

# FOR SALE

## Residential Plots at Greenfoot Farm

Kippen, FK8 3JH

Working with

CALEDONIAN MARTS LTD

Auctioneers & Valuers

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

[www.drrural.co.uk](http://www.drrural.co.uk)

# Residential Plots, Greenfoot Farm,

Kippen, FK8 3JH

An excellent opportunity to acquire a residential plot, or all three plots, with substantial land attractive rural views and in an excellent location for easy commuting to Glasgow, Edinburgh or Stirling.

Kippen – 2 miles  
Stirling – 7 miles  
Edinburgh – 40 miles  
Glasgow – 30 miles

## Selling Agents

|                      |        |                                                              |
|----------------------|--------|--------------------------------------------------------------|
| Davidson & Robertson | Tel:   | 0131 449 6212                                                |
| Riccarton Mains      | Fax:   | 0131 449 5249                                                |
| Currie               | Email: | <a href="mailto:sales@drrural.co.uk">sales@drrural.co.uk</a> |
| Midlothian           | Web:   | <a href="http://www.drrural.co.uk">www.drrural.co.uk</a>     |
| EH14 4AR             |        |                                                              |

## Situation

The plots at Greenfoot Farm are in an ideal location for commuting anywhere within the central belt while being set in stunning scenery of rural Stirlingshire. The village of Kippen is only 2 miles away and offers a local shop and post office, award winning butcher and a bistro/delicatessen. There is a local primary school at Kippen and a high school at nearby Balfron. The independent sector is well provided for with Fairview International School in Bridge of Allan and Dollar Academy, Ardvreck School and Morrison's Academy all within easy reach. Stirling is only 6 miles away and provides more extensive shopping with a range of high street retailers and independent shops, a main line train station and easy access to motorway links for Glasgow, Edinburgh and Perth.

## Access

The plots are accessed via a private drive directly off the A811.

## Directions

Travelling from Stirling or the M9 then leave the motorway at J10 and take the Eastbound A84, then Raploch road to join Dumbarton Road/A811. Follow this road West and Greenfoot farm is c6 miles along the road on the right hand side. The roundabout at Boquhan is beyond the plots.

## Description

An opportunity to purchase three generous residential plots in a rural location with excellent transport links and connectivity for home working. The plots at Greenfoot farm have full planning permission for 4/5 bedroom detached houses arranged in a courtyard configuration (planning ref 14/00613/FUL with Stirling council). In addition to each plot further land is being provided within the sale price.



### Lot 1

Lot 1 extends to 950m<sup>2</sup> with the residential internal footprint extending to 152m<sup>2</sup>. The plot has a south-west aspect and provides the opportunity to build a 4/5 bedroom house on a generous plot in a rural location.

### Lot 2

Lot 2 extends to approximately 1,100 m<sup>2</sup> with a residential internal footprint of 137m<sup>2</sup>. The plot has garden area to the front and rear and provides open views across the countryside. The plot provides the opportunity to build a 4/5 bedroom house on a generous plot in a rural location.

### Lot 3

Lot 3 also extends to approximately 1,100 m<sup>2</sup> with a residential internal footprint of 137m<sup>2</sup>. The plot has garden area to the front and rear and provides open views across the countryside. The plot provides the opportunity to build a 4/5 bedroom house on a generous plot in a rural location.

The plots at Greenfoot are available individually or as a whole and offer an excellent opportunity to provide a family home with room for lifestyle living in a well connected area with good schools and commuting links.



NORTH ELEVATION AS PROPOSED



WEST ELEVATION AS PROPOSED - UNIT 1



NORTH ELEVATION AS PROPOSED - UNITS 2 & 3



### Services

Mains water and electricity are available to the site, a septic tank will need to be installed for waste.

### Access & Parking

Purchasers will be required to pay pro rata contributions to the creation of access and parking to the plots and thereafter maintenance on an equal basis. Heritable rights of access and parking will be provided for each plot.

### Local Authority

Stirling Council  
1-5 Port Street  
Stirling  
FK8 2EJ

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents. All viewers will adhere to the guidelines at the time of viewing as directed by the Selling Agents.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

Andrew Ion  
Kerr Stirling Solicitors  
10 Albert Place  
Stirling  
FK8 2QL

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### 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.

