

# Former Care Home Drumpark House

7 Claremont Drive | Bridge of Allan | FK9 4EE



Stunning Grade B Listed Building

Located on Elevated Site

Within Desirable Residential Location

Superb Views towards Stirling Castle + Wallace Monument

Suitable for Residential Conversion (Subject to Consents)

**Open viewings: Dates to be arranged**

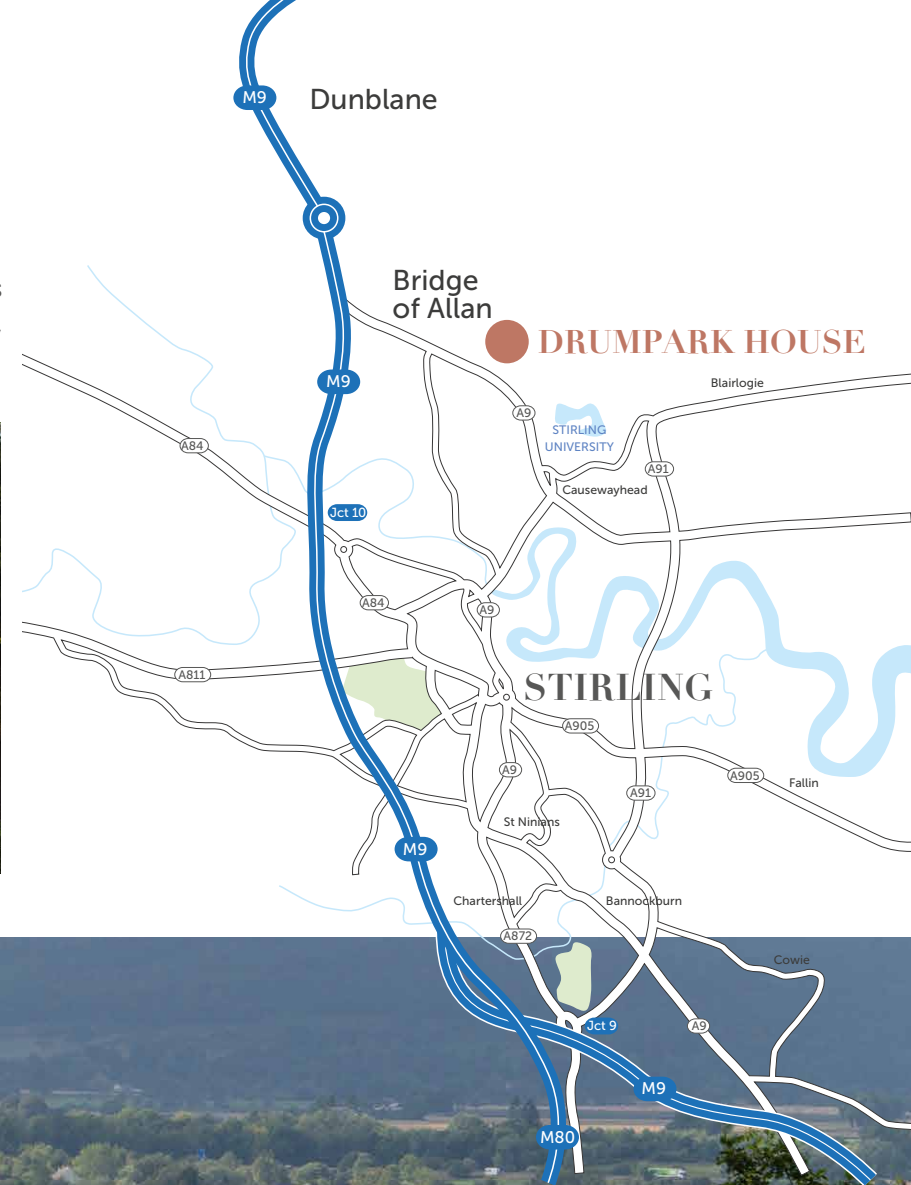
# Location

Bridge of Allan is a thriving small town situated around 3 miles north of Stirling. The town benefits from a mainline railway station, that sits on the Edinburgh to Dunblane line, whilst junction 11 of the M9 motorway is within two to three minutes' drive.

The town is a very sought after and affluent residential location and is also home to Stirling University, which is recognised as Scotland's University for Sporting Excellence.

Drumpark House is situated on Claremont Drive, within walking distance of Bridge of Allan town centre and Stirling University. The town centre offers an excellent range of independent shops, cafés and restaurants, with more extensive shopping facilities being available in nearby Stirling.

Drumpark House is on an elevated site and benefits from stunning views towards Stirling Castle, Wallace Monument and The Carse of Stirling.



# Description

Drumpark House is a stunning two storey and attic Arts and Crafts style mansion house sitting in an established garden. The Category B Listed detached building is understood to have been constructed in 1905 and assumed to be of brick construction, with roughcast exterior walls, under a pitched roof clad in clay tiles. The building extends into a single storey side projection, again assumed to be of brick construction, with roughcast exterior walls under a mansard style roof, clad in clay tiles and flat, felt covered roof.

The building retains many original features, including: stain glass windows in central stairwell, oak panelling within entrance hall and large bay windows.

In addition the main building was re-roofed in 2018.

According to our calculations, from measurements taken, we estimate Drumpark House extends to the following gross internal areas:

Area/Floor	Sq.m	Sq.ft
Ground Floor	549.00	5,387
First Floor	274.75	2,957
Attic Floor	165.53	1,782
<b>TOTAL</b>	<b>989.28</b>	<b>10,645</b>





# Planning

The property is Category B listed and located within a Conservation Area. The property has until recently been used as a care home.

We are of the view that there is scope to convert the building to a single residential or multiple residential properties, subject to obtaining the necessary consents.

Planning enquiries can be made to Stirling Council.

Stirling Council  
Old Viewforth  
14-20 Pitt Terrace  
Stirling  
FK8 2ET

T: 0845 277 7000  
W: [www.stirling.gov.uk](http://www.stirling.gov.uk)



# Rateable Value

The property has a rateable value of £30,500

# Services

Mains Electricity  
Mains Water  
Mains Drainage  
Heating – Gas Fired Central Heating



# Offers

Offers are invited for the benefit of our client's heritable interest in the subjects. Drumpark House will be sold with the benefit of vacant possession.

# EPC

A copy of the Energy Performance Certificate is available on request.

# Closing Date

A closing date for offers may be set and interested parties should register their interest with the joint selling agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

# VAT

All prices, rents, premiums etc. are quoted exclusive of VAT (if applicable).

# Legal Costs

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

# Entry

Subject to conclusion of legal formalities.

# Postcode

FK9 4EE

# What3Words

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: /// velocity.quilting.crumble

# Solicitors

TBC

# 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.

To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or

b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

# Viewing

Open viewings: Dates to be arranged.



**Andrew Peel**  
01786 463 111  
andrew.peel@g-s.co.uk

**Tony Barclay**  
07887 522687  
tony.barclay@g-s.co.uk

**Graham & Sibbald**  
22 Allan Park  
Stirling  
FK8 2QG

# Galbraith

**Harry Stott**  
01786 434 630  
07909 978 644  
harry.stott@galbraithgroup.com

**Galbraith**  
Suite C, Stirling Agricultural Centre  
Stirling  
FK9 4RN  
Tel: 01786 434 600

## 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 Graham & Sibbald and 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 Graham & Sibbald and 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, together with proof of funding and Identification. **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** Photographs taken in September 2022. **8** Particulars prepared May 2023.