

FOR INDICATIVE
PURPOSES ONLY

ONLINE AUCTION

- > AUCTION DATE: 18TH APRIL 2024
AT 2.30PM
- > [CLICK HERE FOR LOCATION!](#)
- > POTENTIAL DEVELOPMENT
OPPORTUNITY SUBJECT TO
PLANNING
- > TOTAL SITE AREA: 1.46
HECTARES (3.6 ACRES) APPROX
- > GUIDE PRICE: £5,000

FOR SALE

EWICH AREA 3, CRIANLARICH, STIRLINGSHIRE, FK20 8RU

Alasdair McConnell MA (Hons) MRICS a.mcconnell@shepherd.co.uk 01786 450 438– 07393 803 404



Forestry and
Land Scotland

LOCATION

The subjects are situated a short distance to the northwest of Crianlarich, within the Stirling council area. The location benefits from direct access to the A82 which carries a high volume of passing vehicular as it connects with road networks throughout Scotland. The subjects are located in close proximity to Ewich House.

Crianlarich is a popular destination for tourists seeking outdoor adventure and a taste of rural Scotland. The village is often referred to as one of the gateways to the Scottish Highlands.

DESCRIPTION

The subjects comprise a split site, with the three sections being of irregular shape. The site is covered by a mixture of vegetation and woodland. The site is positioned adjacent to the main access road through Crianlarich.

The total site area extends to approximately 1.46 hectares (3.6 acres).

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 marketing information provided is indicative only.

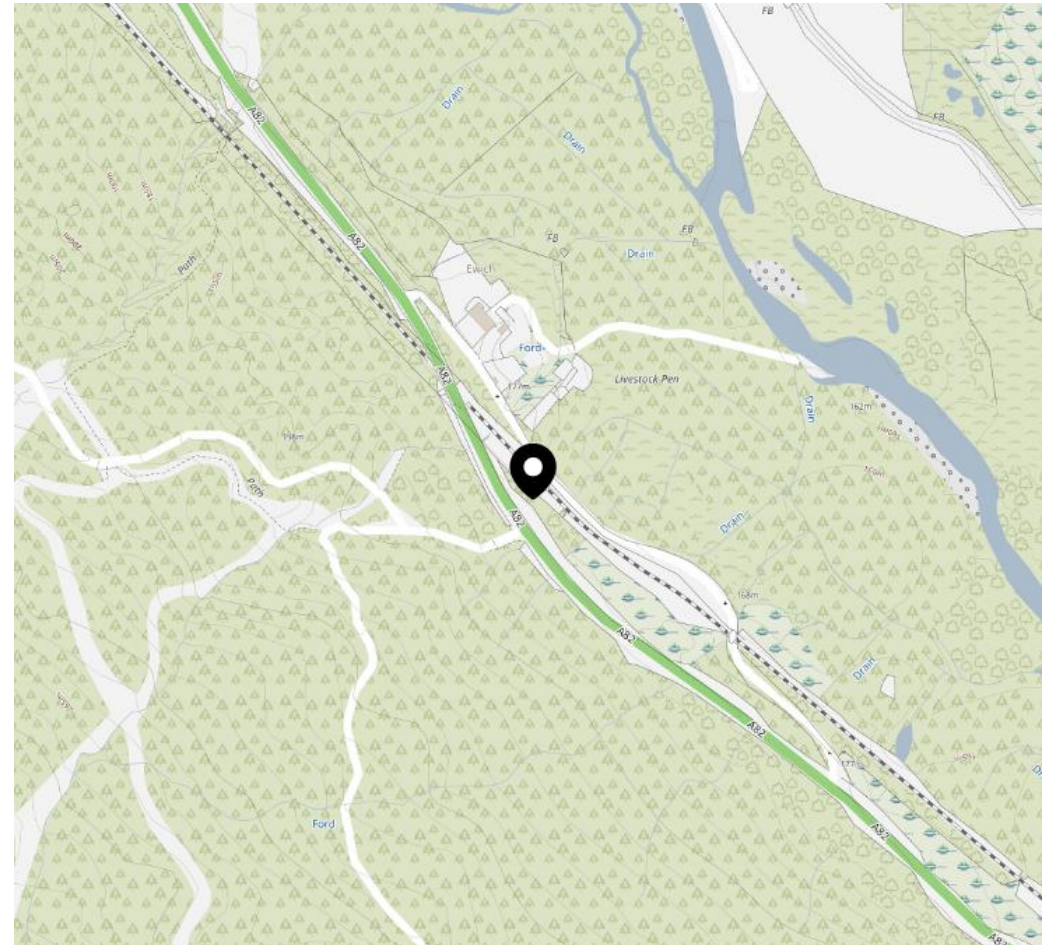
PLANNING

The subjects are covered in the Stirling council area, however, is covered within the Loch Lomond & The Trossachs planning regulations.. It will be incumbent upon any purchaser to satisfy themselves in this respect. More information can be found at <https://www.lochlomond-trossachs.org/>

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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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. In the case of this site however, there is a nil reserve.

GUIDE PRICE

The heritable interest is for sale at a guide price of £5,000 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

There are no buyer's fees on this lot.

VAT

See legal pack for further information.

LEGAL PACK

The legal pack is available to view online

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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Local Office Contact

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

Shepherd Chartered Surveyors Alasdair McConnell MA (Hons) MRICS a.mcconnell@shepherd.co.uk

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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. **PUBLICATION: MARCH 2024**