



BLAIR MOSS

Boquhan, Stirling, FK8 3HY



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A unique opportunity to acquire a residential development plot situated amongst the rolling countryside of Boquhan Estate within easy reach of Stirling.

Planning permission in principle (Ref. 21/00936/FUL) for the conversion of a redundant garage block to a 1.5 storey dwelling house.

Proposed Accommodation:

Ground Floor: Entrance Porch, Entrance Hall, Lounge, Living Room, Study, Bathroom, Dining Kitchen, Utility Room, Cloakroom.

First Floor: Principal Bedroom Suite, 2 Double Bedrooms, Bathroom.

Exterior: Private garden with generous areas of lawn. Outdoor Terrace. Private Driveway providing ample parking.



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Situation

Blair Moss enjoys a quiet rural setting amongst undulating farmlands and woodlands. The plot lies to the south of the Carse of Stirling, about 10 miles west of Stirling and to the east of the village of Kippen.

Kippen is a popular village catering for day-to-day needs with a village shop, post-office, award-winning butchers, bistro/delicatessen, doctor's surgery, two pubs and regular bus services. Accessed off the A811, just outside Kippen is the reputable Woodhouse Farm shop and Café.

Kippen also has a Primary School with highly regarded Secondary Schooling available in Balfroon. Private schooling can be found in Bridge of Allan at Fairview International (13 miles), Dollar Academy (22 miles) or at the many Glasgow and Perthshire schools which offer private education for both day and boarding pupils.

The City of Stirling provides more extensive shopping with a range of High Street retailers, mainline Railway Station and easy access to motorway links onwards to Glasgow, Edinburgh and Perth. Stirling also has a University (in Bridge of Allan) and the MacRobert's Arts Centre as well as a Cinema, Swimming Pool and other leisure facilities alongside the historic attractions of Stirling Castle and the Wallace Monument.

Glasgow can be more directly reached via the A81 through Strathblane and Milngavie. Both Edinburgh and Glasgow Airports have regular services to London as well as many international destinations.

The Loch Lomond and Trossachs National Park lies to the north and north-west and combines spectacular scenery with many outdoor recreational opportunities. Loch Lomond is about 15 miles to the west and Gleneagles Hotel, with its many extensive Golfing and Leisure facilities, can be reached in about 30-40 mins.

General Description

The residential Plot occupies a quiet rural setting amongst rolling farmlands, adjacent to the Boquhan Burn and lies to the south of the Carse of Stirling.

The Plot benefits from planning permission for the 'conversion of a redundant garage block to 1.5 storey dwelling house' at a location of 'land and building 100m Northwest of Boquhan House, Stirling'.

The Application No. is 21/00936/FUL. The consent is dated 23 March 2022. A copy of the consent can be viewed online at www.stirling.gov.uk.

It is proposed that the new house will be a three-bedroom detached dwelling in the region of 278 sq.m (2,992 sq.ft). The layout is modern with three reception rooms and an open plan dining kitchen. Clever use has been made of extensive glazing throughout, maximising natural light and views. The bedroom accommodation is generous and thoughtfully laid out with practical living in mind as well as a sumptuous principal bedroom suite, there are two further comfortable double bedrooms and a family bathroom.



Externally, the house is to sit in a private position, orientated to capture the wonderful views overlooking the surrounding countryside. Access to the plot will be via a shared access road, with a private drive culminating in a turning and parking area located to the east elevation.

GENERAL REMARKS AND INFORMATION

Viewing

Interested parties can visit the site when in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the ground.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 3HY. Note: The postcode FK8 3HY applies to the wider Boquhan Estate and is centred on the Mains of Boquhan Farm Steading not the Plot being offered for sale.

Entry and Possession

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

Services

Mains Water is available close by, drainage will be via a private drainage system.

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling FK8 2EG. Tel: 0845 277 7000. www.stirling.gov.uk.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.

