



FOR SALE

Land at Gartlove

Gartlove, Alloa, Clackmannanshire, FK10 3PZ

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

Land at Gartlove

Gartlove, Alloa, Clackmannanshire,
FK10 3PZ

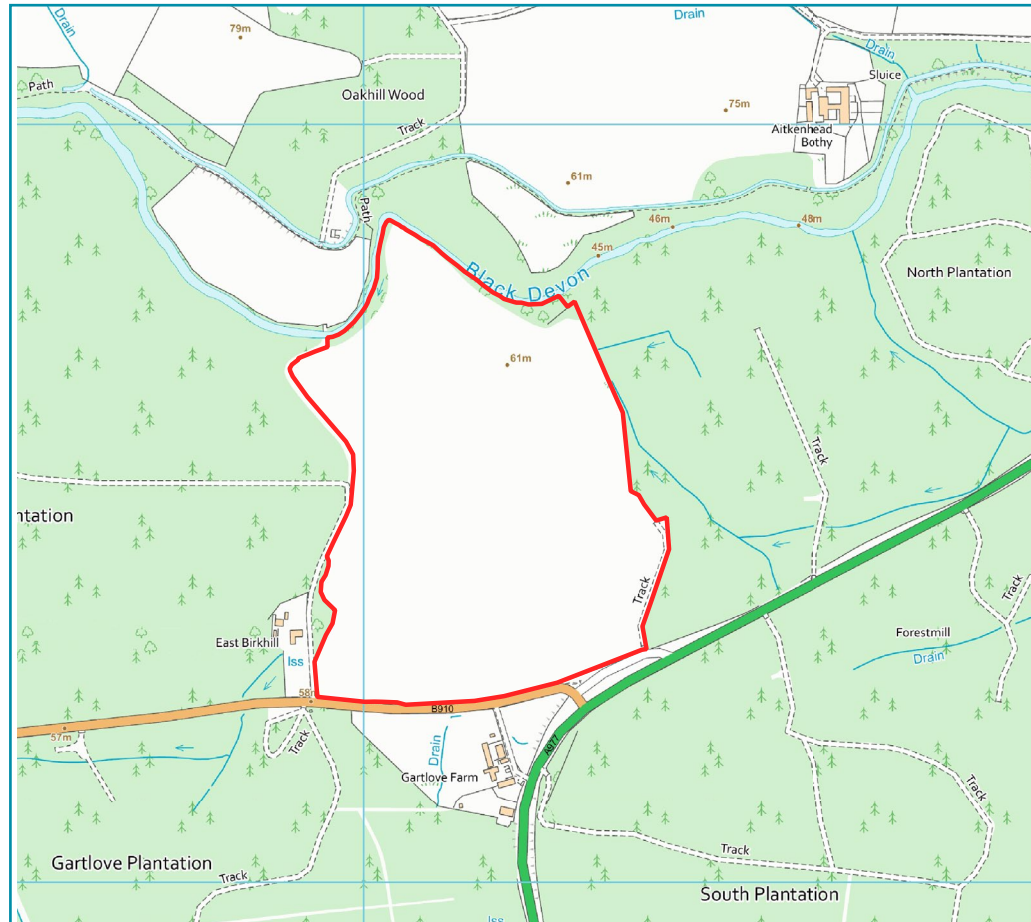
A fantastic opportunity to acquire an excellent piece of arable land with breathtaking views to the Ochil hills extending in total to approximately 52.90 acres (21.41ha).

The property benefits from

Roadside access and close to the trunk road network.

A great microclimate permitting early sowing.

Potential for leisure development subject to planning.



INDICATIVE SALES PLAN

Land at Gartlove
FK10 3PZ

Area: 52.88 acres (21.40ha)

Key

 Boundary

A4 - Scale- 1:3000

0 0.075 0.15 mi

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D&R
EST.1891

Selling agents

Davidson & Robertson

Rural Centre

West Mains

Ingliston

Edinburgh

EH28 8LT

Tel: 0131 449 6212

Email: sales@drrural.co.uk

Web: www.drrural.co.uk

Situation

The land is situated in Clackmannanshire near the village of Clackmannan and the town of Alloa in the central Lowlands of Scotland.

Clackmannan – 2.0 miles

Alloa – 4.1 miles

Stirling – 12 miles

Access

The land can be accessed directly from the B910 and there is access from a layby on the side of the A977.

What3words:

Entrance to Land – [///interacts.courage.toys](https://www.what3words.com/interacts.courage.toys)

Middle of land – [///window.hack.freshest](https://www.what3words.com/window.hack.freshest)

Directions

From the M9 motorway head north on the M876. At the roundabout take the exit for Perth and Alloa and cross the Clackmannanshire Bridge. Take the first exit at the next roundabout on to the A977 north, continue over the next roundabout to stay on the A977 for approximately 1.5 miles. Turn left onto the B910 and the access to the land is on the right.

Description

The land is classed as 3.2 by the James Hutton Institute and has been well maintained by the current owner. The land is in one field enclosure and is bordered by the Black Devon to the North and woodland to the East and West. The B910 runs along the southern boundary and access to the land can be taken directly from this road.

