



Plot A Easter Buckieburn

Carronbridge, Stirlingshire

Rural Development Plot

Planning Consent for 4 bedroom detached house

Stirling Council Planning Ref: 10/00290/FUL

Peaceful rural setting

Garden ground and paddock

About 1.16 acres

Offers Over £95,000

Stirling about 7 miles
Glasgow about 25 miles
Edinburgh about 40 miles



Situation

Easter Buckieburn is situated in rural Stirlingshire about 7 miles south west from the centre of Stirling and only about 5 miles from the M9/M80 motorway network, offering easy access to Edinburgh, Glasgow and beyond. There are local railway stations at Stirling, Croy (7 miles) and Larbert (9 miles).

The area offers comprehensive recreational amenities. The nearby Carron Valley Forest provides a network of walking, cycling and horse riding routes and the adjacent Carron Valley Reservoir has both boat and bank fishing.

Plot A Easter Buckieburn is within the catchment of Borestone Primary School and Stirling High School, with transport being provided to and from both.

Directions

From M9, Junction 9 (Stirling Services) roundabout take the A872 signposted Stirling, turn first left after leaving the roundabout (immediately before the Pirnhall Inn, continue for about ½ mile to a 'T' junction and turn left. Follow this road for about 4 miles, Plot A Easter Buckieburn can be found on the left.

Description

Plot A Easter Buckieburn extends to around 1.16 acres in total and includes a useful grazing paddock which would be suitable for ponies or other livestock. Planning consent is in place for the creation of an attractive 4 bedroom family home. Consent was granted by Stirling Council (Planning Ref: 10/00290/FUL) in September 2010 for the conversion of an existing stone and slate building. Some elements of the planning consent have been implemented, principally the creation of a new access road and some servicing infrastructure.

Plot A enjoys a peaceful setting surrounded by Stirlingshire's rural landscape. The plot itself offers a purchaser the opportunity to create a lovely family home with extensive garden and amenity ground. The size of the plot is such that there is a grazing enclosure lying to the north side of the access roadway which has scope for a variety of uses, including a pony paddock.

Overall, Plot A Easter Buckieburn gives a purchaser a rarely found opportunity to create a well located family home offering the endless benefits of a rural lifestyle.

Services

Water and electricity are on or close to the site but are not yet connected. Drainage to a septic tank which is to be installed at the purchaser's cost.

Price

Offers Over £95,000

Entry

By mutual agreement.

Viewing

Strictly by appointment only with the selling agents.

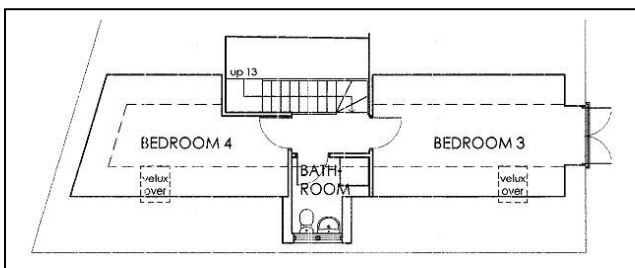
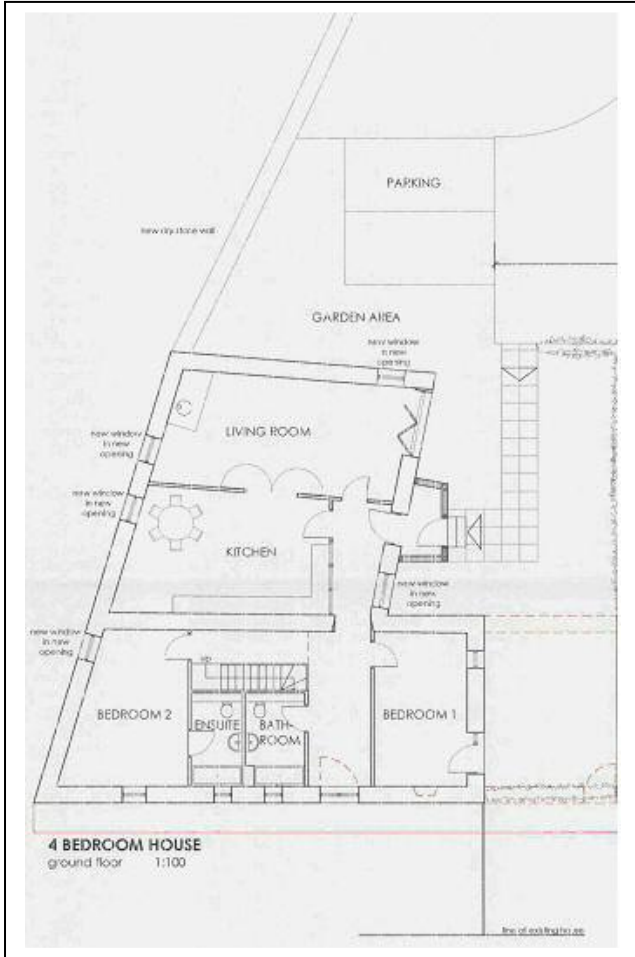
Council Tax