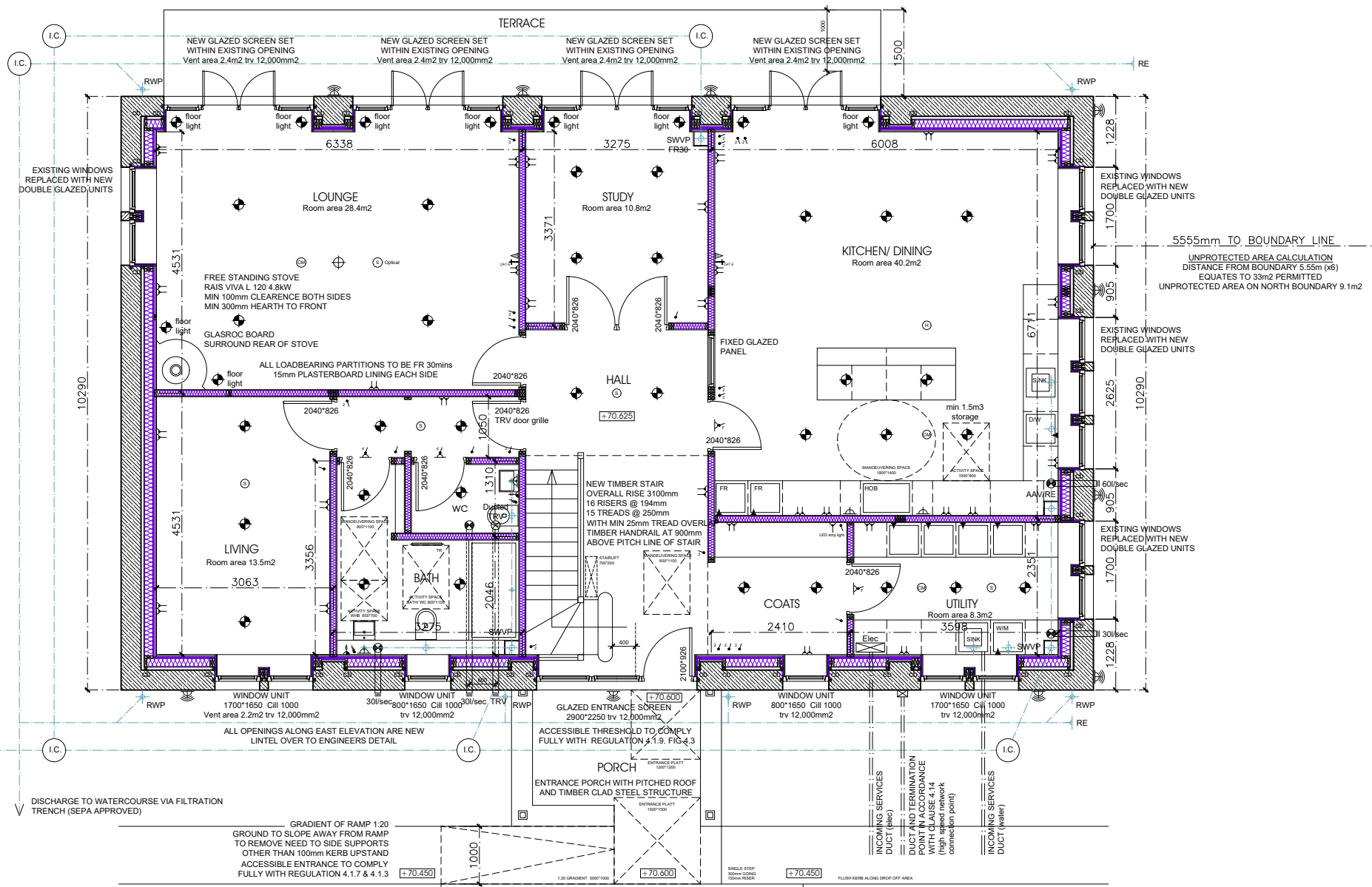
Particulars and Plans

