



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Lochearnhead, FK19 9PX


BIDWELLS

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN LOCHEARNHEAD

**Unique Development Opportunity
in an Exceptional Setting**

*Crieff 19 miles, Stirling 30 miles, Perth 37 miles, Glasgow 55 miles
(Distances approximate)*

- Stunning Scenic Location
- Active Planning Permission for 12 New Build Homes (2007/0194/DET)
- Site extends to approximately 1.45 acres

Offers over £325,000





LOCATION & DESCRIPTION

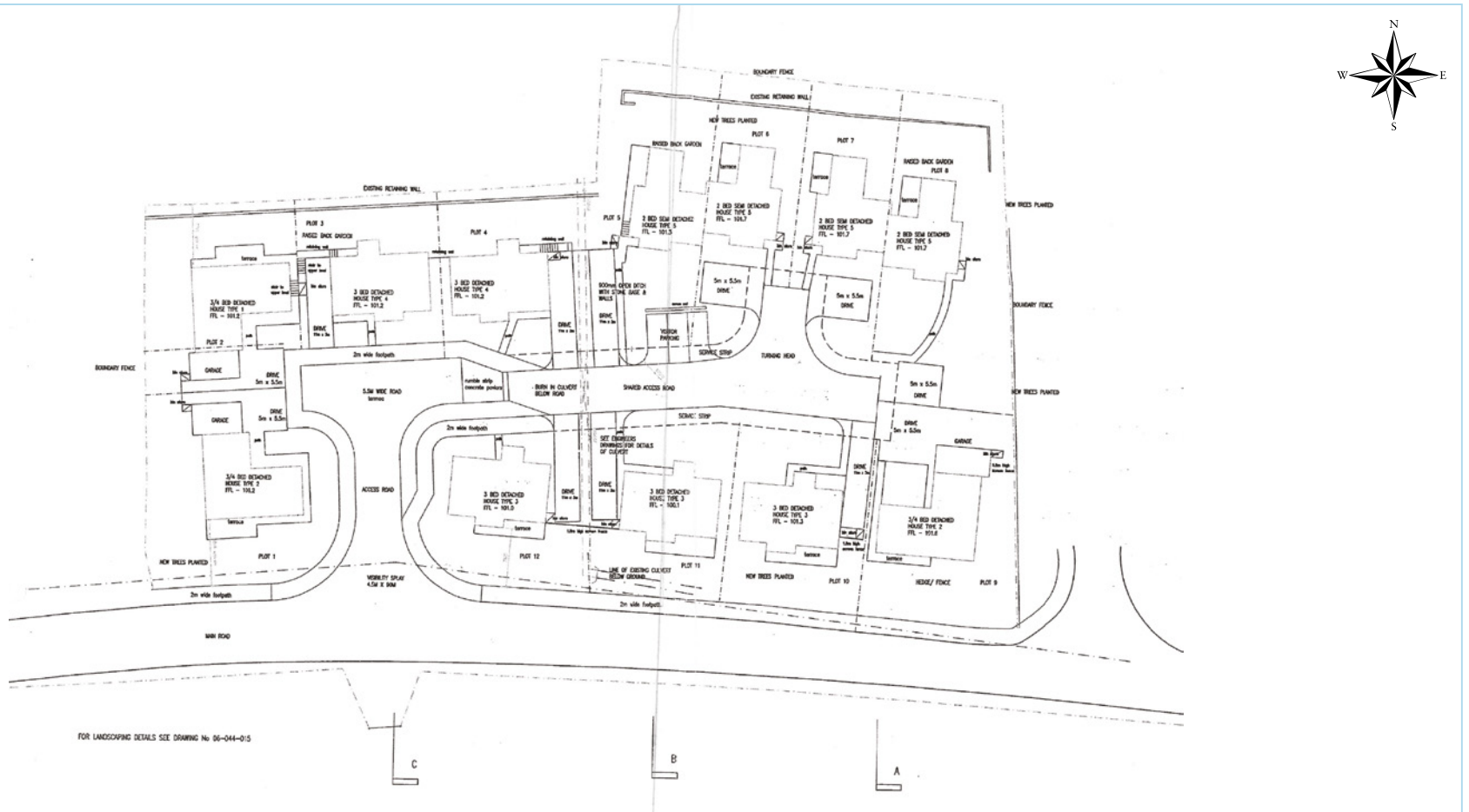
The site is situated in Lochearnhead, located within the breathtaking Loch Lomond and the Trossachs National Park. The town, with a population of around 250, is home to the Balquhider, Lochearnhead and Strathyre Highland Games, and is popular with holidaymakers, boasting easy access to watersports, fishing, shooting, and hillwalking.

Lochearnhead is located at the western edge of Loch Earn, where the A84 from Stirling, and A85 from Perth, join before continuing westward towards Argyll and Bute and the Scottish Highlands.

