

INDICATIVE PURPOSES ONLY

COMMERCIAL AUCTIONS

ONLINE AUCTION

- > AUCTION DATE: 18TH APRIL 2024
AT 2:30PM
- > [CLICK HERE FOR LOCATION](#)
- > TOTAL SITE AREA: APPROX. 1.734 HECTARES
(4.284 ACRES)
- > GUIDE PRICE: £12,500

FOR SALE

LAND AT BALQUHIDDER, LOCHEARNHEAD, STIRLING

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ON BEHALF OF:
Railway Paths

LOCATION

The subjects are situated in the village of Balquhider, within the Stirling council area. Balquhider is a popular tourist village in the heart the Scottish Highlands and is located approximately 53 miles north of Glasgow and 27 miles north-west of Stirling.

The A82 runs directly through the village and acts as one of the main access roads between Callander and routes throughout the north of Scotland, thus carrying high levels of vehicular traffic. The surrounding area offers a range of outdoor based activities with various walking routes and Loch Earn situated in the nearby vicinity.

DESCRIPTION

The total site area extends to approximately 1.734 hectares (4.284 acres). The subjects exclude the area shaded in pink on the title plan overleaf. Please refer to the legal pack for further information.

The subjects comprise an irregular shaped site that runs adjacent to the A84. Entry to the site is gained from the nearby access road, and the configuration of the site would lend itself towards a variety of uses subject to planning. The site is covered in a mixture of vegetation and woodland.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

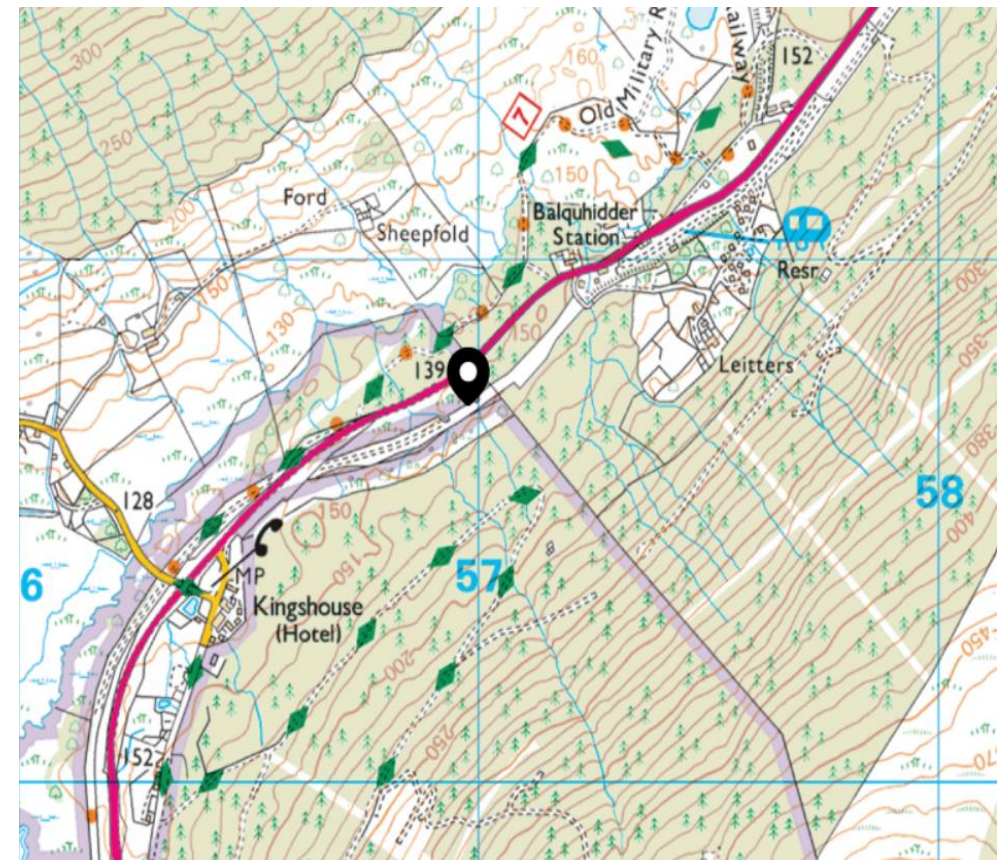
PLANNING

The land is located within the boundaries of Loch Lomond & The Trossachs National Park and falls within the Stirling Local Council area. It is the responsibility of any potential purchaser to ensure they are satisfied in this regard. Further details can be accessed on the Stirling Council website at <https://www.stirling.gov.uk/>.

