# A UNIQUE LAND HOLDING WITH A HISTORIC LISTED BUILDING AND COURTYARD

## LAND SITE AT HAYFORD MILLS • CAMBUSBARRON • STIRLING • FK7 9PN

DM HALL

# Property Details

A unique land holding with a historic listed building and courtyard nestled within an established modernised development with full planning permission for 7 dwelling houses.

Stirling 2 miles (approximately)

Edinburgh 30 miles (approximately)

Glasgow 40 miles (approximately)

Approximately

## Offers Over £150,000 plus VAT

## Location

The site is  located on the edge of the village of Cambusbarron and provides access to a superb range of amenities. There is a local primary school and the area is within the catchment for Stirling High School. Stirling is close by with its High Street multiples and speciality shops located within the Thistle Marches shopping centre. Also within the area are excellent commuting links to business centres in the Central Belt with the motorway networks leading to Glasgow, Edinburgh and Perth. For those wishing to use public transport, Stirling has a mainline rail station located at Riverside.

In addition to the excellent shopping facilities the city has to offer, there are numerous sites of historical significance such as Stirling Castle and the Wallace Monument. Stirling University, which includes the MacRobert Arts Centre, is also within easy reach. Leisure and recreational facilities in and around the city are excellent including Stirling Golf Club and The Peak. Stirling is on the edge of some of Scotland's most beautiful countryside, including the Trossachs and Loch Lomond National Park, making Stirling the Gateway to the Highlands.

## Description

The village of Cambusbarron is located on the western edge of Stirling, arguably owes its existence to the spinning and weaving industry. Established in 1833, Hayford Mills comprised several buildings, the main and most impressive of which was constructed circa 1860. This imposing 4 storey building is category A listed and recorded by Historic Scotland as "one of the largest and most complete of Scotland's vertically integrated woollen mills". Externally, the red and cream brickwork on the main building and several other facades is particularly of note. Block E was originally built as a boiler house, latterly converted to a loading bay, on the end of the largest of the mill buildings, with an adjoining taller engine house on the corner of the mill building.

In recent times, the surrounding sites have been largely developed for residential use, with the historic mill blocks converted and a number of new build terraced homes erected. The subjects of sale include a dilapidated unroofed listed building and surrounding lands and pathway that contain some low-lying vegetation. The site is protected by heras fencing though is clearly visible from both Woolcarders Court and Telka Wynd. Parking spaces to the west are included in the sale and the current bin stores on Telka Wynd will be required to be repositioned to allow vehicular access. Pedestrian access is also from the south east (pathway from Paterson Way) and north west (pathway by the substation). The most recent application, 21/00692/FUL granted full planning permission in 2021 for seven dwelling houses, with

some conditions. The site is the last area of the Hayford Mills site to remain undeveloped, and as such presents a unique opportunity to finalise the redevelopment of Hayford Mills.

Proposals retain the existing footprint and access arrangements around the application site are as approved in previously consented applications (18/00736/FUL & 18/00737/LBC). The proposed build materials and architectural language of the new build elements have been carefully chosen to provide a contemporary interpretation of the historic Hayford Mills vernacular and will both respect the industrial heritage of the original buildings, whilst matching that already approved for the new build to be built the south-east of the application site. Red and cream brickwork is proposed, with regular fenestration and traditional slate roofs laid in diminishing courses.

A data pack which includes full details of the planning consent and drawings is available through the Selling Agents. Services are nearby. Purchasers will need to make their own enquires with service providers and will be responsible for connection costs.

**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 site benefits from servitude rights and access and wayleaves for service media through the residential housing site lying immediately to the south, developed by Allan Water Homes (Cambusbarron) Limited. There is a corresponding obligation on the site to contribute to the maintenance, repair and renewal of mutual roads and services. 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 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.

**Rateable Value**

No rateable value currently applies to this land 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
Both the boiler house and engine house are both referred to as Category A by Historic Environment Scotland, reference LB19117. Further information, including historic images, are also available from Canmore.org: https://canmore.org.uk/site/46182

## 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 part 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

## Health and Safety
This is a dilapidated listed building and therefore heras fencing is in place to protect the public. There is some vegetation on the site and appropriate caution should be exercised at all times during inspection.

## Viewings
Are by appointment and may not be accompanied. Please call 01786 833800 or email rural@dmhall.co.uk to schedule a viewing.

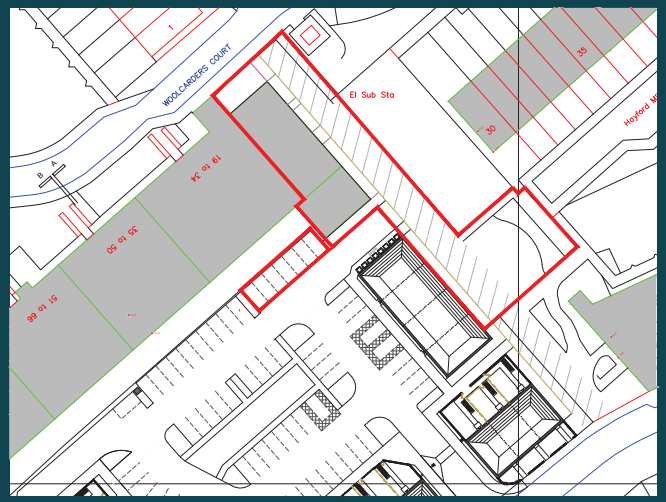
## Directions
The postcode FK7 9PN will direct you to the property, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: https://w3w.co/poet.mixed.using

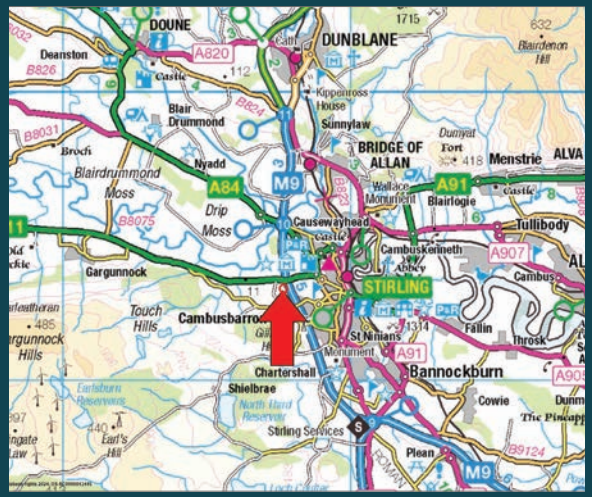
## Closing Date
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## Entry
By mutual agreement.

## Offers
Offers are invited for our client's heritable interest, plus VAT (if applicable). 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.




# 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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