The field is free draining and has produced good yields of Spring Barley and wheat in recent years. The land rises from a low point of approximately 58 metres above sea level to a high point of 74 metres above sea level.

Basic Payment Scheme (BPS)

The land is registered under the Basic Payment Scheme and all the land is allocated as region 1. The payment for 2024 will be retained by the vendors. The entitlements to the BPS are to be included in the sale.

Planning & Development

There are currently no active planning applications covering the land. There may be potential for the field to be used for alternative uses subject to obtaining the relevant permissions from the local authority.

Sporting Rights

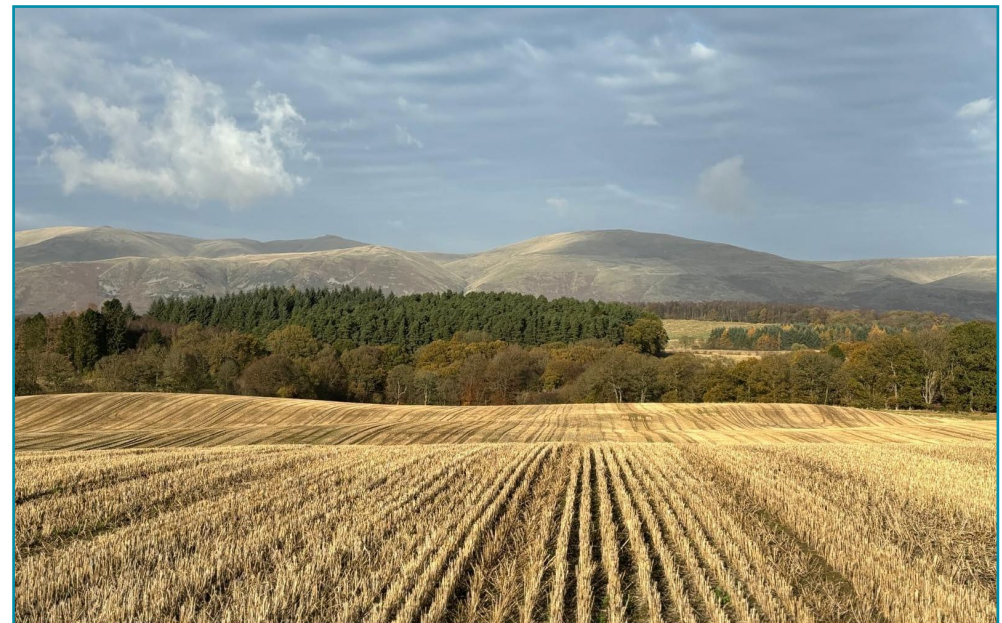
Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Clackmannanshire Council
Kilncraigs,
Greenside St,
Alloa
FK10 1EB
Tel: 01259 450000



Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

Solicitor

Brodies LLP
110 Queen Street
Glasgow
G1 3BX
Scotland UK
Tel: +44 (0)141 248 4672

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd.
Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

Date of Entry

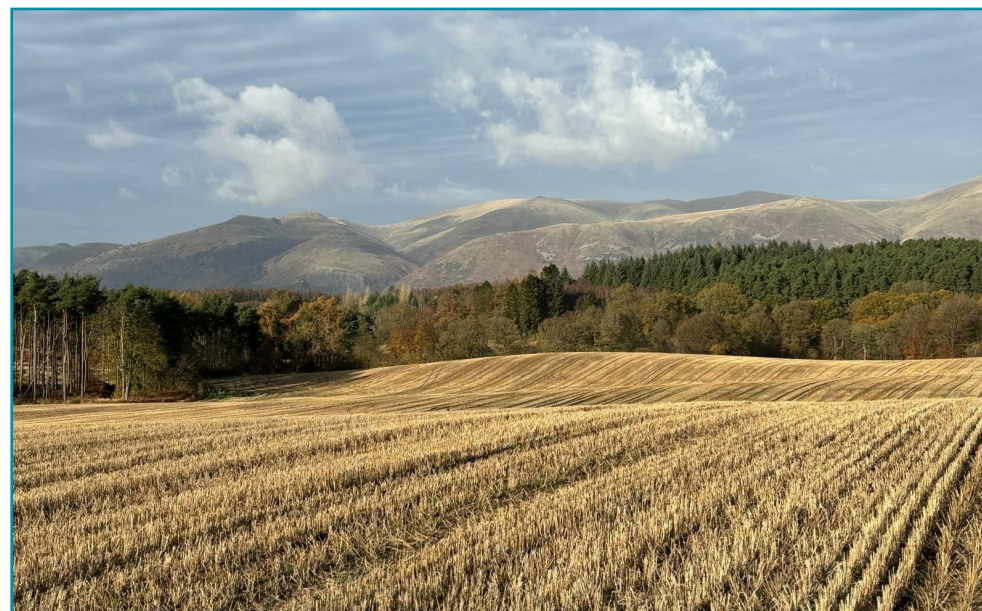
By mutual agreement.

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.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.



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.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars prepared – November 2024

Photographs taken – June 2022 & November 2024