RATEABLE VALUE

It appears that the subjects are not entered within the current Valuation Roll. Prospective purchasers are advised to make their own enquiries.

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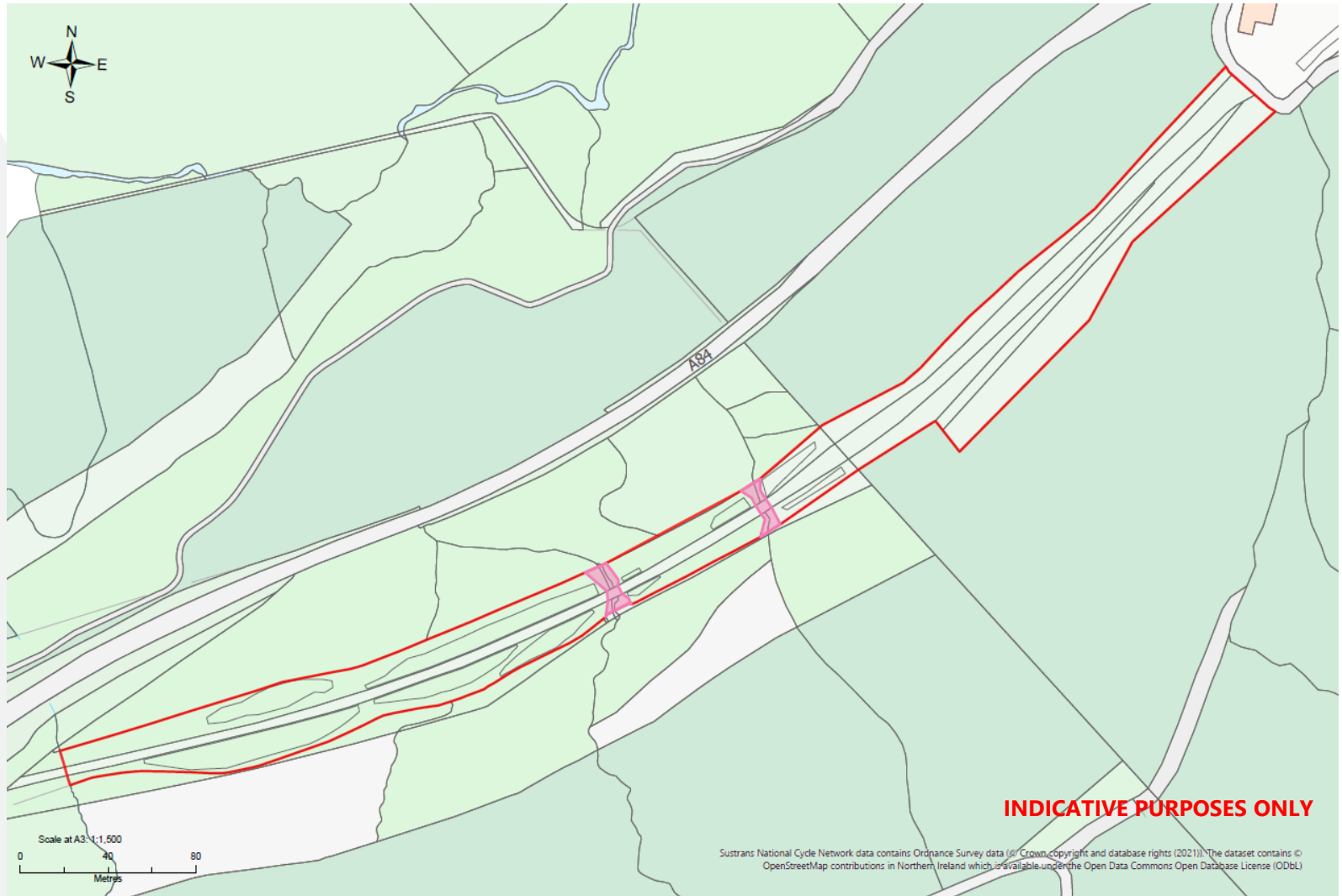


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www.shepherd.co.uk/commercial-auctions



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AUCTION DATE

The auction will be held on 18th April 2024 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

VAT

See legal pack for further information.

LEGAL PACK

The legal pack is available to view online.

GUIDE PRICE

The heritable interest is for sale at a guide price of £12,500 exclusive of VAT, where applicable.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CONTACT DETAILS

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For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**