

FOR SALE BY ONLINE AUCTION

AUCTION DATE: 3RD DECEMBER 2026

Development Opportunity

Suitable For A Variety Of Uses Subject To Planning

2.27 Acre Site (1.10ha)

Category B Listed Building

GUIDE PRICE : £400,000

CLICK HERE FOR DRONE VIDEO

FORMER WILLIAM SIMPSONS CARE HOME, MAIN STREET, OLD PLEAN, STIRLING, FK7 8BQ

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PROPERTY AUCTIONS

Location

FORMER WILLIAM SIMPSONS CARE HOME, MAIN STREET, OLD PLEAN, STIRLING, FK7 8BQ



FIND ON GOOGLE MAPS

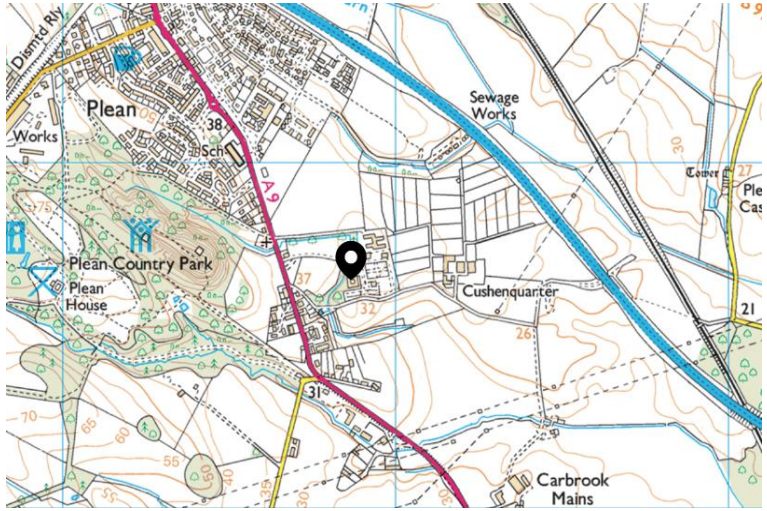
LOCATION

Old Plean is a small village situated in Central Scotland that falls under Stirling Council. It falls within the wider Plean area, which has a resident population of around 2,000.

Old Plean represents the original settlement from which the wider village of Plean developed. The area expanded as a result of the coal mining industry, which attracted workers and created a demand for housing to accommodate them and their families.

More specifically, the subjects can be accessed from the Main Street (A9) which is found to the south of Plean. This site is also shared with the new William Simpson Care Home and Governors House.

Public transport is easily accessible from Old Plean with regular bus routes to Falkirk, Stirling and other major cities being made available. Larbert train station also allows for direct rail routes to Edinburgh and Glasgow. The M9 Motorway also provides excellent road connections across cities in Scotland.



Description





DESCRIPTION

The subjects comprise a former care home. The building is of stone construction surmounted by a pitched roof covered with slate tiles.

The building is category 'B' listed and is not contained within a conservation area.

The property features attractive features with large bay windows allowing for a lot of natural light to flood into the property.

The total site for the property is approximately 2.27 acres which amounts to 1.10 hectares. The surrounding land improves the attractiveness of the property as it has potential for a range of uses subject to planning.

The existing layout features 33 beds from its former function as a care home.

The entrance to the property can be found on the ground floor alongside 10 beds, WCs, Dining/ meeting room, office and reception. The first-floor accommodation includes 12 beds, lift accessibility, WCs and two stairwells. On basement level there are 11 beds, Kitchen, store, WCs and shower facilities.

Description



PLANNING

Planning permission was granted in April 2023 to convert the property into 17 flats with 5 two beds, 11 one beds and a studio apartment. The works have the intention of improving the current condition of the original building and maintaining it for future uses whilst being able to deliver homes at a high standard.

See reference 23/00257/LBC on the Stirling Council Planning Portal for full details. Link to Stirling Planning Portal

It is incumbent on interested parties to carry out their own due diligence on this matter.

ACCOMMODATION

	SQM	SQFT
Ground Floor	548	5,899
Upper Ground	499	5,371
First Floor	398	4,284
Total	1,445	15,554

The above floor areas have been provided in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans – Lower Ground

