

LAND AND STABLES AT COULLMORE
ALLOA, CLACKMANNANSHIRE



Lot 1

LAND AND STABLES AT COULLMORE, ALLOA, CLACKMANNANSHIRE

An attractive block of amenity woodland and grazing land with a livery yard

Clackmannan 1.5 miles ■ Stirling 11 miles ■ Glasgow 32 miles

- Range of adaptable stables and store sheds and an outdoor riding arena
- Useful area of primarily Grade 3.2 pasture land set out in equestrian paddocks
- Productive block of semi-mature amenity woodland with a network of internal tracks
- Potential to expand sporting and environmental interests
- Located in a private but accessible location close to amenities

FOR SALE AS A WHOLE OR IN 2 LOTS

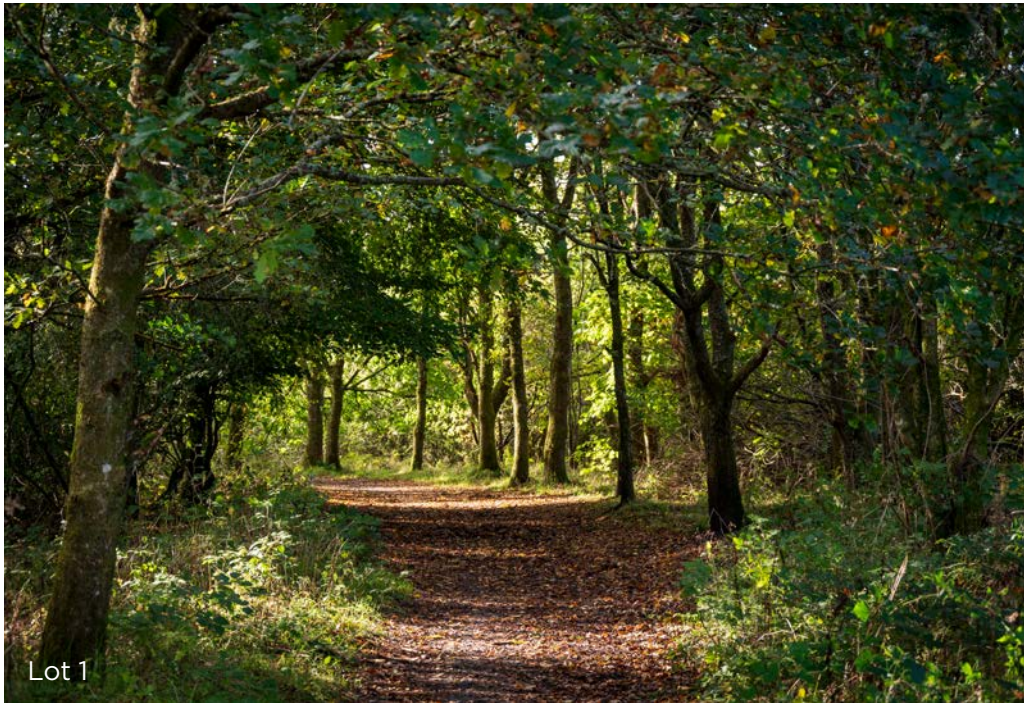
About 52.61 Ha (129.99 Acres)

Galbraith

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 OnTheMarket





Lot 1



Lot 1

SITUATION

The Land and Stables at Coullmore are situated in an elevated position approximately 1.5 miles north east of Clackmannan and about 3.5 miles north east of Alloa. Clackmannan is a small town situated in the Forth Valley and benefits from a good range of amenities including a primary school, church, shops, bowling club, health centre and the historical Clackmannan Tower.

The property is within easy commuting distance of the City of Glasgow, Scotland's largest city, being within about 35 miles to the south west of the property, with world renowned shopping outlets, businesses and entertainment facilities.

The Land and Stables are located in close proximity to Gartmorn Dam Country Park which is a great place to enjoy the local countryside with family and friends. The property is also located a short distance from the Ochil Hills which have breath taking views across the Forth Valley.

