

FOR SALE

**FORMER SALT STORE DEPOT,
A81, KILLEARN, G63 9LA**

OFFERS INVITED



Stirling Council, Infrastructure, Estates and Commercial Property,
Teith House, Kerse Road, Stirling, FK7 7QA

Telephone: 01786 233230 Email: estates@stirling.gov.uk

LOCATION:	Killearn is a small village lying approximately 15 miles north of Glasgow, 7 miles east of Loch Lomond. Glengoyne Whisky Distillery, Loch Lomond and the Trossachs National Park and West Highland Way walking route are situated close to the village.
DESCRIPTION:	The subjects comprise a plot of land with frontage onto the A81 on the outskirts of Killearn. The site was previously used as a salt store depot by the Roads Authority.
AREA:	Total Site Area outlined red on the site plan: 2.21 acres (0.9ha)
PLANNING:	Class 5 – General Industry or Class 6 – Storage and distribution are acceptable uses under the Town and Country Planning (Use Classes) (Scotland) Order 1997. Class 9 – Houses would be determined if the use is acceptable by a full planning application submission. Any enquiries regarding planning matters should be addressed to planning@stirling.gov.uk
USE cont.	If planning permission is required, it will be a condition of any sale that the planning application and building warrant should be submitted not later than two months after conclusion of missives. A long stop date for receipt of Planning Permission and building warrant will be 9 months after conclusion of missives.
SERVICES	Mains electricity and water services are located nearby.
CONDITION:	The property is sold in its existing condition and prospective purchasers should satisfy themselves regarding the condition of the property.
RATEABLE VALUE:	Current rateable value is £4,550 per annum. For any rates enquiries please contact Stirling Council's Business Rates department rates@stirling.gov.uk
VIEWINGS:	The site can be accessed on foot. A barrier is in place to ensure vehicles cannot access the site.
FEES	The purchaser will be responsible for the Council's reasonable Legal and Surveying fees incurred in the sale.
CLOSING DATE:	It is expected 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 the closing date. To register an interest, please e-mail estates@stirling.gov.uk
Further Information:	Please contact Stirling Council on e-mail estates@stirling.gov.uk Tel: 07385 966 616

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Important Notice:	The foregoing particulars are set out as a general outline guide only, and do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary statutory permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representatives of fact, but must satisfy themselves by inspection or otherwise, to their correctness. No person in the employment of Stirling Council has any authority to make or give any representations or warranty whatever in relation to this property. Stirling Council is not bound to accept the highest or indeed any offer.

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Former Depot Site A81, Dumgoyne, Killearn

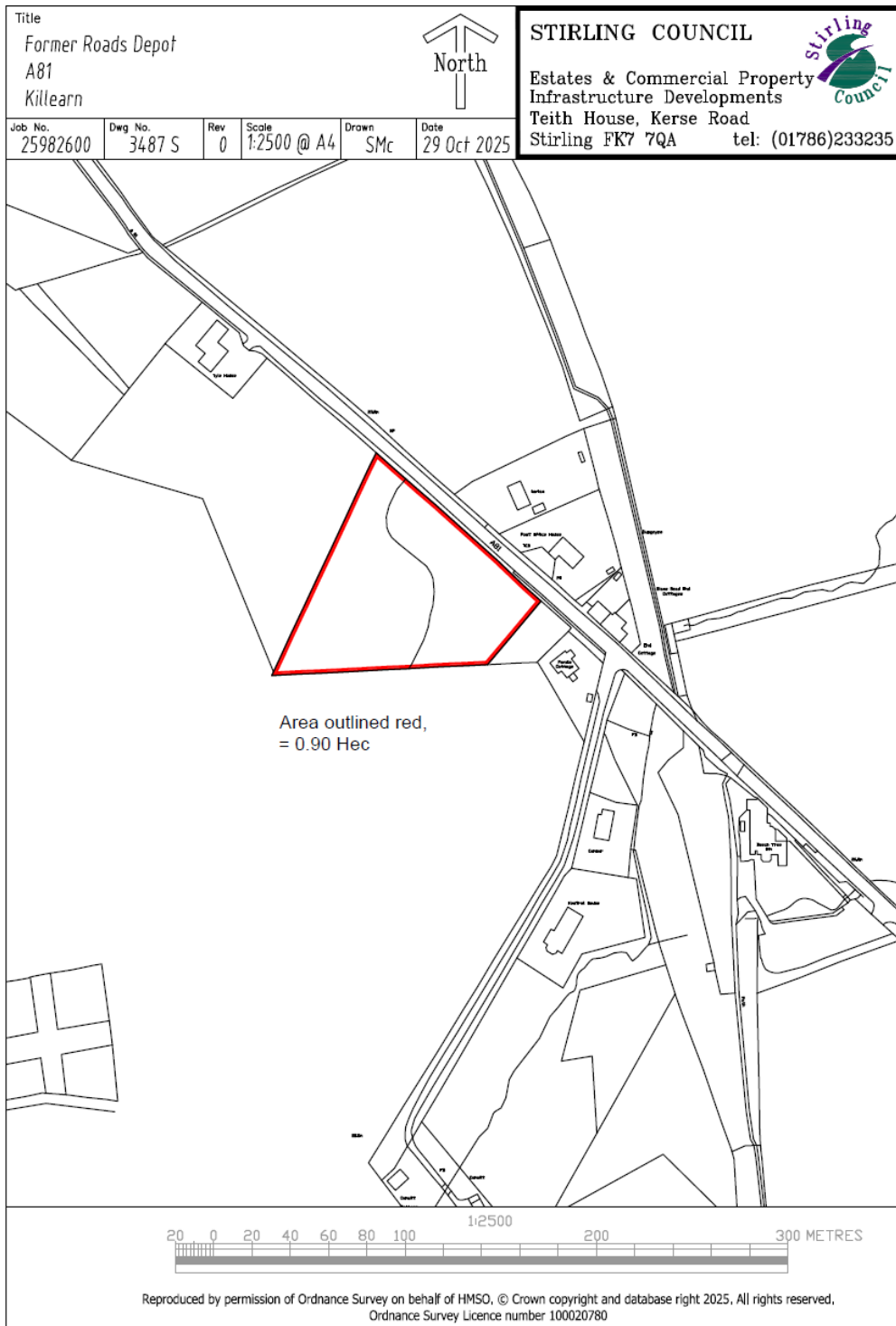


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Site Plan



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