FORMER WILLIAM SIMPSONS CARE HOME, MAIN STREET, OLD PLEAN, STIRLING, FK7 8BQ



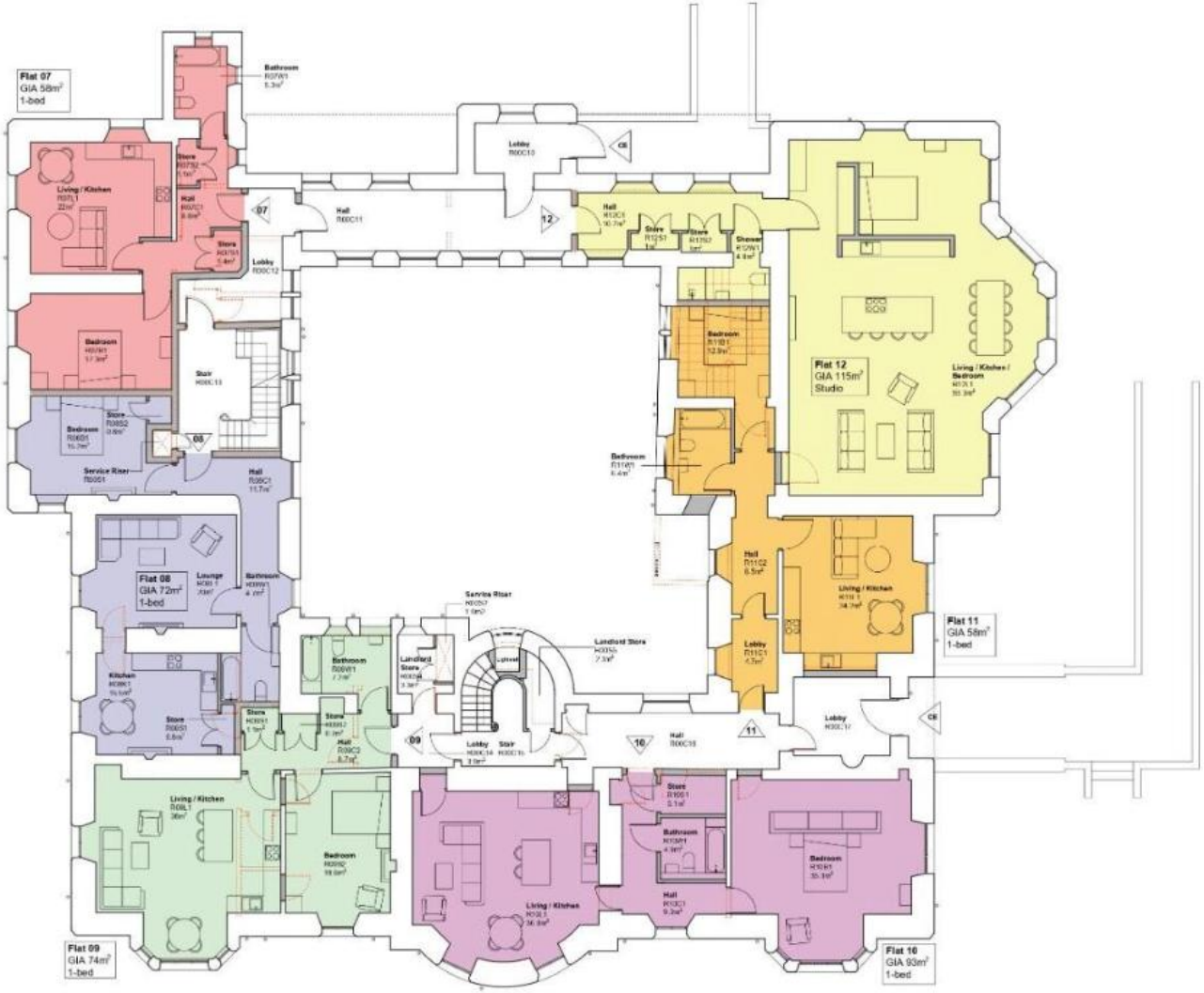
ACCOMODATION

Accommodation	Beds	SQM	SQFT
Flat 1	2	85	904
Flat 2	1	84	904
Flat 3	2	105	1130
Flat 4	2	118	1270
Flat 5	1	115	1238
Flat 6	1	41	441
Total		548	5,899

The above floor areas have been provided in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans - Upper Ground

FORMER WILLIAM SIMPSONS CARE HOME, MAIN STREET, OLD PLEAN, STIRLING, FK7 8BQ



ACCOMMODATION

Accommodation	Beds	SQM	SQFT
Flat 7	1	63	678
Flat 8	1	79	850
Flat 9	1	86	926
Flat 10	1	94	1012
Flat 11	1	60	646
Flat 12	Studio	117	1259
Total		499	5,371

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Floor Plans - First Floor

FORMER WILLIAM SIMPSONS CARE HOME, MAIN STREET, OLD PLEAN, STIRLING, FK7 8BQ



ACCOMMODATION

Accommodation	Beds	SQM	SQFT
Flat 13	2	81	872
Flat 14	2	102	1098
Flat 15	1	88	947
Flat 16	1	66	710
Flat 17	1	61	657
Total		398	4,284

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The Details

FORMER WILLIAM SIMPSONS CARE HOME, MAIN STREET, OLD PLEAN, STIRLING, FK7 8BQ

AUCTION DATE

The auction will be held on Thursday 3rd December at 2.30 pm.

REGISTERING TO BID

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as a premises under reconstruction, and as such would be subject to review upon completion.

GUIDE PRICE

The property has a guide price of £400,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

DEPOSIT

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL PACK

The legal pack is available to view online.

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

Further information available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: OCTOBER 2026

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