

**BAIRD
LUMSDEN**

**Residential Building Plot, Arnfinlay,
Arnprior, Near Stirling, FK8 3HA.**

Offers over £105,000.



Particulars of Sale

Buchlyvie 2.5 miles, Kippen 2.6 miles, Callander 11 miles, Stirling 12 miles, Glasgow 25 miles, Perth 41 miles & Edinburgh 52 miles.

A superb building plot with Planning Permission In Principal granted to construct a detached home with panoramic mountain views and a southerly backdrop to open fields.

Approximately 0.17 acres (0.07 Ha).

DIRECTIONS

From Stirling travel west on the A811. Travel past the village of Kippen and enter the village of Arnprior. After passing the premises for Steven Burgess Fine Furniture turn into the next driveway on the left for Arnfinlay. Park in the driveway and access can be taken on foot to view the plot.

SITUATION

Arnprior has amenities including a village primary school, a hair dressing salon and regular local bus services. The secondary school catchment is Balfron High School and there is a bus service for pupils.

Arnprior is equi distant to the villages of Kippen and Buchlyvie. They offer village amenities including shops for everyday requirements, pubs with bar and restaurant facilities, specialist shops, doctors surgery, Post Office, churches, village halls and recreational amenities.

The picturesque surrounding countryside is ideal for outdoor pursuits with attractive walks, hill climbing, mountain biking, fishing, wildlife watching and canoeing.

Callander offers an array of shops, supermarkets, banks, a Post Office, hotels, pubs and restaurants.

Stirling is within easy driving distance of the plot and offers a range of facilities including High Street shops, edge of town retailers, business amenities, sports and leisure facilities.

Edinburgh and Glasgow are accessible by road and there is a good rail service to both cities from Stirling. They offer airports, cultural amenities and shopping facilities.

DESCRIPTION

Planning permission In Principle was approved on the 14th of April 2015 (Application Number 15/00080/PPP) to construct a single detached dwelling on this mature residential building plot. The plans and supporting documents for the plot can be viewed on Stirling Council`s website. Simply enter the planning reference number 15/00080/PPP in the on-line planning search function or use the link below:

<http://pabs.stirling.gov.uk/online-applications/simpleSearchResults.do?sessionId=DF3574234FB03DEAC7B9D497CB504A63?action=firstPage>

The frontage of the plot to the road is approximately 24.0 metres. The width of the plot at the build line is approximately 21.0 metres. The build line is set approximately 16.0 metres from the road. The overall depth of the plot from front to back is approximately 35.0 metres.

The plot enjoys a prime residential setting on the edge of the small village of Arnprior. There are stunning views to mountains and a lovely south facing backdrop to open fields to the rear. The boundaries of the plot are very mature with a range of specimen trees providing instant privacy for the new house. A mature Beech hedge on the east boundary provides all year round privacy from the neighbouring home Arnfinlay and the west boundary is to open farmland.

The plot is a wonderful opportunity for a buyer to create an individual home of their own design in a lovely setting with fine views.

GENERAL INFORMATION

NB The plot has been granted Planning Permission In Principle and offers not conditional on detailed planning permission are invited.

Offers conditional on a grant of detailed planning permission will not be considered.

Purchasers should carry out their own investigations with Stirling Council Planning Department to confirm they can build the style of home they would like on this plot.

SERVICES

Mains electricity and mains water are either on site or adjoining the plot. Purchasers will be responsible for the cost of connecting to these services. The purchaser will be responsible for the cost of installing their own septic tank. The purchaser will be responsible for the construction of the bell mouth and the bell mouth will serve as the access to both the plot and the existing dwelling Arnfinlay.

LOCAL AUTHORITY

Stirling Council, Viewforth, Stirling, FK8 2ET. Tel. 0845 277700.

VIEWING

By appointment through the selling agents. Contact Baird Lumsden, Monday to Friday between 9.00-5.00.Tel.:01786 833800. Also you can call the vendor Mr Bertin on 078252 96496 to confirm a viewing appointment.

Particulars and photos prepared July 2015.

IMPORTANT:
 This document should not be relied upon or used in circumstances other than those for which it was originally prepared and for which Rennick Architecture & Design were commissioned.
 Rennick Architecture & Design accepts no responsibility for this document to any party other than the person(s) to whom it was commissioned.
 Do not scale from this drawing. If in doubt ASK! All dimensions must be checked on site prior to works commencing.