To the south, lie the towns of Strathyre, Callander and Doune, all of which are popular tourist stops on the journey north to The Highlands. Approximately 19

miles to the east, lies the popular town of Crieff, while Crianlarich is located approximately 16 miles to the west. Killin and Loch Tay offer further amenity in the area and are located approximately 8 miles north.

The site itself has an enviable position to the west of the town, with a slight gradient affording easterly views towards Loch Earn.



THE DEVELOPMENT OPPORTUNITY

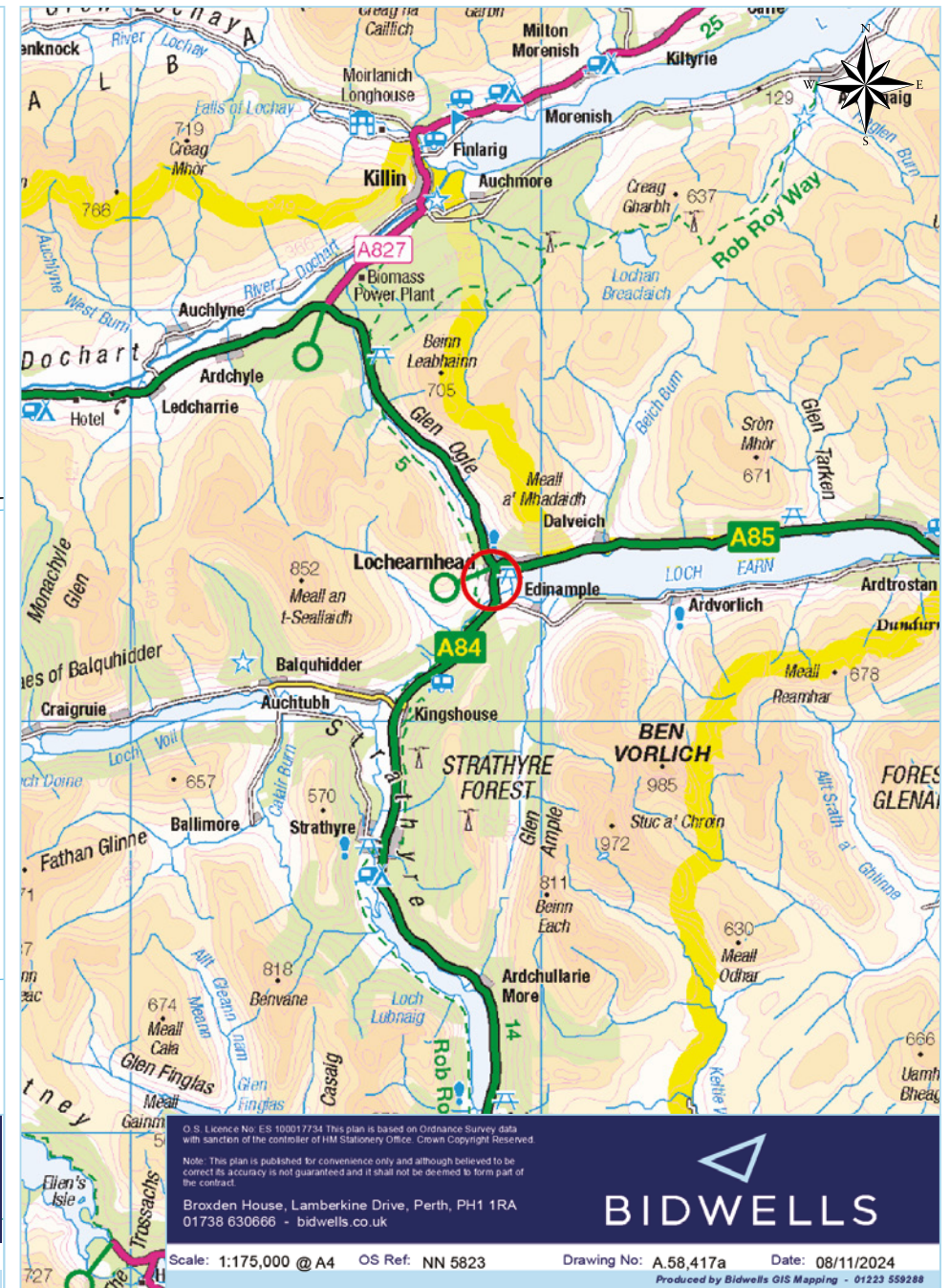
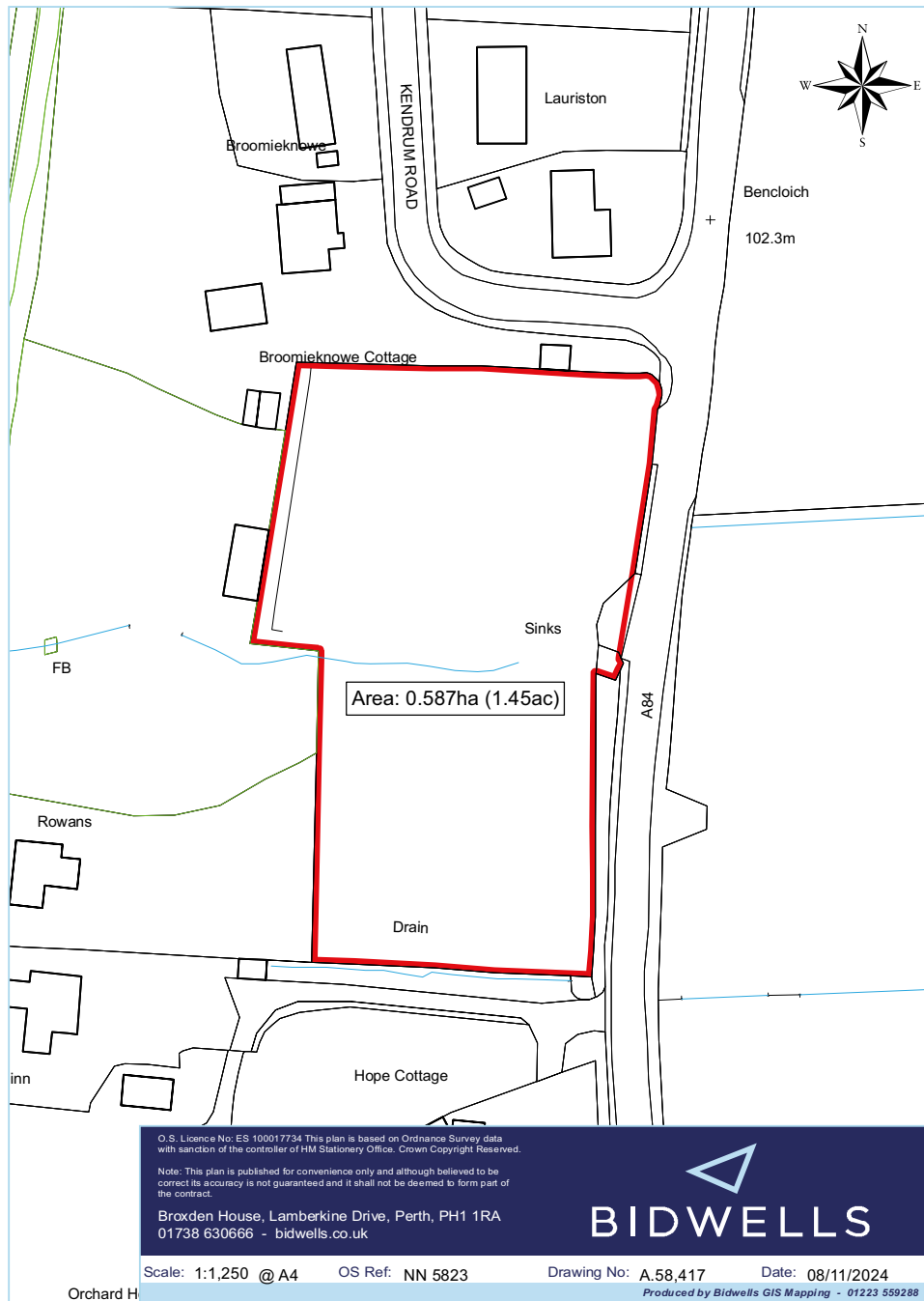
The site benefits from active planning permission to develop 12 new homes and is served by excellent road links by both the A84 and A85. These routes connect Stirling and Perth and Kinross, with Argyll and Bute and the Highlands, offering the site fantastic accessibility.

