ATTRACTIVE LAND DEVELOPMENT SITE WITH DETAILED PLANNING PERMISSION FOR 7 RESIDENTIAL UNITS & 3 HOLIDAY LETS

COLDRACH STEADINGS • DRYMEN • G63 0EB

DM HALL

Property Details

A rare opportunity to acquire redundant traditional farm steadings with planning consent 7 residential units and 3 detached holiday lets, associated parking, infrastructure and landscaping.

Glasgow 20 miles (approximately)

Stirling 22 miles (approximately)

Edinburgh 60 miles (approximately)

Site area approximately 0.99 Ha (2.45 acres)

Guide Price £450,000 excluding VAT.

Location

The picturesque village of Drymen is located in the Stirling district has historical significance as a former stop for cattle drovers and is now a popular destination for tourists, thanks to its proximity to Loch Lomond and the West Highland Way. The surrounding countryside provides ample opportunities for outdoor activities including horseback riding, hiking, fishing, golfing, mountain biking, and water sports.

The village has its own primary school and various local amenities such as shops, pubs, hotels, and a swimming pool. For secondary education, students in the area typically attend Balfron High School.

The location offers convenient access to major cities and airports, with Glasgow Airport approximately 18 miles distant and Edinburgh Airport approximately 50 miles distant from the property. Additionally, Balloch Station provides rail services to Glasgow for commuters.

Description

The subjects comprise of a dilapidated and redundant traditional stone-built U-plan agricultural farm steadings, on a picturesque rural site extending to approximately 0.99 Ha (2.45 acres). The steading is predominantly of rubble stonework with squared quoins. The original U-plan steading has been altered over the years to provide function to its agricultural use. A former cattle stall enclosure situated to the east of the steading, being one of these alterations.

The property is approached by means of a shared private access road. A number of large and exclusive residential properties lie in close proximity to the subjects with delightful walking routes which can be immediately accessed from the property.

Planning

There is current planning consent for the redevelopment and extension of a redundant Category B listed steading building to form a residential development to form 6 residential units, 1 residential unit on the footprint of the former animal pen and the erection of 3 detached holiday let units, with associated parking, infrastructure and landscaping. The design scheme has been developed by Bobby Halliday Architects who have significant experience of quality steading conversions, having delivered numerous award-winning Steadings developments across Central Scotland. Full information is available on the Loch Lomond and Trossach Planning Portal, reference 2022/0357/DET. Full details are also available from the selling agents.

Drainage/ SEPA

According to SEPA flood maps, the map currently shows that there are no short term or long term flood risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: https://www.sepa.org.uk/environment/water/flooding/flood-maps/

Access & Boundaries

The property is accessed from a shared private road, over which the property enjoys access rights (full details in the Seller's title deeds). The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

Rateable Value

No rateable value currently applies to this agricultural holding. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www. saa. gov.uk.

Environmental and Heritage Conservation

We understand that the steadings are category B-listed reference LB4043. https://portal.historicenvironment. scot/designation/LB4043. Listed Building Consent has been granted, reference 2022/0358/LBC subject to conditions, further details are available from the selling agents

Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

Neighbour Notifications

There is a nearby planning application for 3 short-term holiday units on third on third party land. Full details can be viewed on the Loch Lomond and Trossach Planning Portal reference 2024/0009/DET.

Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any party to compensation in respect thereof.

Local Authority

Stirling Council
Viewforth
Stirling
FK8 2ET
Tel. 0845-277700

Solicitor

Kerr Stirling
10 Albert Place
Stirling
FK8 2QL

Third Party Servitudes and Burdens

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Health and Safety

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the farm buildings (access is not permitted) and uneven land surfaces.

Viewings

Are by appointment only. Viewers should ensure compliance to the Scottish Outdoor Access Code is adhered to at all times and that appropriate caution is exercised at all times in relation to livestock. Internal access to the outbuildings is not advised.

Directions

The postcode G63 0EB will direct you to Coldrach Steadings, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: https://what3words.com/rooftop.swimmer.minimums

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Entry

By mutual agreement.