REVISION: _____ DATE: _____

NORTH



PLANNING

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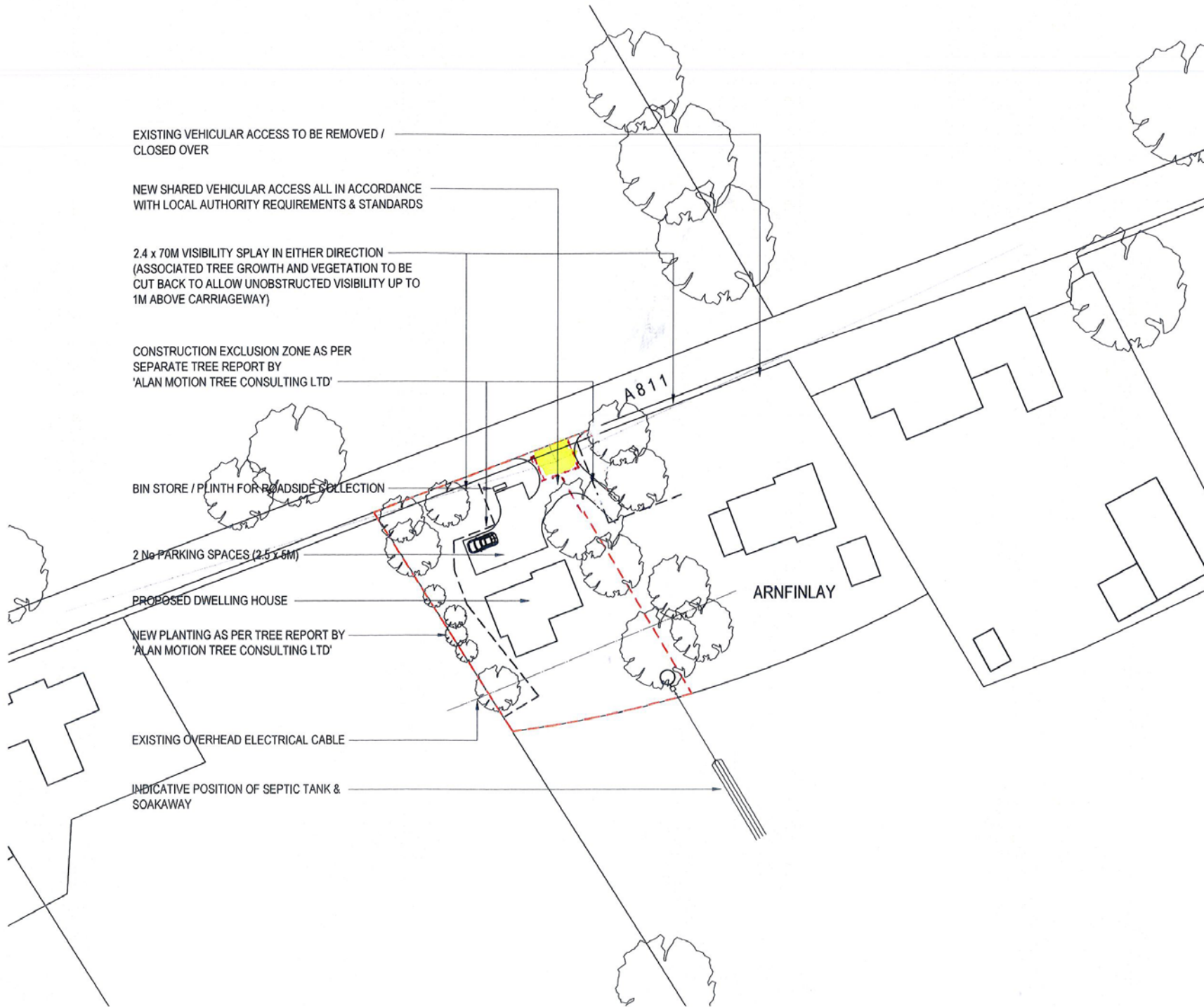
CLIENT
 MR & MRS D BERTIN

PROJECT TITLE
 FORMATION OF BUILDING PLOT IN
 GARDEN GROUND, 'ARNFINLAY',
 ARNPRIOR, STIRLINGSHIRE

DRAWING TITLE
 SITE PLAN AS PROPOSED

SCALE: 1:500@A3 DATE: JAN 2015

JOB NO	DRAWING NO	REVISION
15-002	AL(0)02	



EXISTING VEHICULAR ACCESS TO BE REMOVED /
 CLOSED OVER

NEW SHARED VEHICULAR ACCESS ALL IN ACCORDANCE
 WITH LOCAL AUTHORITY REQUIREMENTS & STANDARDS

2.4 x 70M VISIBILITY SPLAY IN EITHER DIRECTION
 (ASSOCIATED TREE GROWTH AND VEGETATION TO BE
 CUT BACK TO ALLOW UNOBSTRUCTED VISIBILITY UP TO
 1M ABOVE CARRIAGEWAY)

