

FOR INDICATIVE PURPOSES ONLY

FOR SALE  
BY ONLINE  
AUCTION



Auction Date: 10<sup>th</sup>  
February 2026

9.58 ACRE PLOT (3.87 Ha)

LARGE SITE PREVIOUSLY  
USED FOR  
GRAZING/EQUESTRIAN  
PURPOSES

POTENTIAL FOR FUTURE  
DEVELOPMENT SUBJECT TO  
PLANNING

Guide Price : £15,000



GOOGLE MAPS

LAND AT LOWER MAINS, DOLLAR, FK14 7LN

CONTACT: Alasdair McConnell MA (Hons) MRICS  
Eve Wallace BSc Hons  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

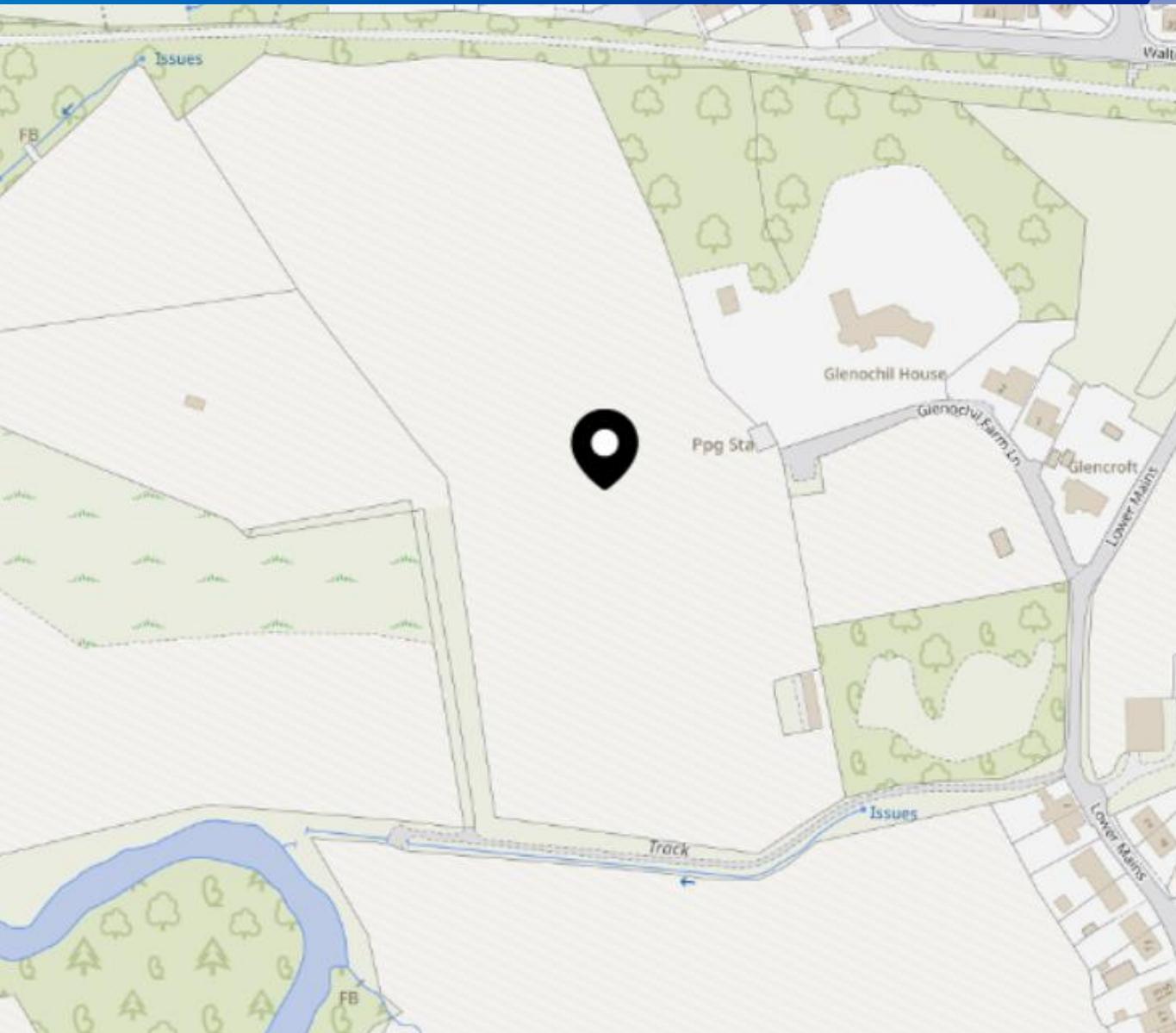
| [A.McConnell@shepherd.co.uk](mailto:A.McConnell@shepherd.co.uk) | 07393 803 404 |  
| [E.Wallace@shepherd.co.uk](mailto:E.Wallace@shepherd.co.uk) | 07743 938 319 |

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PROPERTY AUCTIONS



# Location

LAND AT LOWER MAINS,  
DOLLAR, FK14 7LN



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## LOCATION

The subjects are located on the southern outskirts of Dollar, at the foot of the Ochil Hills. The land can be found just off Glenochil Farm Lane, past Lower Mains village (we understand that Glenochil Farm Lane is in private ownership – see the legal pack for further information).