Proposed Elevation A - A

1:100 @ A1

1:100 (m) 0 1 5 10

Proposed Elevation B - B

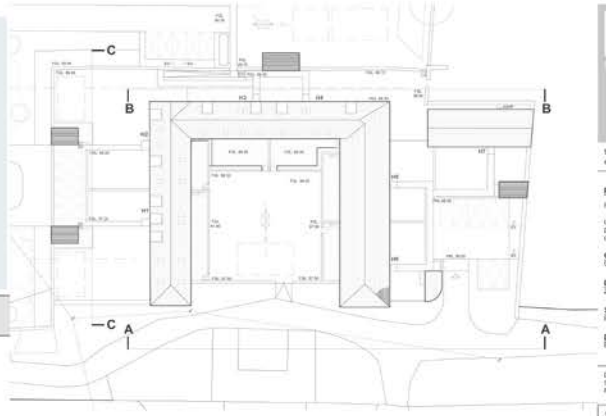
1:100 @ A1

1:100 (m) 0 1 5 10

Proposed Elevation C - C

1:100 @ A1

1:100 (m) 0 1 5 10



Section Key N.T.S.

Rev Amendments Date

BHA

BOBBY HALLIDAY ARCHITECTS

t: 01786 230 348
e: info@bobbyhalliday.co.uk

Project: 22.23

Proposed Redevelopment

Coldrach Steading
Drymen
G63 0EB

Client:
Client

Drawing No:
22.23 PL 006 Rev-

Status:
Planning

Drawing Title:
Elevations Sheet 1

Drawn by: GC
Scale: as noted @ A1
Paper Size: A1

ONLY SCALE FOR PLANNING PURPOSES.
DO NOT SCALE FOR CONSTRUCTION PURPOSES.

Contractor and all suppliers to verify all dimensions on site and to commencing work or shop drawings.

Any discrepancies to be reported to Bobby Halliday Architects.

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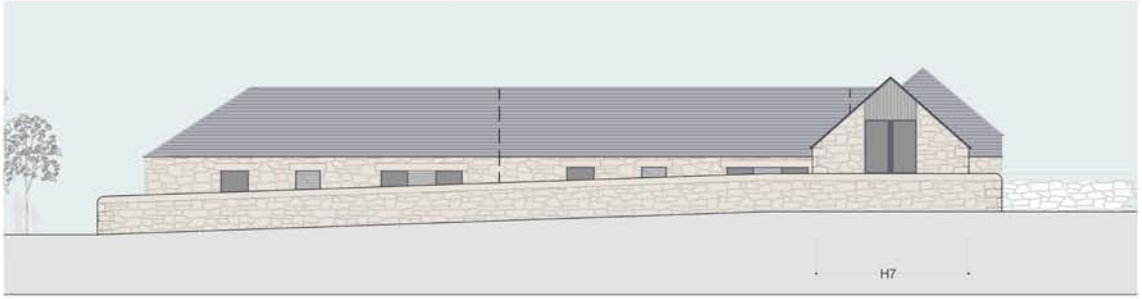
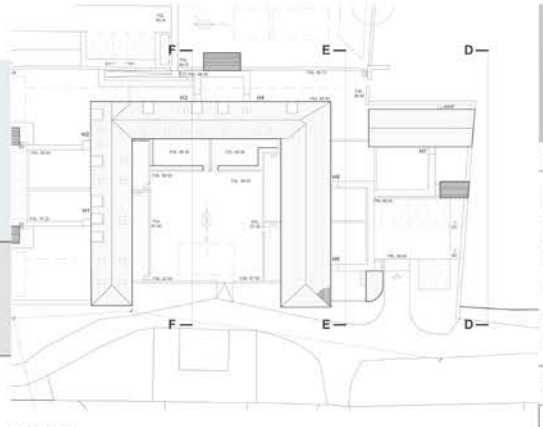


Proposed Elevation D - D
1:100 @ A1
1:100 (m) 0 1 5 10

Proposed Elevation E - E
1:100 @ A1
1:100 (m) 0 1 5 10

Proposed Elevation F - F
1:100 @ A1
1:100 (m) 0 1 5 10



Section Key N.T.S.

