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# DEVELOPMENT LAND, INVERTROSSACHS COUNTRY HOUSE, CALLANDER FK17 8HG

# FOR SALE

- OFFERS OVER £200,000
- DEVELOPMENT OPPORTUNITY
- APPROXIMATELY 0.95 ACRES
- PLANNING PERMISSION FOR 2 RESIDENTIAL DWELLINGS
- DESIRABLE COUNTRYSIDE LOCATION CLOSE TO LOCH VENACHAR

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## LOCATION

Callander is a thriving town and key gateway to the Loch Lomond & The Trossachs National Park, attracting strong year-round tourism and supporting a diverse mix of retail, hospitality, and leisure businesses.

The nearby Invertrossachs Estate further enhances the area's appeal, offering a unique opportunity to support sustainable growth in one of Scotland's most sought-after locations.

The subjects are located in the Invertrossachs area occupying a rural setting on the southern side of Loch Venachar.

## DESCRIPTION

The subjects comprise a former coach house which is in need of reconstruction. There is current planning permission for 2 dwelling houses with car garage, store and landscaping.

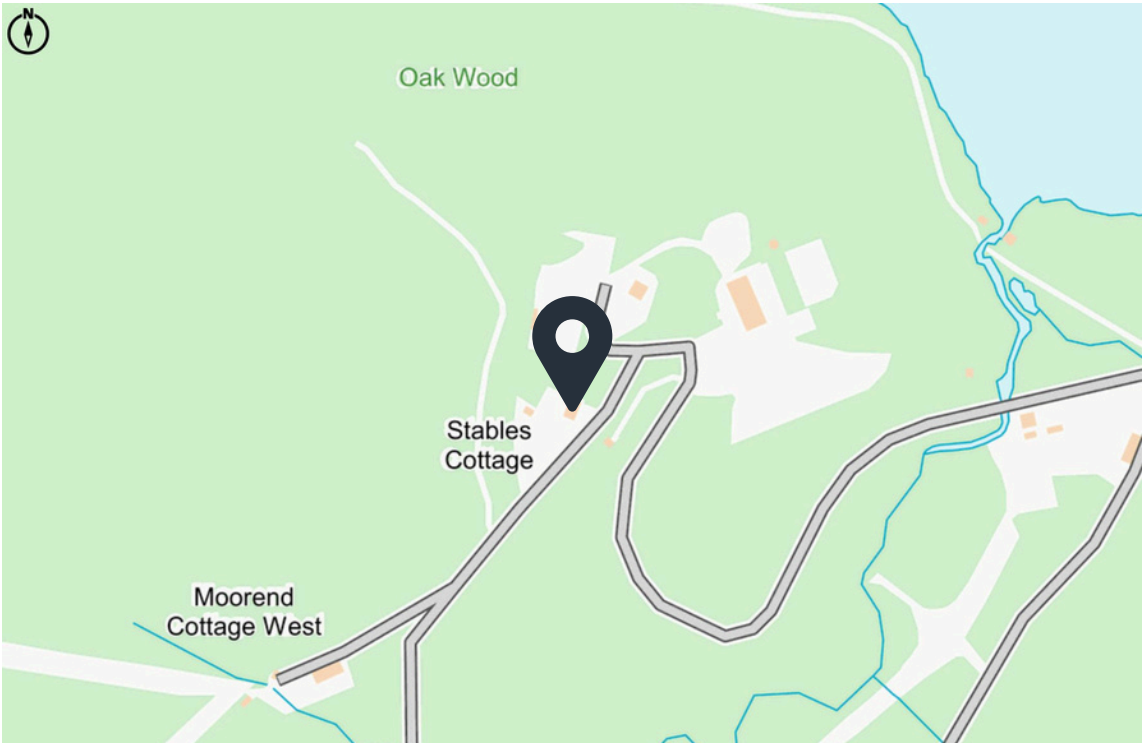
We understand that the site extends to approximately 0.95 acres.

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Loch Lomond & The Trossachs Planning Department.

2025/0001/DET





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## PROPOSAL

Offers over £200,000 are invited for the heritable interest.

## RATING

N/A.

## EPC

N/A.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

N/A.














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# VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:


## SANDY FALCONER

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