

# BRAES OF GREENOCK

CALLANDER, PERTSHIRE



**Galbraith**

## BRAES OF GREENOCK CALLANDER, PERTSHIRE, FK17 8JJ

Residential development opportunity with attractive  
steading buildings and former bothy

Callander 2 miles ■ Stirling 14.5 miles ■ Glasgow 35 miles

- Stone built steading and bothy with scope for development
- Good accessibility
- Approximately 2.34 acres in total
- Additional land adjacent to the site available by separate negotiation



**Galbraith**

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 OnTheMarket

## LOCATION

Braes of Greenock enjoys a quiet rural location in the heart of The Loch Lomond and The Trossachs National Park. The property lies approximately 2 miles south of the popular town of Callander which provides a range of local amenities, including two supermarkets, pubs, restaurants, a bank, primary and secondary schooling, a medical centre, an 18 hole golf course and the McLaren leisure centre. The city of Stirling is located approximately 14.5 miles to the east and provides a wide range of facilities including, supermarkets, banks, national retailers, financial services, leisure facilities and a train station.

## DESCRIPTION

Braes of Greenock comprises a range of attractive traditional stone built steading buildings, a bothy arranged around a courtyard and an Atcost Shed.

It is expected that there is scope for development of at least 4 residential units within the existing buildings which have the following approximate footprints:

Northern Building and Former Bothy: 864 sq.ft (80.33 sq.m)  
Western Building: 1,840 sq.ft (171 sq.m)  
Southern Building: 1,797 sq.ft (167 sq.m)  
Atcost Shed: 1,420 sq.ft (132 sq.m)

The buildings are accessed via a private track which leads from a minor public road to the east linking to the town of Callander a short distance to the north. The access track will be sold with the site with all necessary vehicular and pedestrian rights of access granted over it to the two neighbouring occupiers. It should be noted that there will be a maintenance agreement put in place between the users of the access track. The proposed maintenance apportionment is available in the data room.

The owners of the adjacent cottage will benefit from a right of access over the proposed development area.

The property sits in a site extending to approximately 2.34 acres, including the access track, with additional land up to approximately 52 acres adjacent to the site available by separate agreement. Please contact Galbraith for further details on the additional land.

## PLANNING

The subjects are located in open countryside and do not have a specific planning allocation in The Loch Lomond and The Trossachs National Park Statutory Development Plan. However, the property has previously

benefitted from planning for a 3 and 6 unit site. The vendors have recently received a pre-application enquiry response from The Loch Lomond and The Trossachs National Park with positive feedback and generally supportive of conversion and development of the site for residential use.

It should be noted that there may be a requirement to realign the access road to the property in the event of multiple unit development. Further information in relation to the potential route of an alternative access and associated costs can be provided on request.

We would recommend that any planning enquiries should be directed to:

The Loch Lomond and The Trossachs National Park  
National Park Headquarters  
Carrochan  
Carrochan Road  
Balloch  
G83 8EG  
T: 01389 722 600  
W: lochlomond-trossachs.org

## DATA ROOM

A data room has been set up with copies of sketch layout plans showing the scale of development that may be achievable on site, together with utility plans showing the location of nearby services. Please contact Galbraith for access.

## SERVICES

The subjects benefit from a mains electricity supply and telephone connection, both of which are located adjacent to the property. There is a private water supply to the bothy, however, it is expected that a private borehole supply will be required to serve any further development. It should be noted that the development will not be granted consent to draw a greater quantity of water than the bothy previously. A septic tank serving the adjacent cottage lies within the subjects for sale and it is expected that the development will require a new private drainage system.

## ASKING PRICE

Our clients are seeking offers over £165,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.



### LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the purchaser will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

### VAT

The land and buildings are not opted to tax and therefore VAT is not payable on the purchase price.

### ENTRY

To be mutually agreed.

### POST CODE

FK17 8JJ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///sulk.limbs.query

### SOLICITORS

Turcan Connell  
Princes Exchange  
1 Earl Grey Street  
Edinburgh  
EH3 9EE

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or

b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

### VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:

Galbraith  
Suite C  
Stirling Agricultural Centre  
Stirling  
FK9 4RN  
Tel: 01786 434 600

Harry Stott  
01786 434 630  
07909 978 644  
harry.stott@galbraithgroup.com

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in September 2023. 8. Particulars prepared February 2024.

