



# FOR SALE BY ONLINE AUCTION

**AUCTION DATE: 18<sup>th</sup>  
JUNE 2026**

Commercial And Residential  
Property

Rare Purchase Opportunity

Approx. 5.11 Acre Plot (2.068 Ha)

Excellent Development Potential  
(Subject To Planning)

Suitable For Amenity And  
Commercial Use

**GUIDE PRICE: £325,000**



FIND ON GOOGLE  
MAPS



WHAT 3 WORDS

## MILNHOLM HATCHERY, CRAIGEND ROAD, STIRLING, FK7 9QN

**Contact:** Alasdair McConnell MA (Hons) MRICS [A.McConnell@Shepherd.co.uk](mailto:A.McConnell@Shepherd.co.uk)  
Eve Wallace BSc (Hons) [E.Wallace@Shepherd.co.uk](mailto:E.Wallace@Shepherd.co.uk)

01786 450 438 – 07393 803 404

01786 450 438 – 07743 938 319



**SHEPHERD**

PROPERTY AUCTIONS



MILNHOLM HATCHERY,  
CRAIGEND ROAD,  
STIRLING, FK7 9QN

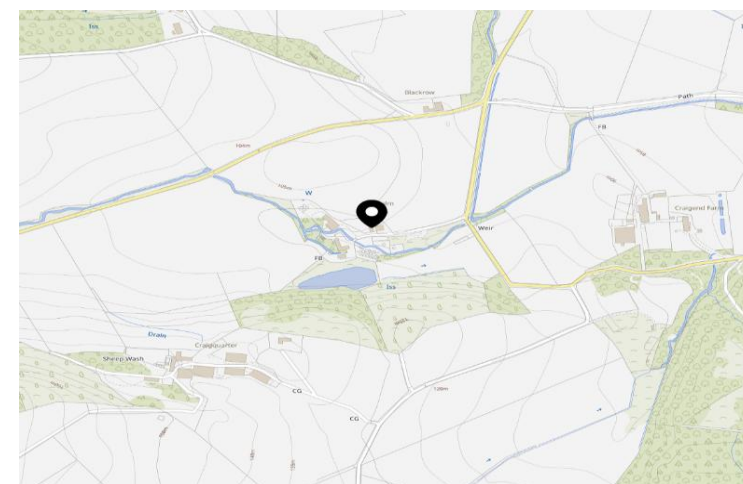


## LOCATION

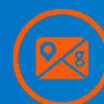
The subjects are located in a rural location near St Ninians, South of Stirling. Stirling is located in central Scotland, on the northern banks of the River Forth. It lies approximately 36 miles of Edinburgh and is around 13 miles north-west of Falkirk with access via the M9 and A907.

The subjects are situated close to Junction 9 of the M90, offering convenient access to the M9 and M80 and providing excellent connections to Glasgow and Edinburgh. Milnholm Hatchery is also accessible by rail via Stirling.

More specifically, access to the property is provided via a shared private track extending from a minor public road to the east. The subjects are located in the countryside, with the surrounding area being used for agriculture, there are limited other buildings nearby apart from farms and other rural properties.



**COMMERCIAL & RESIDENTIAL PROPERTY,  
DEVELOPMENT OPPURTUNITY**



FIND ON GOOGLE MAPS



# Description

MILNHOLM HATCHERY,  
CRAIGEND ROAD,  
STIRLING, FK7 9QN



## DESCRIPTION

The subjects extend to approximately 5.11 acres (2.068 Ha) which includes commercial office space, workshops, laboratory, 1-bed residential dwelling, stone built workshop/garage as well as a substantial hatchery building.

The site is also features a car park, external hatchery tanks, yard area and a pond. The subjects have potential for redevelopment subject to planning though the Hatchery itself is a Grade A listed building and has been functioning as its original use until recently.

The residential property, the Bothy is a 1 and a half storey dwelling that is of traditional construction and features a modern extension to the rear. The property extends to around 792sqft.

The subjects feature recently refurbished office accommodation in a 2-storey building though there is no internal access between floors. This includes open plan office space on the upper floor with a meeting room, WC and kitchen facilities whilst the ground floor comprises workshop space and storage.

There may be some opportunity to convert some of the buildings into alternative use such as residential, any further planning enquiries can be directed to Stirling Council: 01786 233660 or [planning@stirling.gov.uk](mailto:planning@stirling.gov.uk).



# Description

MILNHOLM HATCHERY,  
CRAIGEND ROAD,  
STIRLING, FK7 9QN

## Storage



## The Hatchery



## The Bothy



## Office





## AUCTION DATE

The auction will be held on 18<sup>th</sup> June 2026 at 2:30pm.

## 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.

## 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% + VAT of the sale price achieved plus VAT subject to a minimum fee of £2,000 + VAT.

## VAT

See Legal Pack.

## GUIDE PRICE

The property has a guide price of £325,000.

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.

## 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.

## LEGAL PACK


The legal pack is available to view online.


## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property has a rating of D.


## Get in Touch


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

 Alasdair McConnell MA (Hons) MRICS  
[A.McConnell@shepherd.co.uk](mailto:A.McConnell@shepherd.co.uk)

 Eve Wallace BSc (Hons)  
[E.Wallace@shepherd.co.uk](mailto:E.Wallace@shepherd.co.uk)

Joint Agent:

 Harry Stott MRICS  
[Harry.stott@galbraithgroup.com](mailto:Harry.stott@galbraithgroup.com)

 Murray Chisholm  
[Murray.chisholm@galbraithgroup.com](mailto:Murray.chisholm@galbraithgroup.com)



## 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.

[shepherd.co.uk](https://www.shepherd.co.uk)



PROPERTY AUCTIONS

**Galbraith**