To be assessed.

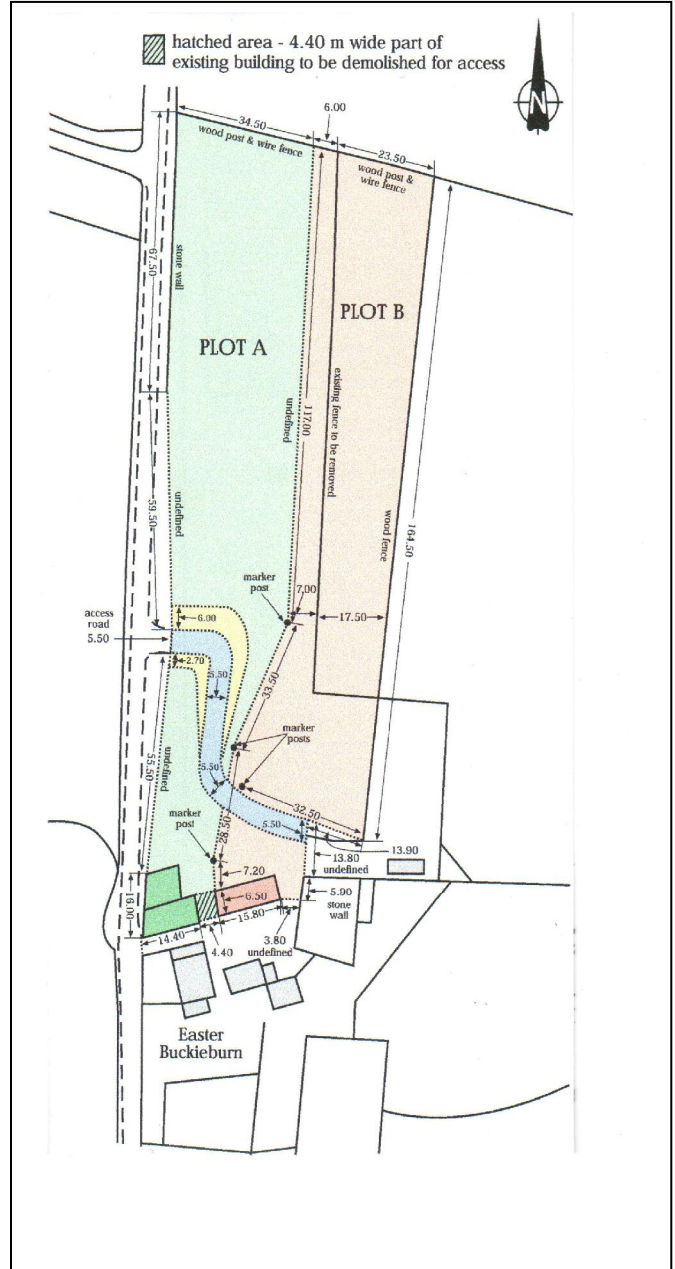
Closing Date

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, Durn, Isla Road, Perth, PH2 7HF.

