARPER&STONE
ESTATE & LETTING AGENTS





OCHIL VIEW

DOLLAR, FK14 7JW



PROPERTY FEATURES

- Development opportunity in the popular village of Muckhart
- Local amenities can be found in the nearby town of Dollar
- Plans for a 4 bedroom detached family home
- Open plan kitchen/dining/living room
- Downstairs bedroom and shower room providing flexible accommodation options
- Principal bedroom with ensuite shower room
- Clackmannanshire Planning Reference: 25/00147/FULL
- Beautiful countryside views

Harper & Stone are delighted to present an exceptional development opportunity located in the charming and picturesque village of Muckhart. The village is surrounded by beautiful walking routes and enjoys the convenience of being within easy strolling distance of the local pub, café, and community centre.

The original cottage comprised two bedrooms, a lounge, kitchen, and bathroom, though much of the structure was unfortunately lost to fire. Approved plans now offer an exciting vision for the site, with the proposal including increasing the building to 1.5 storeys, extending to the rear, and transforming the internal layout from a modest two bedroom cottage into a spacious four bedroom home.

Positioned within a designated conservation area, the property requires the retention of the original façade, preserving its historic character. However, the council have shown strong support for bringing the building back into use, reflected in their approval for a significant expansion of the property's footprint.

Permission has also been granted to demolish the existing stables at the rear of the plot, allowing for the creation of two dedicated parking spaces. The property has also now been reconnected to electricity, potentially saving £1000's in utilities reconnection costs.

OCHIL VIEW

Externally, the cottage occupies a generously sized plot, with the rear garden enjoying open, views across the surrounding countryside. The setting offers a wonderful sense of space and privacy, enhancing the appeal of the redevelopment potential.

This property represents an outstanding opportunity for private buyers or developers alike to breathe new life into a once cherished home.

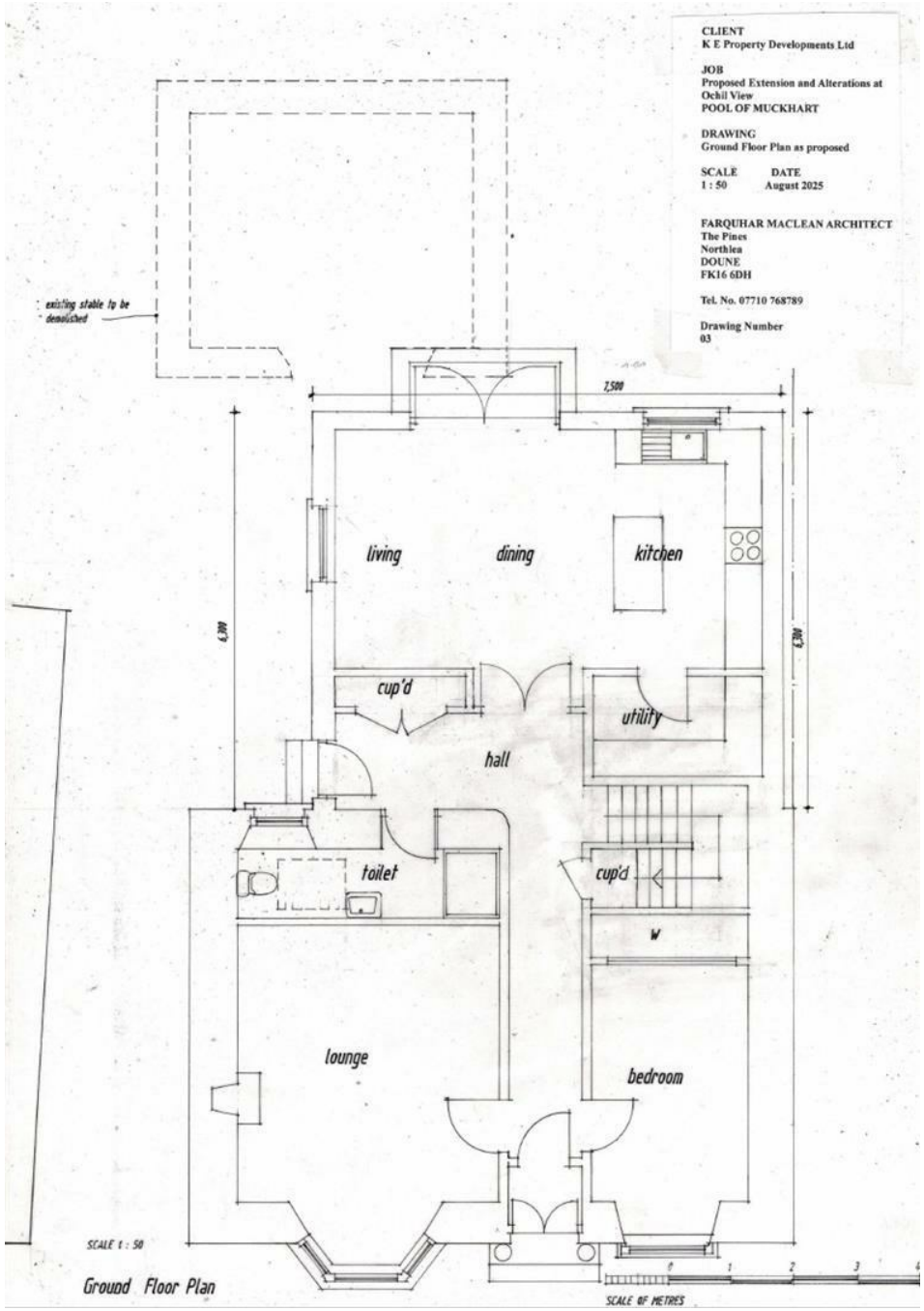
Due to the unsafe condition of the cottage, viewings of the property and surrounding land are restricted to external inspection only, from behind the security railings. Internal viewings are not available, and access to the site is strictly prohibited. Neither Harper & Stone nor the vendor accepts any liability for injury or damage incurred as a result of unauthorised entry onto the development site.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band: Development property, rate not yet available
EER Band: Development property, exempt
Water: Mains

Muckhart itself is a lovely quaint village with a local pub, café, post office, primary school and the renowned Muckhart Golf Course. Many stunning walks of the nearby countryside can be accessed from here. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors' surgery, dentist, opticians and a pharmacy. Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary education. Muckhart is very well positioned for excellent access to links to Perth, Kinross, Stirling and Dunfermline.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.


CLIENT
K E Property Developments Ltd
JOB
Proposed Extension and Alterations at
Ochil View
POOL OF MUCKHART
DRAWING
Ground Floor Plan as proposed
SCALE
1 : 50
DATE
August 2025
FARQUHAR MACLEAN ARCHITECT
The Pines
Northlea
DOUNE
FK16 6DH
Tel. No. 07710 768789
Drawing Number
03
existing stable to be demolished
7,500
6,300
living
dining
kitchen
cup'd
utility
hall
toilet
cup'd
w
lounge
bedroom
SCALE 1 : 50
Ground Floor Plan
SCALE OF METRES