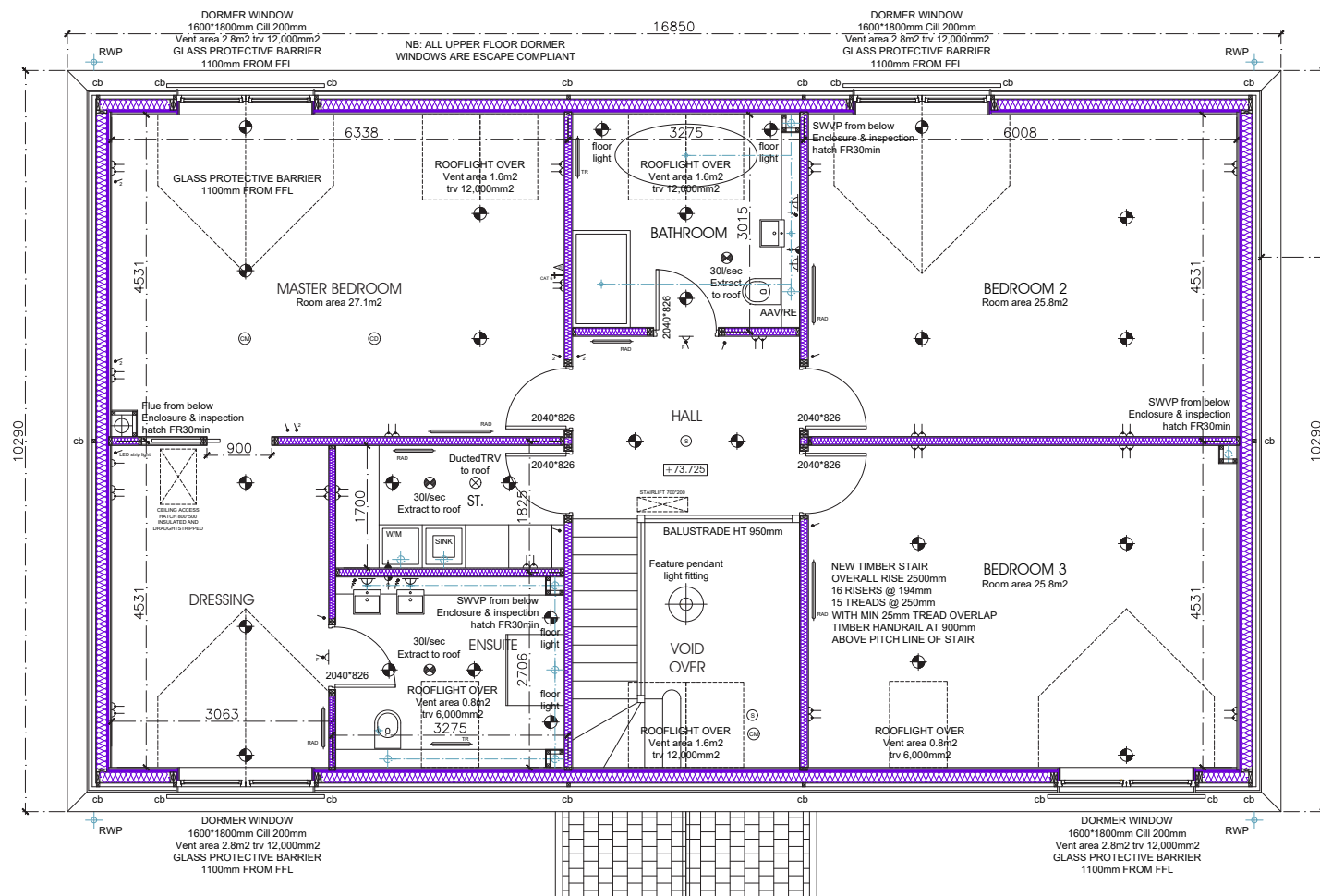
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