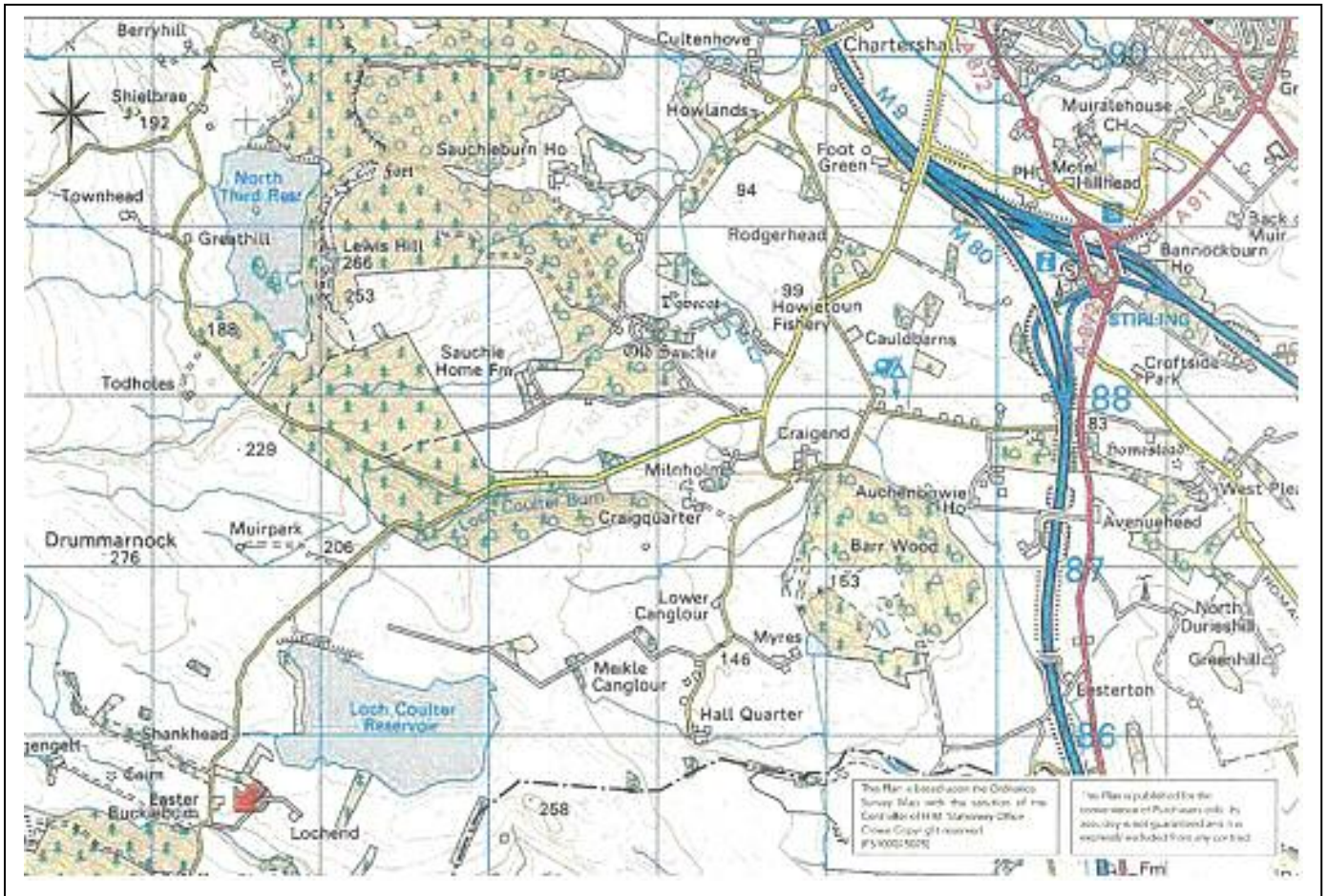
Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.



Proposed Floor Plan



Site Plan



Important Notice

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- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.