



Galbraith

COILANTOGLE

LOCH VENACHAR, CALLANDER, STIRLINGSHIRE

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A unique development opportunity with breath taking views of Loch Venachar

Callander 3.0 miles ■ Stirling 18.5 miles ■ Glasgow 44.3 miles

- Detailed planning approved
- Unique development opportunity
- Large attractive plot
- Views over Loch Venachar

Approximately 0.82 hectares (2.03 acres)

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket



SITUATION

Coilantogle is located within rural Stirlingshire and lies approximately three miles to the south west of the town of Callander, and approximately 18.5 miles north west of Stirling. The local town of Callander is one of the 'gateways to the Highlands' and provides the everyday amenities expected of a thriving town, including a post office, supermarkets, specialist food shops, florist, chemist and a health centre. The town has excellent primary and secondary schooling and the McLaren Leisure Centre offers a good range of sporting opportunities including a swimming pool. Callander Golf Club lies to the north of the town and there is a sailing club to the west on the nearby Loch Venachar. The River Teith is famous for its trout and salmon fishing. Callander and the surrounding area boast a number of tourist attractions including the steamship Sir Walter Scott on Loch Katrine, the Trossachs and Doune Castle.

The City of Stirling is the historic heart of Scotland with Stirling Castle, Bannockburn and the Wallace Monument just a few of the many sights to visit in the local area. There are some excellent golf clubs in the area including courses at Stirling, Callander and Dunblane, whilst the world famous courses at Loch Lomond, Gleneagles and St Andrews are all relatively easily accessible.

Coilantogle lies within the Loch Lomond & the Trossachs National Park and offers world famous scenery with a plethora of recreation and leisure opportunities including water sports, hill walking and climbing. Stirling is well placed for road, rail and bus connections to all major towns in Scotland. The pivot of the M9 and M80 motorway network is only 3 miles to the south west of Stirling, giving quick access to Edinburgh (53 miles) and Glasgow (40 miles).

DESCRIPTION

The plot comprises an attractive site with the foundations and walls of the former cottage. Access to the plot is via a private track to the south.

PLANNING

The plot was granted a certificate of lawful use or development for the alteration and extension to dwelling including reconstruction of roof and formation of new access by The Loch Lomond and The Trossachs National Park Planning Authority on 4th July 2023 under ref: 2006/0306/DET We would recommend that any planning enquiries should be directed to:

Loch Lomond and The Trossachs National Park Authority
National Park Headquarters
Carrochan
Carrochan Road
Balloch
G83 8EG

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
No	Mains	No	Freehold	No	N/A	N/A	None	Yes





ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

A neighbouring occupier has a servitude right of access over the access track from to access land to the north, details are shown on the sales plan. Further details are available from the Selling Agents.

POST CODE

FK17 8HP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/strictest.starlight.skimmers>

SOLICITORS

Stephen Gamba - Gillespie McAndrew, 5 Atholl Crescent, Edinburgh, EH3 8EJ

LOCAL AUTHORITY

Stirling Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

A right of pre-emption will be created over the property. Further details are available from the Selling Agents.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

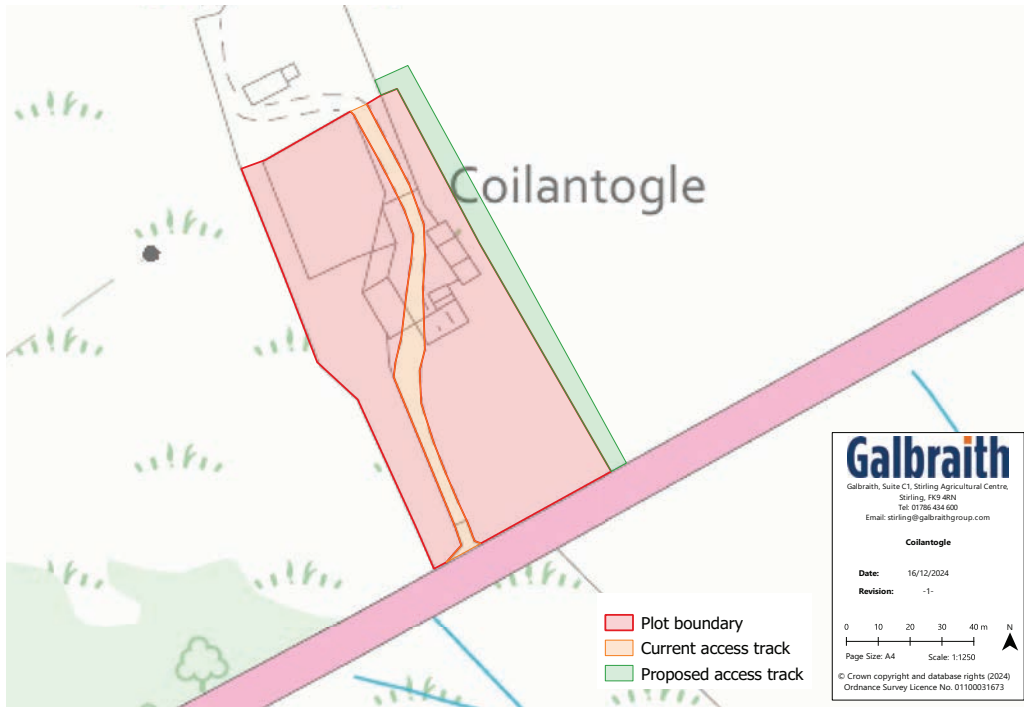
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





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 November 2024.



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