



WEST PARK DEVELOPMENT LAND

OCHTERTYRE ROAD | BY BLAIR DRUMMOND | STIRLINGSHIRE



RETTIE

WEST PARK DEVELOPMENT LAND

OCHTERTYRE ROAD, BY BLAIR DRUMMOND, STIRLINGSHIRE, FK9 4UN

Well situated rural residential development opportunity extending to about 4.91 acres in all.

Situated adjacent to eight large new build houses within five minutes' drive of the Craigforth Junction on the M9.

Potential for development of 1 or more country houses – subject to planning consent.

About 4.91 Acres

For Sale as a Whole on a Subject to Planning Basis.

Stirling 4 miles, Edinburgh 42 miles, Glasgow 30 miles. (All distances are approximate)





SITUATION

The site is situated on Ochertyre Road by Blair Drummond.

Ochertyre Road in turn is situated off the A84, about 1.5 miles west of the Craigforth Junction on the M9.

A number of recently built country houses neighbour the site and Briarlands Farm Park lies a short distance further along Ochertyre Road with Blair Drummond Safari Park beyond.

Stirling offers a wide range of retail and other services and amenities, with the city centre being within 15 minutes' drive. The M9 forms part of the Central Scotland motorway network and affords swift access throughout the majority of central Scotland.

GENERAL DESCRIPTION

The site forms part of the larger former mink farm, which has been partly developed over the past ten years into two substantial country houses and a courtyard of six detached traditionally styled dwellings adjoining the subjects of sale to the south. There has also been further new build development alongside Ochertyre Road to the south of the former mink farm in recent years.

Similarly, to the south of the A84 there have been several contemporary country houses developed in the Rossburn Lane area.

Preliminary plans have been prepared by Studio K Architects in Auchterarder, who would be happy to discuss the opportunity further with interested parties (Contact: Kaz Kwiatkowski – 01764 663795 or 07902 164566 or studiok@btinternet.com). These plans show two country houses with detached garage blocks and generous plots.

The grazings extend to about 4.91 acres and are reasonably level with a mature mixed woodland edge along the western and northern boundaries.

METHOD OF SALE

The property is offered for sale as a whole on a subject to planning basis. Conditional missives for the sale of the property will be entered into subject to the purchaser gaining planning consent. If planning consent is obtained for more than one dwelling, either initially or within a fifteen-year period, then a further payment of £100,000 per dwelling house (index linked - RPI) will become payable to the seller. This payment will be secured by a standard security over the subjects of sale.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Directions

From Stirling head westwards on the A84 towards Doune and Blair Drummond. Continue for about 1.5 miles before turning right into Ochertyre Road (signposted Ochertyre Road). Thereafter the site lies on your left with the field entrance marked by 2 stone gate pillars.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water is nearby and mains electricity crosses the site.

Local Authority

Stirling Council, 14-20 Pitt Terrace, Stirling. FK8 2ET. Tel: 01786 404040. www.stirling.gov.uk.

Solicitors

Thorntons Law LLP, Citypoint, 65 Haymarket Terrace, Edinburgh EH12 5HD. Contact: Kenneth Mackay.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