Rev Amendments Date

BHA
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t: 01786 230 348
e: info@bobbyhalliday.co.uk

Project: 22.23
Proposed Redevelopment

Cobbrech Steading
Drymen
G63 0EB

Client:
Client

Drawing No:
22.23 PL 007 Rev-

Status:
Planning

Drawing Title:
Elevations Sheet 2

Drawn by: GC
Scale: as noted @ A1
Paper Size: A1

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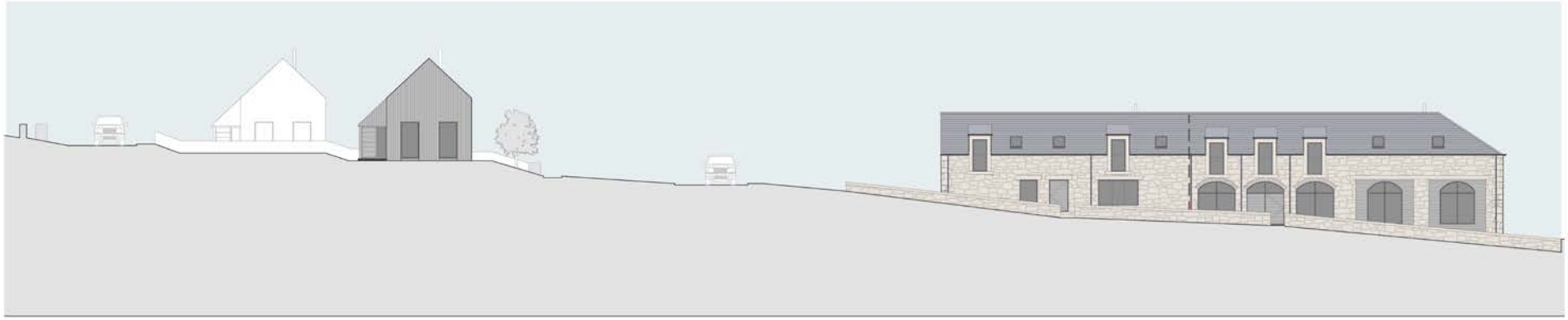
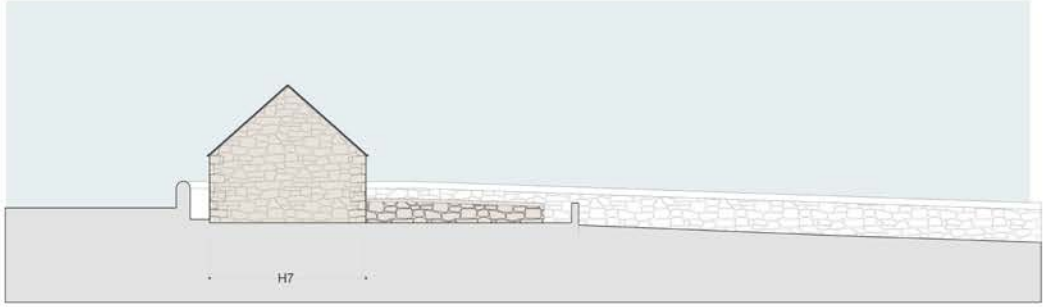