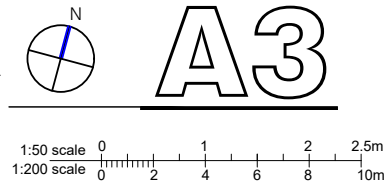
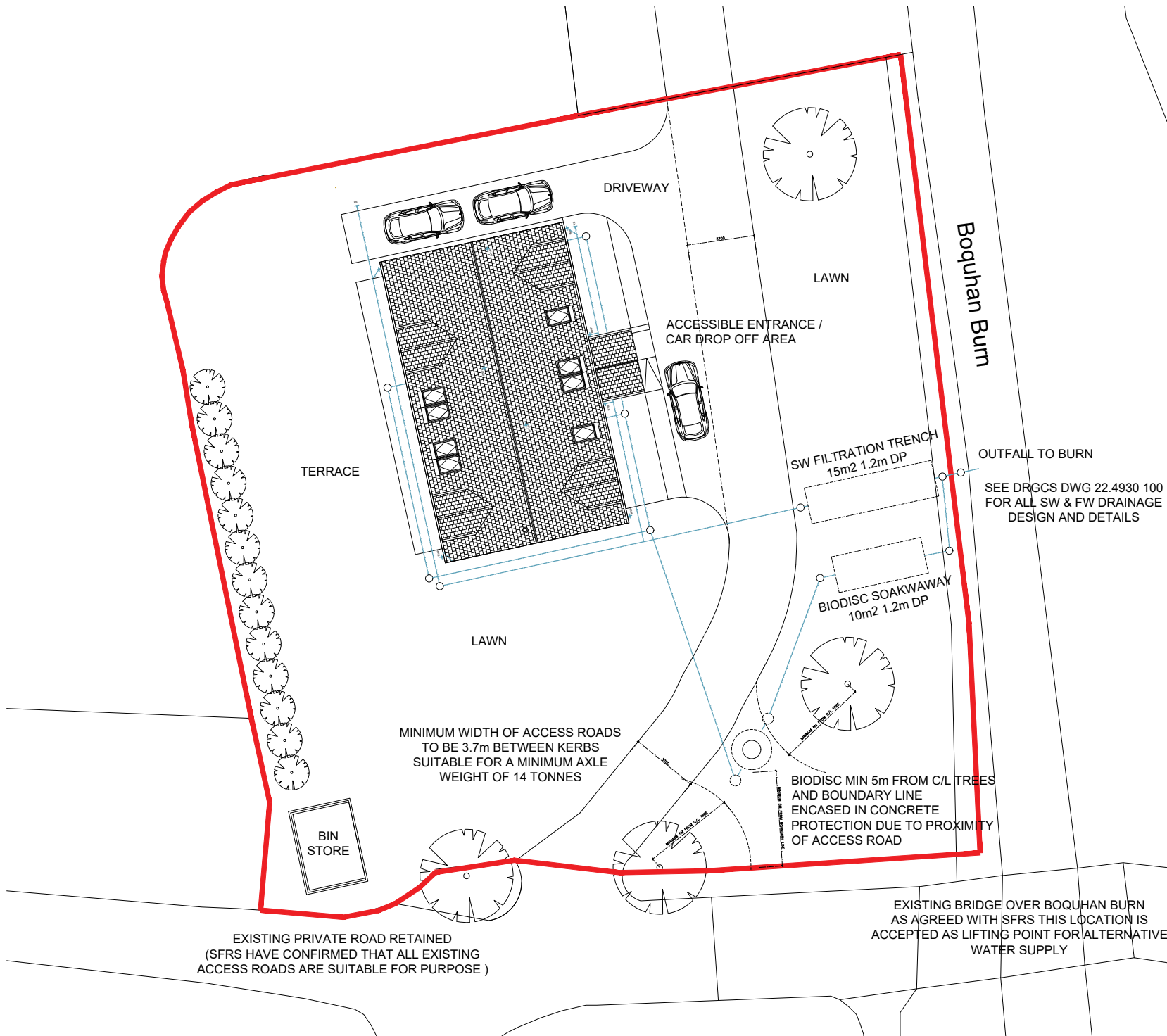
Websites and Social Media Internet Websites

Properties 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.





UPPER FLOOR PLAN
AS PROPOSED



The use of this data by the recipient acts as an agreement of the following statements. Do not use this data if you do not agree with any of the following statements:

All drawings are based upon site information supplied by third parties and as such their accuracy cannot be guaranteed.

All features are approximate and subject to clarification by a detailed topographical survey, statutory service enquiries, and confirmation of the legal boundaries.