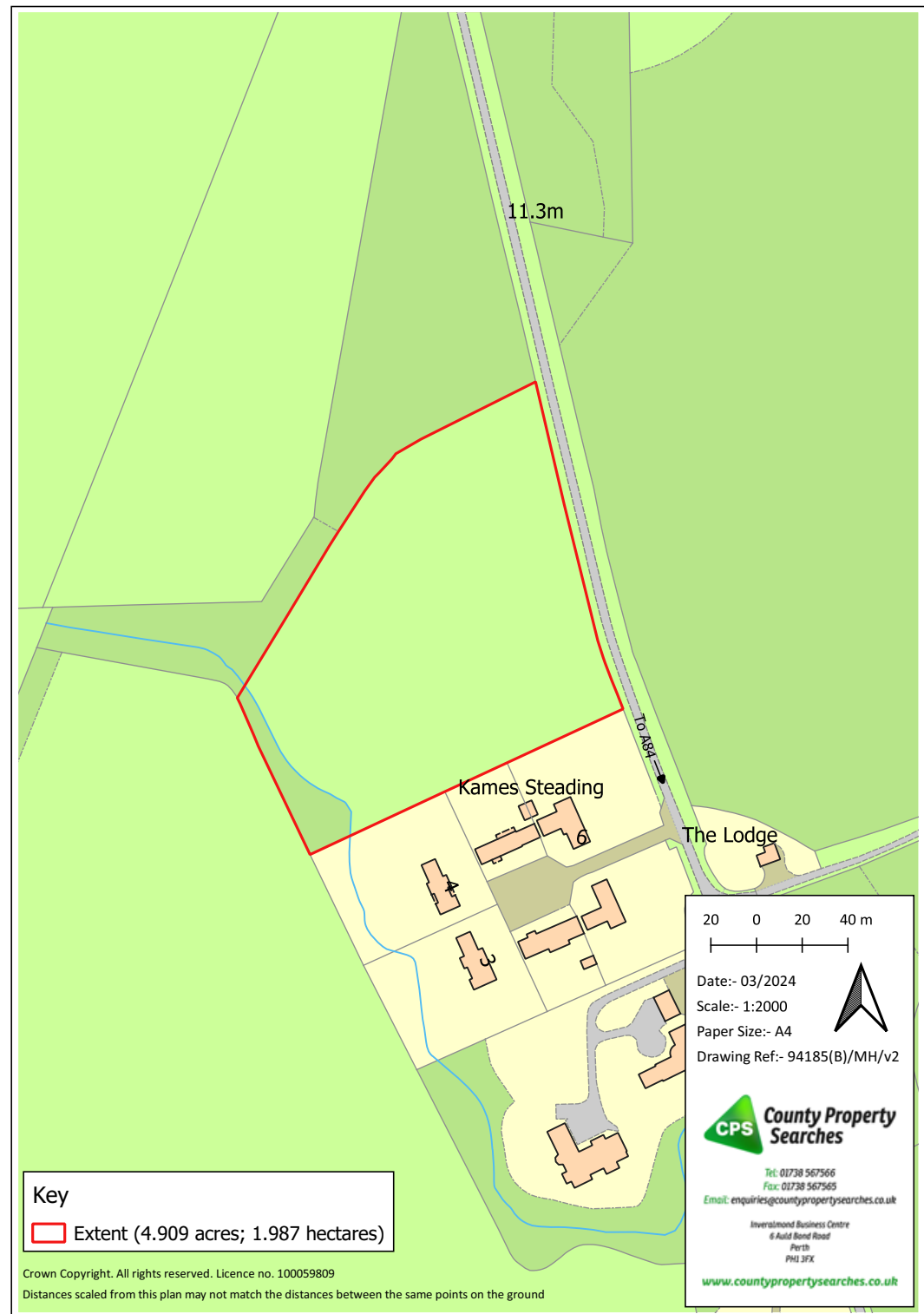
Important Notice

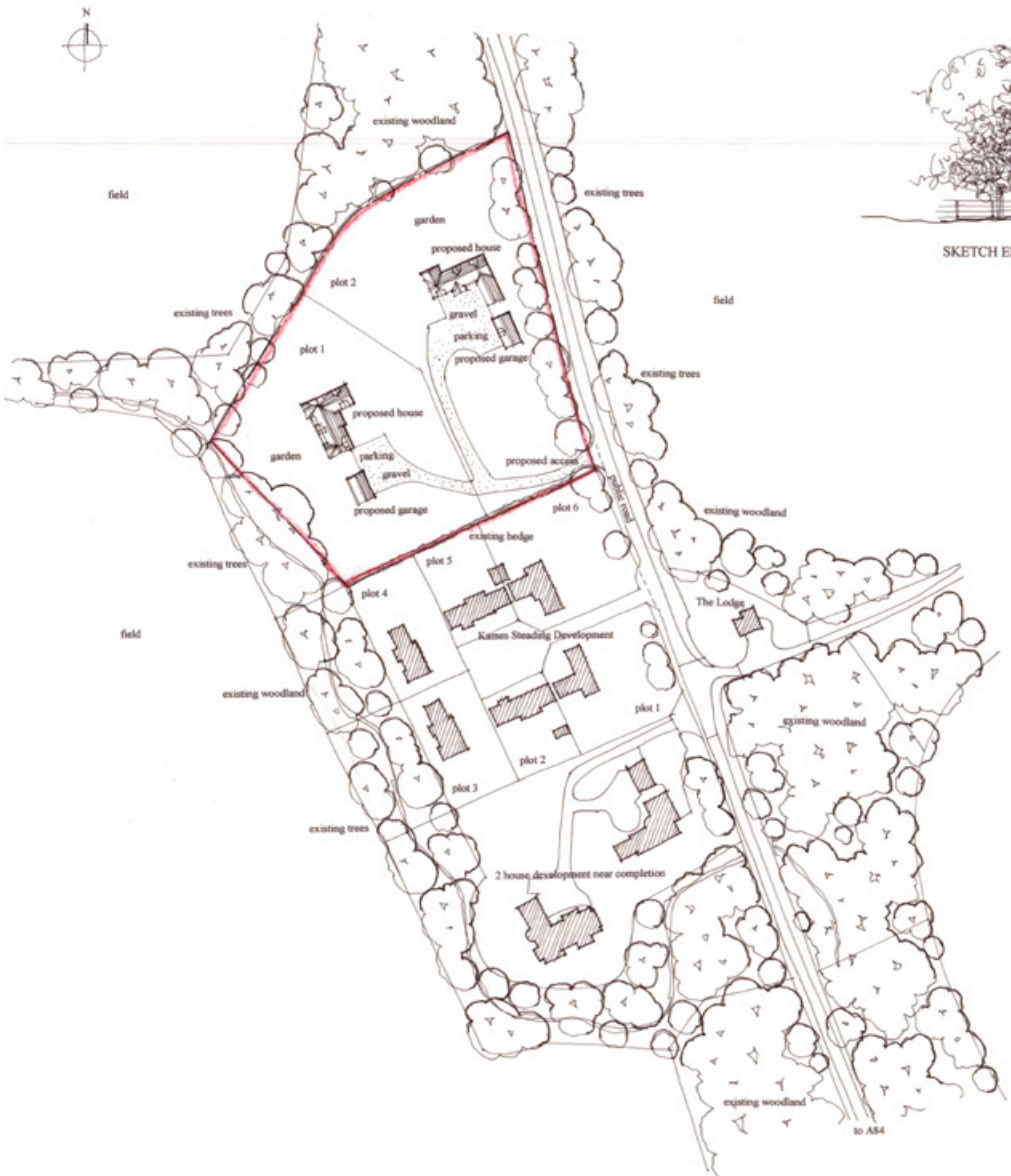
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



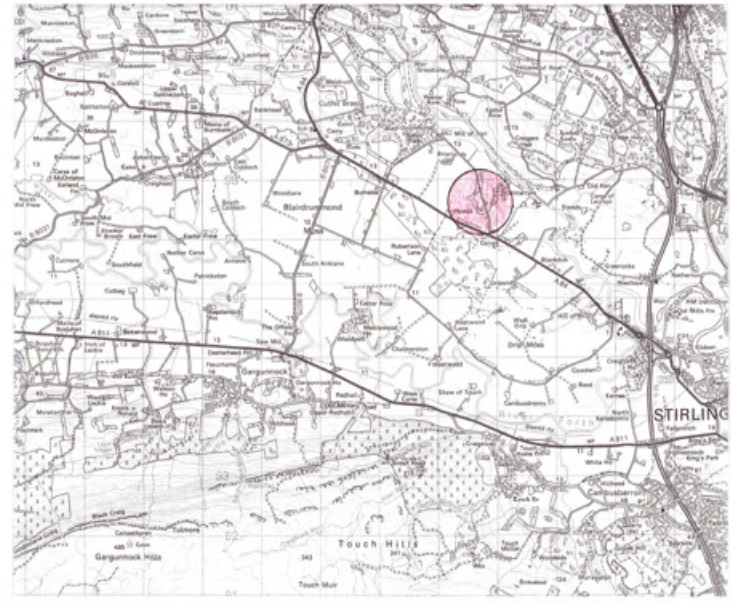


SITE PLAN 1:1250



SKETCH ELEVATION OF PROPOSED HOUSE STYLE.

Materials - roof - natural slate roof finish
 Walls - wet dash render/natural stone
 Gutters/downpipes - aluminium grey
 Windows - hardwood, sash & case lookalike
 Boundary - post & wire fence 1200mm high
 Access road - gravel finish



LOCATION PLAN

StudioK Architects Ltd 14 Hunter Street, Auchtermuchty PH15 1PA Tel 01794 663795 Mob 07802 164566 e-mail - studiok@btinternet.com	
Client	Keir Estate
Project	Proposed Development At Ochertyre, Blair Drummond.



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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.