The site extends to approximately 1.45 acres and is regular in configuration.

The active planning permission for 12 houses can be viewed on the Loch Lomond and the Trossachs planning portal under reference number 2007/0194/DET.

We understand that soil decontamination works have been completed on site. A detailed technical pack can be made available to all interested parties, with the following included:

- Planning Consent
- Topographical Survey
- Site Layout
- House Types
- Drainage Strategy
- Flood Risk Assessment



GENERAL INFORMATION

FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the site has some areas on the eastern boundary that fall within areas with a 0.1% chance of flooding.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold)

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

RESTRICTIONS AND THIRD PARTY RIGHTS

Third Party Rights: The sellers are not aware of any third-party rights over the property.

Listing Status: None

Conservation Area: No

IMPORTANT NOTES

Bidwells LLP have not inspected the land.

PLANNING PERMISSION

The property has Planning Permission for the development of 12 new homes. Further information can be found on the Loch Lomond and the Trossachs planning portal under ref: 2007/0194/DET

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

Any Council Tax, Sporting Rates, Commercial Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

SELLING AGENT

Bidwells
Broxden House, Lamberkine Drive, Perth, PH1 1RA

T: 01738 630666

E: dan.sayer@bidwells.co.uk

E: andrew.wood@bidwells.co.uk

LOCAL AUTHORITY

Stirling Council

IMPORTANT NOTICE

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional

offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

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Sales particulars prepared, and photographs taken in October 2024.