DESCRIPTION

The Land and Stables at Coullmore comprises an area of amenity woodland, pasture ground and a livery yard. The property extends to approximately 52.61 Ha (129.99 acres) in total with the land split between a large area of amenity woodland, which is interspersed with several areas of pasture ground. Located to the south east of the subjects there is an excellent range of purpose-built buildings comprising several stables, tack rooms and store sheds. The property is located within a ring fence and is bound to the north by Gartmorn Dam. The property benefits from a right of access over a private access track which leads north from the B910.

METHOD OF SALE

The Land and Stables at Coullmore are offered for sale as a whole or in 2 lots.

LOT 1: AMENITY WOODLAND EXTENDING TO ABOUT 34.92 HA (86.29 ACRES)

The woodland area extends to approximately 34.92 Ha (86.29 Acres) in total and comprises a mix of amenity woodland and areas of open grassland. The woodland sits between approximately 52m to 75m above sea level at its highest point and there are number of viewing areas which provide panoramic views to the south and north of the subjects. The woodland predominantly consists of deciduous amenity trees such as Silver Birch, Rowan and young Beech trees. The land is classified as Grades 3.2 and 4.2 by the James Hutton Institute. The woodland benefits from an excellent network of footpaths due to its former life as community woodland. The woodland is accessible by right of vehicular access provided via a private road which leads from B910 public road to the east of Grassmainston Farm which is marked as A-B-C on the sale plan. There is also a timber built field shelter which is used for temporary stabling.

LOT 2: LIVERY YARD AND LAND EXTENDING TO ABOUT 17.69 HA (43.71 ACRES)

Livery Yard

There is a range of buildings located across the property, briefly the buildings comprise:

Store (5.95m x 4.99m) and (5.95m x 3.0m)

Of timber construction under a corrugated roof with a concrete slabbed floor.

Stable Block 1 (8.37m x 6.13m)

Of timber construction under a tin and felt roof with a concrete slabbed and earth floor, contains 4 stables and a tack room

Store 1 (6.31m x 4.21m)

Of timber construction under a box profile roof with an earth floor.

Store 2 (5.92m x 2.67m)

Of timber construction under a box profile roof with an earth floor.



Timber Stable Block 2 (6.53m x 5.31m)

Of timber construction under a tin roof with a concrete slab floor with timber and box profile side cladding, contains 2 stables.

Modern Shed (9.56m x 6.05m)

Of steel portal frame construction under a box profile roof with a concrete floor, box profile side cladding and a personnel and roller shutter door.

Lunging Pen (12.43m x 10.38m)

Enclosed by post and rail fencing, with an earth floor.

Tack Room (Cabin) (6.05m x 5.93m)

Steel frame cabin with corrugated roof and centre personnel door.

Garage

Adjoining one of the containers of Concrete frame construction under a felt roof with a concrete floor.

Store 3

Situated between two of the containers, of steel portal frame construction under a box profile roof with a stone floor.

Shipping Containers x 6 (5.89m x 2.35m)

Located around the property are five commercial 20ft shipping containers used for a variety of storage purposes.

Riding Arena (40m x 20m)

Enclosed by post and rail fencing, with a woodchip floor.

Timber Stable Block 3 (21.37m x 3.82m)

Of timber construction under a box profile roof with a concrete slab and earth floor, contains 5 stables, Tack room and a store room above.

There are number of additional timber field shelters which are used for temporary stabling, and some further timber stores located within the enclosures to the north and east of the principle equestrian blocks.

The Land in Lot 2

The land extends to approximately 17.69 Ha (43.71 Acres) in total and comprises a mix of pasture land and woodland to the east of the holding. The land has principally been classified as Grades 3.2, 4.1 and 6.2 by The James Hutton Institute. The land sits between approximately 52m to 68m above sea level at its highest point. The land is split into a number of paddocks which have been used in conjunction with the existing livery yard at the subjects and is accessed via an excellent network of internal tracks.

IACS

All the land and woodland is registered for IACS purposes

NITRATE VULNERABLE ZONE (NVZ)

The Land and Stables at Coullmore are not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2023

For the avoidance of doubt there are no Basic Payment Entitlements included with the sale or attached to the holding.



LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

ENVIRONMENTAL/TPO DESIGNATIONS

Part of the woodland within Lot 2 on the eastern boundary forms part of the Linn Mill Site of Special Scientific Interest (SSSI). The subjects are also located immediately adjacent to, but do not form part of, the Gartmorn Dam SSSI which lies to the north of the subjects. Further details on operations requiring consent within the respective areas outlined are available via the Nature Scot website <https://sitelink.nature.scot/about>

There is a Tree Preservation Order (TPO) covering an area of woodland to the west of Lot 1.

There is a small area of Lot 2 along the northern boundary which forms part of the Gartmorn Dam Country Park. Further details are available via the Clackmannanshire Council website <https://www.clacks.gov.uk/culture/gartmorndam/>

LOCAL AUTHORITY

Clackmannanshire Council
Kilncraigs
Alloa
Clackmannanshire
FK10 1EB
T: 01259 450000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 0300 2445400
W: SGRPID.perth@gov.scot

MINERALS

Insofar as the minerals form part of the property title they are included within the sale.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.





Lot 1

DIRECTIONS

From Clackmannan Main Street head east and continue onto the B910. After approximately 0.9 miles, turn left and following the road which will take you up to the subjects.

POST CODE

FK10 3PZ

WHAT3WORDS

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

Lot 1: <https://what3words.com/widest.lions.limitless>

Lot 2: <https://what3words.com/chopper.rural.line>

SOLICITORS

Thorntons
Whitefriars House
7 Whitefriars Crescent
Perth
PH2 OPA
T: 01738 621212
E: perth@thorntons-law.co.uk

VIEWING

Strictly by appointment with the Selling Agents.



POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

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.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

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 as satisfied themselves in respect thereof.

There are several core paths which cross both Lot 1 and Lot 2 (paths 118, 119, 120 and 121) and are detailed within the Clackmannanshire Council Core Paths Plan dated June 2009. There is also a public right of way which follows the access road which leads north from point B on sale plan through Lot 2 and along the north eastern boundary of Lot 2.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047. Email: alistair.christie@galbraithgroup.com