Proposed Elevation I - I
1:125 @ A1
1:125 (m) 0 1 5 10



Proposed Elevation G - G
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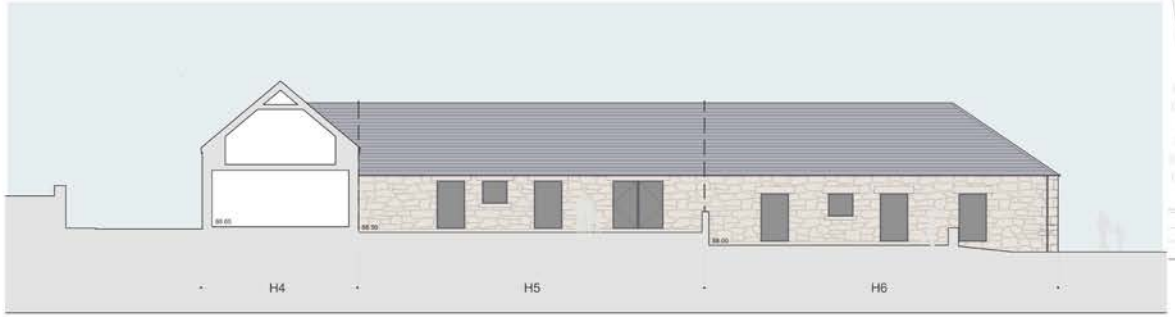
1:100 (m) 0 1 5 10



Proposed Elevation H - H
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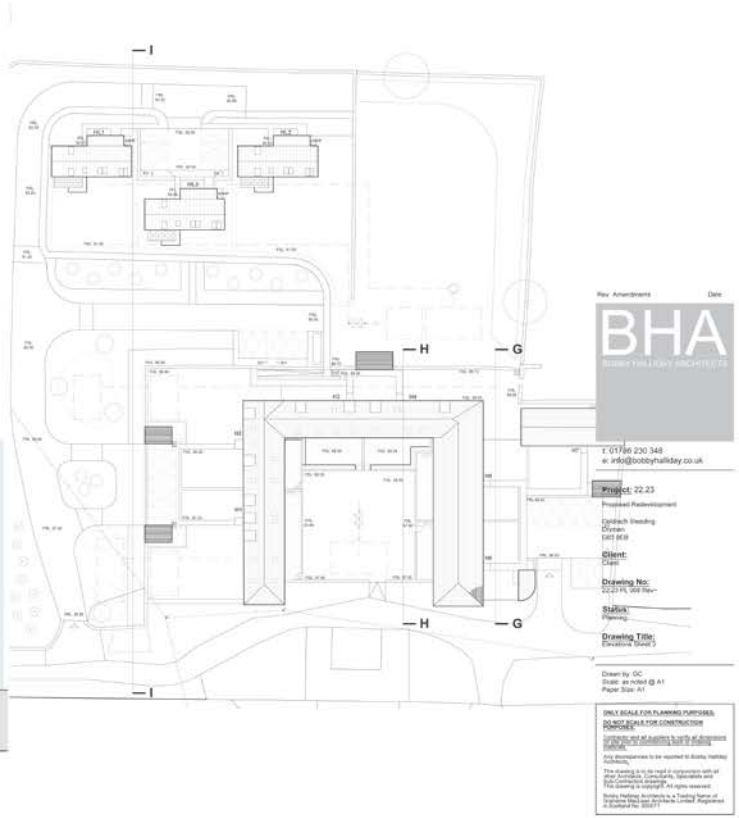
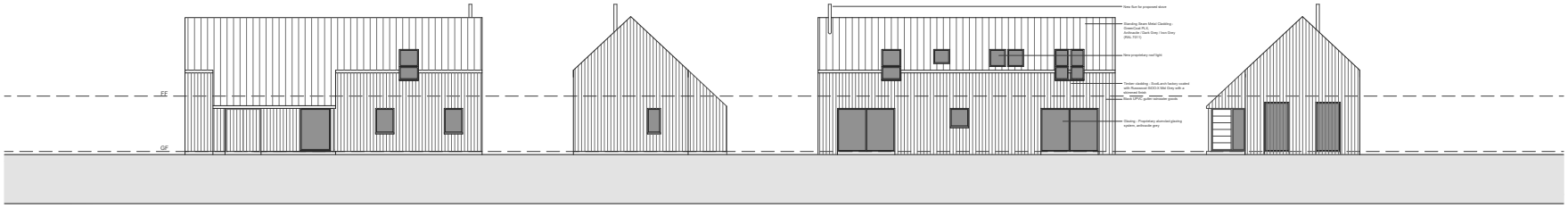
1:100 (m) 0 1 5 10