The controlled version of this drawing should be viewed in DWF or PDF format not DWG or other formats.

All prints of this drawing must be made in full colour.

Reproduction of this drawing in whole or in part is prohibited without the prior permission. Do not scale the drawing.

Use figured dimensions in all cases. Check all dimensions on site.

Any discrepancies must be reported in writing to mparchitecture ltd before proceeding.

NB: Drawings to be read in conjunction with A4 Specification document ref 23 565 501.

REVISIONS		
No.	DATE	DESCRIPTION
A	02.04.24	NOTES ADDED DRAINAGE AMENDED

mparchitecture limited

Castle View
Steuart Rd
Bridge of Allan FK9 4JX
07969 294 272
info@mparchitect.co.uk

STATUS

WARRANT

PROJECT
CONVERSION OF EXISTING GARAGE
LAND AND BUILDING
100m NW OF BOQUHAN HOUSE
BOQUHAN ESTATE, KIPPEN

TITLE
SITE PLAN AS PROPOSED

PROJECT No. 23_565	DRAWING No. (A)565/ 203
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SCALE 1:200	DATE 09 JUNE 23
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DRAWN BY MP	REVISION 8
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retia.co.uk

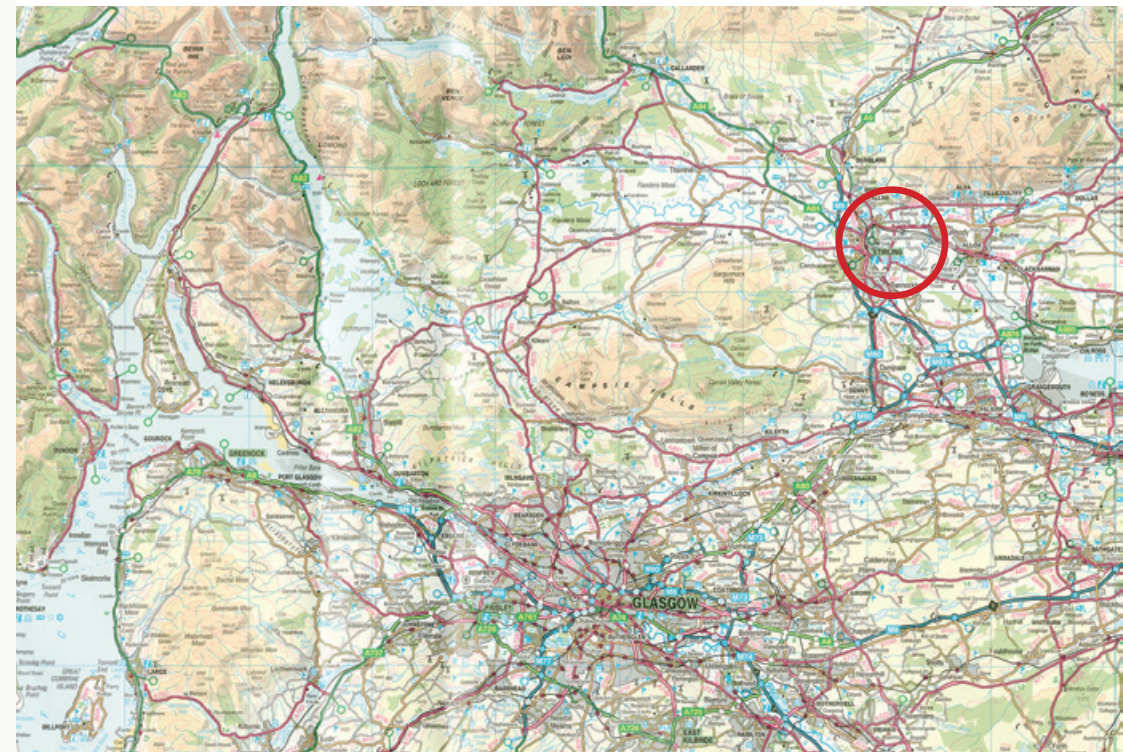
Misrepresentations


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

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.





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.

RETTIE

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