

An aerial photograph of a development plot. The plot is a triangular-shaped area with a dense forest of green trees on the left side, a grassy field with some taller grasses in the middle, and a body of water on the bottom left. The surrounding area is a lush green landscape with more trees and some buildings in the distance. The Galbraith logo is in the top right corner.

Galbraith

DEVELOPMENT PLOT

BALQUHIDDER, LOCHEARNHEAD, PERTHSHIRE



DEVELOPMENT PLOT, BALQUHIDDER, LOCHEARNHEAD, PERTSHIRE

Excellent positioned plot on the banks of Loch Voil

Balquidder 0.3 miles ■ Callender 13.3 miles ■ Glasgow 48.4 miles

- Planning permission for holiday dwelling
- Potential for a 3 bedroom property
- Private access to Loch Voil
- Excellent potential for future holiday rental
- Local amenities close by
- Fantastic outdoor activities locally

About 0.68 Ha (1.7 Acres)

For Sale as a Whole

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

The property lies in Balquhiddier Glen on the western edge of the Kirkton of Balquhiddier and in the National Park of Loch Lomond and the Trossachs. Its eastern border is adjacent to the unique SSSI Stronvar Marshes which extends to the East and South shores of Loch Voil.

DESCRIPTION

The property extends over approx. 1.7 acres and enjoys extensive private loch frontage and private loch access, offering marvellous opportunities for recreation and including riparian rights. A unique feature of the property is the presence of a sequoiadendron giganteum sp.

PLANNING PERMISSION

Planning permission is granted by The National Park Planning Authority for a high quality single storey 3-bed 'residential dwelling for holiday use'. It's of a traditional stone design with a charming appearance on the elevation fronting the road and more modern side and rear elevations with large areas of glazing and a balcony to maximise daylight and outlook from the property towards Loch Voil and Ben Vorlich with the objective of delivering a world class visitor experience.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Council Tax	Broadband	Mobile
Available nearby	Available nearby	To be installed	Freehold	To be assessed	Available nearby	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

FK19 8PQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///strictest.judges.cloth

SOLICITORS

Roddy McGeoch, Cullen Kilshaw - Waverley Chambers, Ladhope Vale, Galashiels, TD1 1BW

LOCAL AUTHORITY

Stirling Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.



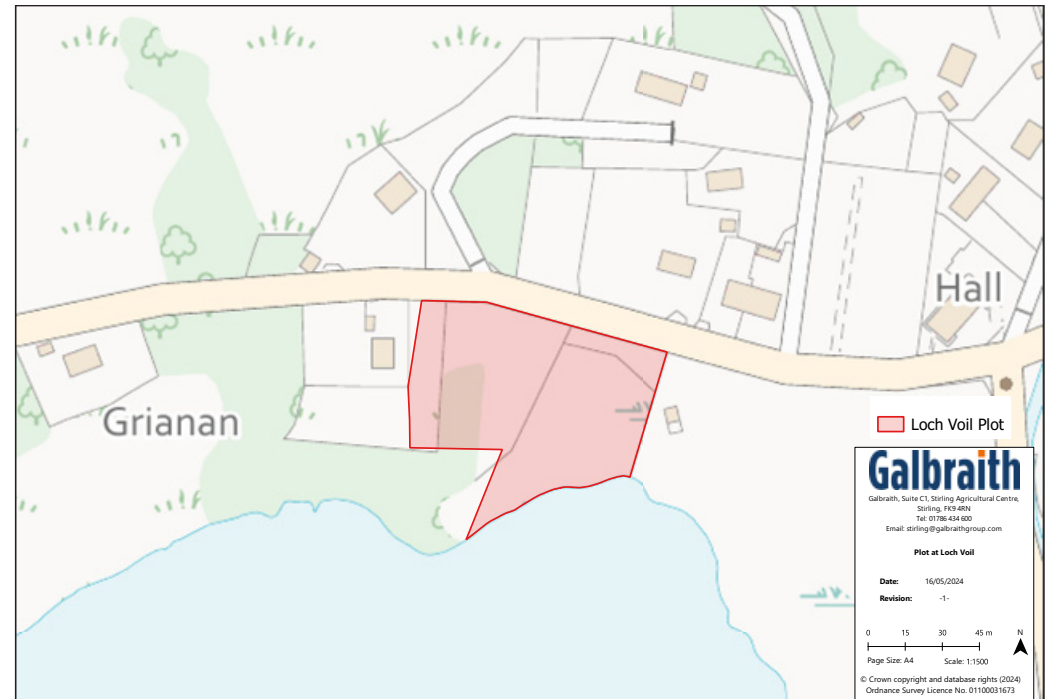
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.





Galbraith



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