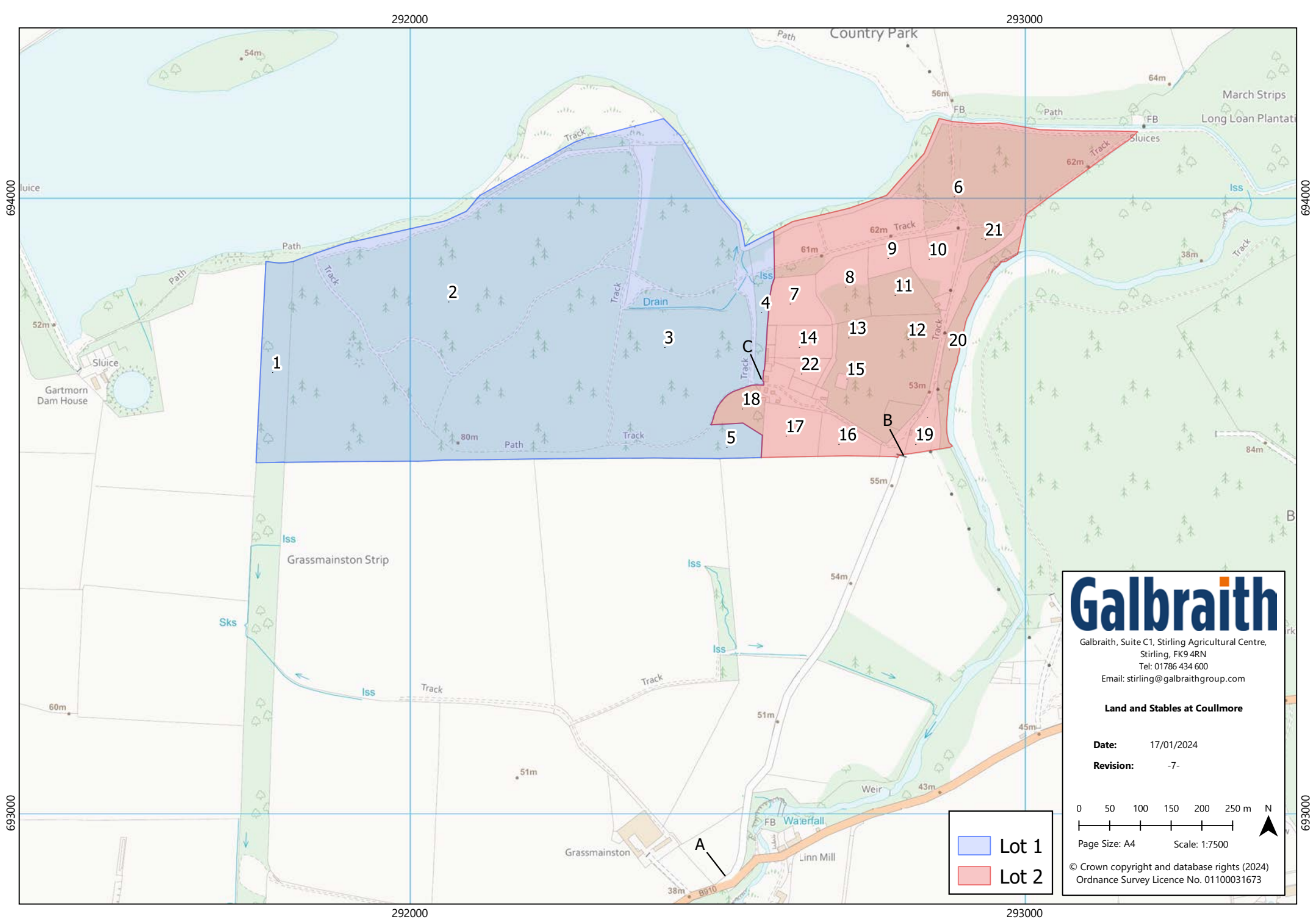
IMPORTANT NOTES

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. 8. Photographs taken in October 2023. 9. Brochure prepared November 2023.



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FIELD NO	AREA		BPS REGION	PGRS		PGRS, WOODLAND		WOODLAND		OTHER	
	(HA)	(ACRE)		(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)
LOT 1											
1	1.44	3.56	0					1.44	3.56		
2	25.50	63.01	2	1.52	3.76			23.98	59.25		
3	4.80	11.86	2					4.80	11.86		
4	0.55	1.36	2	0.12	0.30			0.43	1.06		
5	0.59	1.46	1	0.49	1.21			0.10	0.25		
MISC	2.04	5.04								2.04	5.04
TOTAL	34.92	86.29		2.13	5.26	0.00	0.00	30.75	75.98	2.04	5.04
LOT 2											
6	5.30	13.10	2	0.99	2.45	1.11	2.74	3.20	7.91		
7	0.67	1.66	1	0.67	1.66						
8	0.84	2.08	2	0.42	1.04	0.04	0.10	0.38	0.94		
9	0.33	0.82	2	0.33	0.82						
10	0.75	1.85	1	0.60	1.48	0.15	0.37				
11	0.66	1.63	2			0.66	1.63				
12	1.82	4.50	0	0.15	0.37	0.29	0.72	1.38	3.41		
13	0.45	1.11	0					0.45	1.11		
14	0.50	1.24	1	0.50	1.24						
15	0.63	1.56	0					0.49	1.21	0.14	0.35
16	0.53	1.31	1	0.48	1.19			0.05	0.12		
17	0.45	1.11	1	0.45	1.11						
18	0.77	1.90	1	0.77	1.90						
19	0.37	0.91	2	0.37	0.91						
20	0.79	1.95	0					0.79	1.95		
21	0.27	0.67	2			0.27	0.67				
22	0.23	0.57	1	0.23	0.57						
MISC	2.33	5.76								2.33	5.76
TOTAL	17.69	43.71		5.96	14.73	2.52	6.23	6.74	16.65	2.47	6.10
TOTAL	52.61	129.99		8.09	19.99	2.52	6.23	37.49	92.64	4.51	11.14

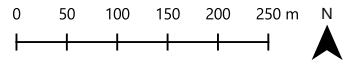


Galbraith

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Land and Stables at Coullmore

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Lot 1
 Lot 2



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