CONSTRUCTION EXCLUSION ZONE AS PER
 SEPARATE TREE REPORT BY
 'ALAN MOTION TREE CONSULTING LTD'

BIN STORE / PLINTH FOR ROADSIDE COLLECTION

2 No PARKING SPACES (2.5 x 5M)

PROPOSED DWELLING HOUSE

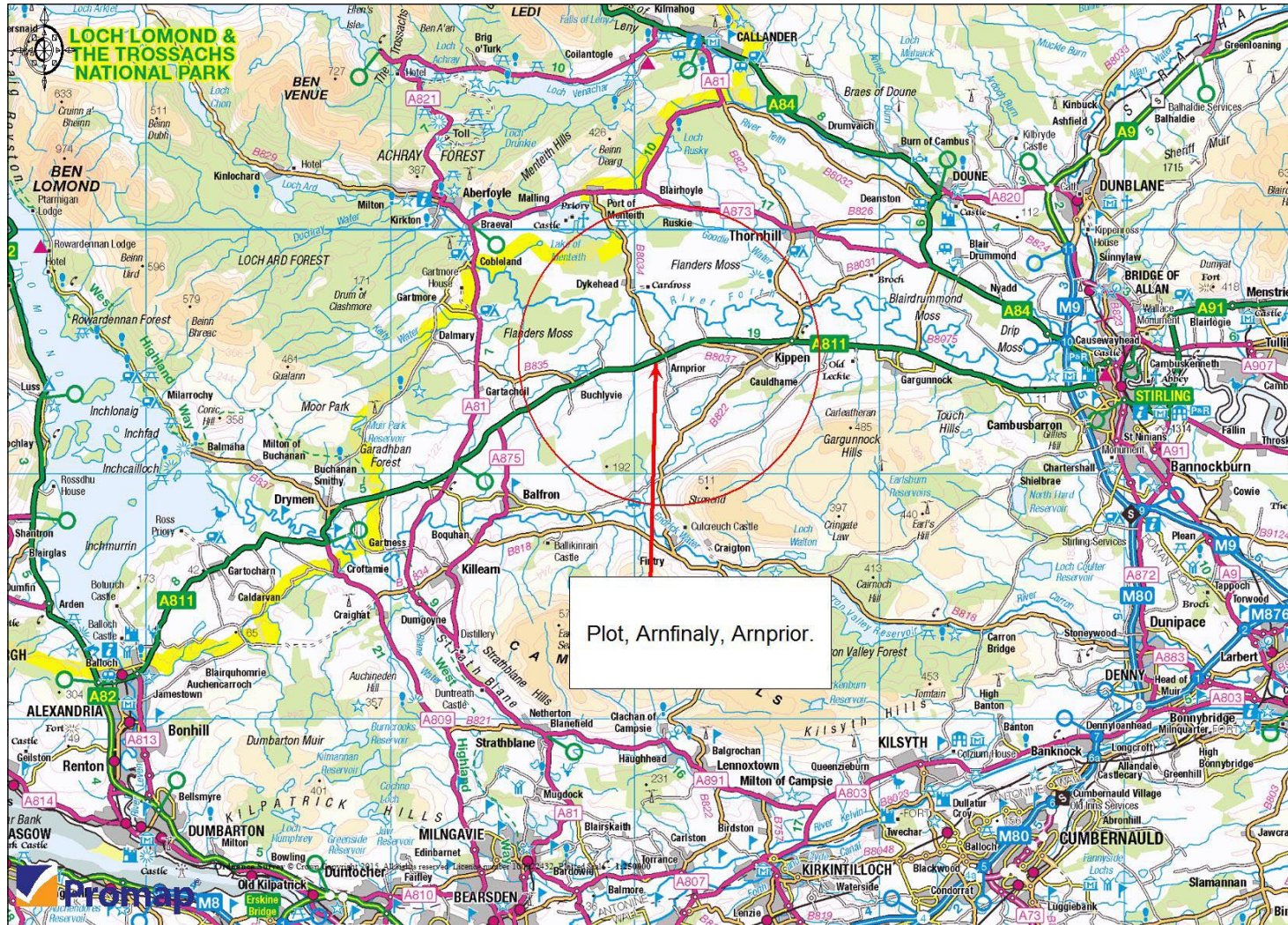
NEW PLANTING AS PER TREE REPORT BY
 'ALAN MOTION TREE CONSULTING LTD'

EXISTING OVERHEAD ELECTRICAL CABLE

INDICATIVE POSITION OF SEPTIC TANK &
 SOAKAWAY

A811

ARNFINLAY



PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property.

Baird Lumsden, their clients and any joint agents give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused.

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Selling Agents

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