Primary access is taken from the lane to the southern end of the site. Lower Mains village is a rural settlement known for its peaceful setting and strong sense of community. The surrounding land is primarily used for residential dwellings and agricultural purposes.

The subjects can be accessed via the A91, providing connectivity to Stirling and other nearby towns and villages, including Alloa and Tillicoultry. Edinburgh and Glasgow can also be reached via the motorway network. Dollar can also be accessed by rail though the closest railway station is now Alloa.

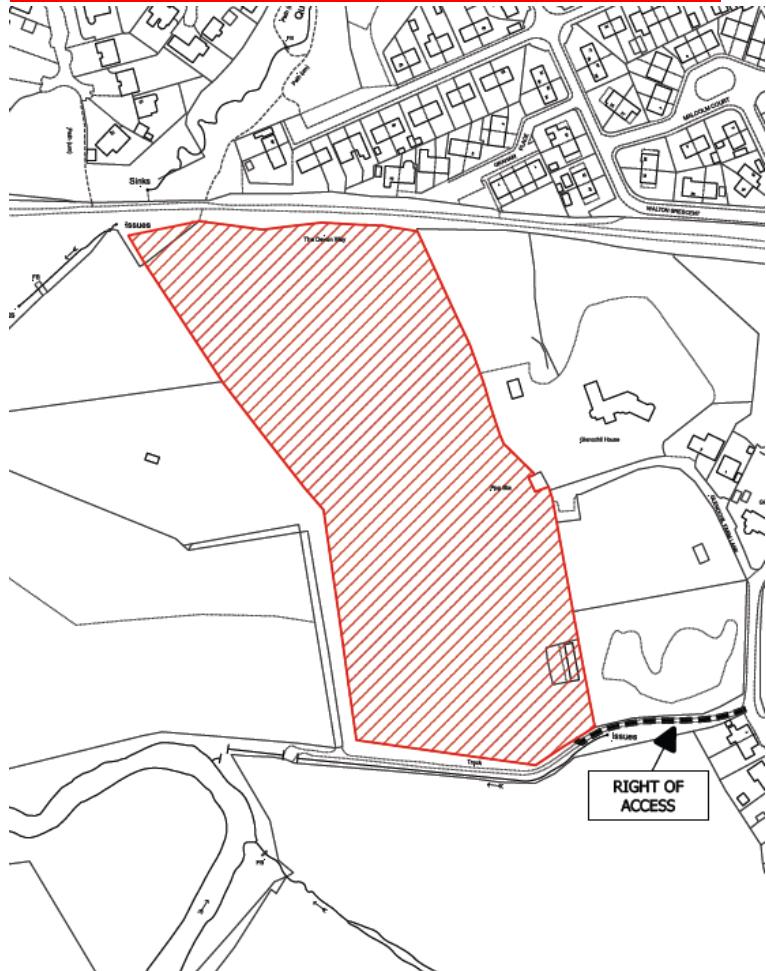




# Description

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## DESCRIPTION

The subjects comprise a site of land for sale at Lower Mains, Dollar, extending to approximately 9.58 acres (3.87 hectares).

The subjects have historically been used for a variety of purposes, and most recent for equestrian use and horse grazing. The field is finished in grass although historically brickworks and other commercial uses were located in the vicinity and were later demolished.

Prospective purchasers are required to satisfy themselves as to the suitability of the land for their intended use and to ensure compliance with all relevant legal and statutory requirements.

There is no planning permission currently in place for the site. Accordingly, any purchaser seeking to develop or build on the land would be required to submit an appropriate planning application.



# The Details

LAND AT LOWER MAINS,  
DOLLAR, FK14 7LN

## Auction Date

The auction will be held on 10<sup>th</sup> February 2026 at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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

## Guide Price

The property has a guide price of £15,000.

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.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,300 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

Not Applicable.

## Get in Touch

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

 **Alasdair McConnell MA (Hons) MRICS**  
[A.McConnell@shepherd.co.uk](mailto:A.McConnell@shepherd.co.uk)

 **Eve Wallace BSc (Hons)**  
[E.Wallace@shepherd.co.uk](mailto:E.Wallace@shepherd.co.uk)

**Shepherd Chartered Surveyors**  
11 Gladstone Place, Stirling, FK8 2NN  
**T: 01786 450 438**



## 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.

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