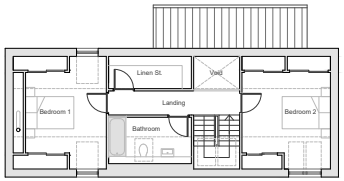




Proposed Elevations

1:100 @ A1

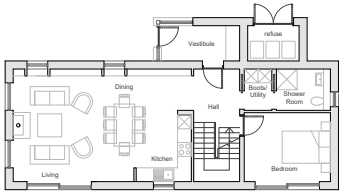
1:100 (m) 0 1 5 10



Upper Floor Plan

1:100 @ A1

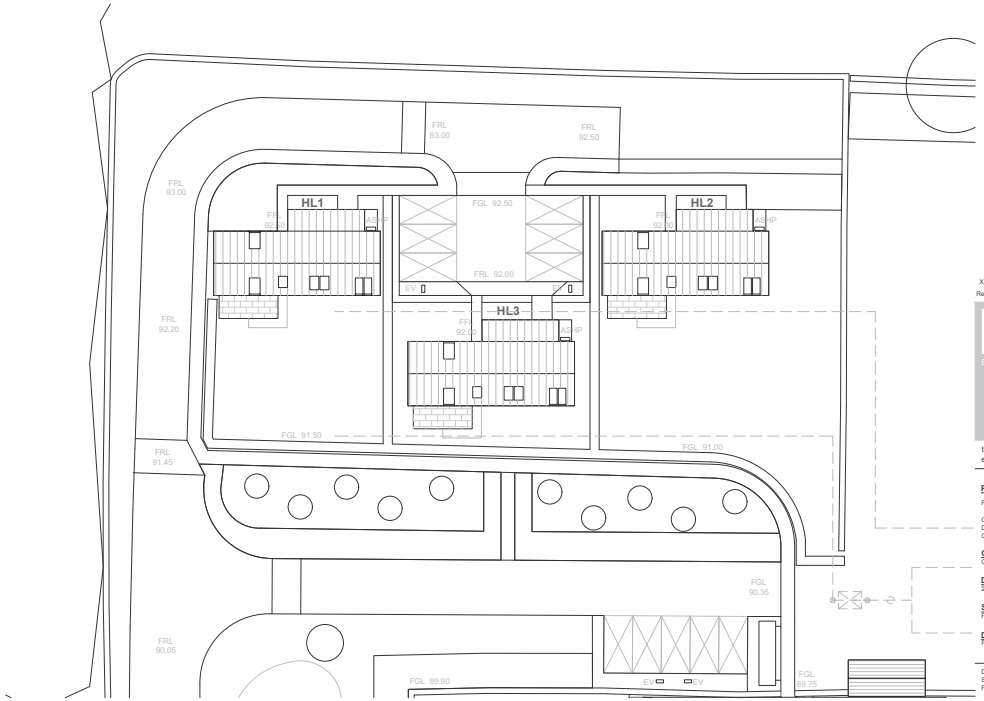
1:100 (m) 0 1 5 10



Ground Floor Plan

1:100 @ A1

1:100 (m) 0 1 5 10



Holiday Lets Layout and Roof Plans

1:200 @ A1

1:200 (m) 0 2 10 20

Rev	Amendments	Date
X	Xxxxxxxxxxxxxxxxxx	xx.xx.21

BHA
BOBBY HALLIDAY ARCHITECTS

t: 01786 230 348
e: info@bobbyhalliday.co.uk

Project: 22.23
Proposed Redevelopment

Coldrach Steading
Drymen
G83 0EB

Client:
Client

Drawing No:
22.23 PL 005 Rev-

Status:
Planning

Drawing Title:
Proposed Holiday Let Units

Drawn by: XX
Scale: as noted @ A1
Paper Size: A1

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Site Layout Plan

as proposed - 1:250

VAT
All prices quoted are exclusive of VAT which maybe chargeable.

Offers
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.

Anti-Money Laundering Compliance
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 identity 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.

DM HALL

Regulated by RICS

Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800
or email rural@dmhall.co.uk

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