

## **“ROSEHEAD”, SHEARDALE, DOLLAR CLACKMANNANSHIRE**



**19 acres level lands with planning permission for an equestrian centre (20 Stables, a ménage and a residential caravan with the likelihood of a permanent Section 75 (Equestrian Occupancy) House)**

**\*\*Planning permission has now expired but can be reinstated very easily\*\***

**Offers over £175,000**



McCrae & McCrae Limited, Chartered Surveyors, 27 East Port., Dunfermline Fife 01383 722454  
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## **ROSEHEAD, SHEARDALE, BY DOLLAR, CLACKMANNANSHIRE FK14**

Dollar 1m   Stirling 11m   Alloa 4.4m   Kinross & M90 12m   Kincardine 6m   Dunfermline 13m   Perth 24m   Edinburgh 36m   Glasgow 34m

**SITUATED IN AN ELEVATED POSITION IN A RURAL LOCATION THIS IS A FANTASTIC OPPORTUNITY TO BUILD AND DEVELOP A SUCCESSFUL EQUESTRIAN CENTRE AND LIVERY YARD ONE MILE SOUTH OF DOLLAR WITH PLANNING PERMISSION (which has now lapsed and requires to be renewed) FOR 20 STABLES, A MOBILE HOME AND THE LIKELIHOOD OF A SECTION 75 (EQUESTRIAN OCCUPANCY) DWELLING HOUSE TO REPLACE THE MOBILE HOME**



View to north over land from B9140



View eastward from west



View to north east from south west

### **SITUATION**

The lands lie in one block a mile to the South of Dollar and are set in an elevated position overlooking the village. The land lies nearby to the prestigious Dollarbeg housing development. The south boundary of the land is the B9140 Coalsnaughton- Blairingone Road. The east side of the land is bounded by the unclassified road which turns off the B913 Dollar to Dunfermline road a couple of hundred yards east of the Bridge over the River Devon, just south of Dollar. This quiet Rackmill Glen Road provides excellent access. Situated in Clackmannanshire, with views to the spectacular Ochil Hills and the surrounding countryside, the property is characterised by wonderful views, the open farmland, woodland and streams, providing an attractive and vibrant living environment. It is ideally suited for equestrian, walking and cycling enthusiasts. There are also golf courses locally at Dollar 1m, Muckhart 5m and the world famous Gleneagles 13m. The village of Dollar provides every day necessities such as a small supermarket, select shops, post office, restaurants, pubs and hotels and other essential facilities including health centre and chemist. Major supermarkets are available at Alloa, Dunfermline and Stirling. Dollar also offers a touch of history with Castle Campbell and the scenic nature trail through Dollar Glen to the Castle. Leisure pursuits are available nearby at Kinross, Alloa and Stirling.

There is schooling within Strathdevon Primary School in Dollar with private education available at the renowned Dollar Academy. There is a large demand for livery in this affluent area.

## **DESCRIPTION**

About 18.73 (7.57 hectares) of land at “Rosehead”, Dollar comprising of a single field which is presently laid to grass and used for grazing horses. Outline planning permission has been granted on appeal (with the planners recommendation for approval, (08/00153/OUT) for a residential caravan together with 20 stables and a riding arena for 3 years – See plans on page 7). The exact specification and plans were outlined within the original application by Michelle McCall (full justification report on McCrae & McCrae and Council website). The appeal states: “ Clause 5 – it is accepted that constant supervision is required for an equestrian undertaking ..... while the justification for a house is being established.....” The purchaser should secure consent for a dwelling house once the business has demonstrated its economic viability and its ability to sustain a dwelling and its infrastructure. The Clackmannanshire Council Planning Officer is Grant Baxter although it is requested that enquiries are sent via McCrae & McCrae Ltd. The proposed stables and house location would be at the north east corner of Lot 1 (see page 7) but we are in discussions about the likely size, design and location of the planning consent for a house. Access will be at Gate 2 where the road will have to be reconstituted to have an access due west off the public road. McCrae & McCrae Ltd have also applied for estimates for mains water and electricity (although a free supply was promised as and when a pole line was made live). These estimates will be confirmed in a closing date letter. Drainage will likely be to a septic tank. The purchaser will be expected to pay for all of the servicing costs.

## **HOUSE COST ESTIMATES / MORTGAGE / 50% SRDP GRANT**

McCrae & McCrae Ltd could refer you to a builder who would charge £800 per sq.m to build an attractive Rob Roy kit house with a slate roof, i.e. 220 sq.m x £840 per sq.m = £184,800. We could also help with arranging a self build mortgage. We could also assist in applying for a 50% Scottish Rural Development Scheme Grant.

## **LOCAL DEMAND FOR A PUBLIC EQUESTRIAN CENTRE**

There is already a high demand for an equestrian centre, riding lessons and livery near Dollar Academy due to the high population of school children as a result of the Academy being a real draw. There is also a caravan site and consent for 12 log houses down to the north near the river Devon. The Dollarbeg houses a quarter of a mile to the east have quite a number of prospective horse riders.

### **Viewing and Registering an Interest**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline Fife KY12 7JG Tel: 01383 722454 or Rod McCrae on 07711 561814 or Jo Whitfield on 07961 765913 (evenings and weekends) Fax 01383 621180.

### **Directions**

#### **From Edinburgh/Glasgow**

From the M9 take the M876, follow the A876 across the new Clackmannanshire Bridge and at the first roundabout turn left and at the next roundabout take the 3<sup>rd</sup> exit signposted Kinross A977. After some 2.5 miles along the A977 you enter Forrestmill. Turn left just after Forrestmill Farm and proceed up an unclassified public road. Continue to the T junction after 2 miles and turn right. The land can be found along the road on the left hand side, after half a mile. It is identified by the for sale board. Go to the east end of the field to the cross roads and turn left to Dollar to find Access 2. (see plan at rear of particulars). The land lies on the left (west) side of this quiet unclassified public road.

#### **From the North/East**

From the M90 exist at Junction 6 at Kinross follow the A977 (signposted Kincardine Bridge) for approx 11 miles, until half a mile past Blairingone. Turn right on the B913 signposted Dollar. Take the first road on the left to Coalsnaughton (B9140) and the land can be found along the road on the right hand side just after the Dollarbeg site. Continue along the B9140 and the land lies just after the crossroads. Continue as above.

**From Dollar**

After half a mile on the B913 road to Dunfermline, proceed over the bridge over the river. Turn first left up a small unclassified public road. Continue up the hill until you see a gate on the right at a bend. This is Access 2.

Scottish Rural Development Grant/Log House potential grants of up to 50% may be available for the stables and house and there may be scope to secure planning consent for log houses on the lands.

**Closing date**

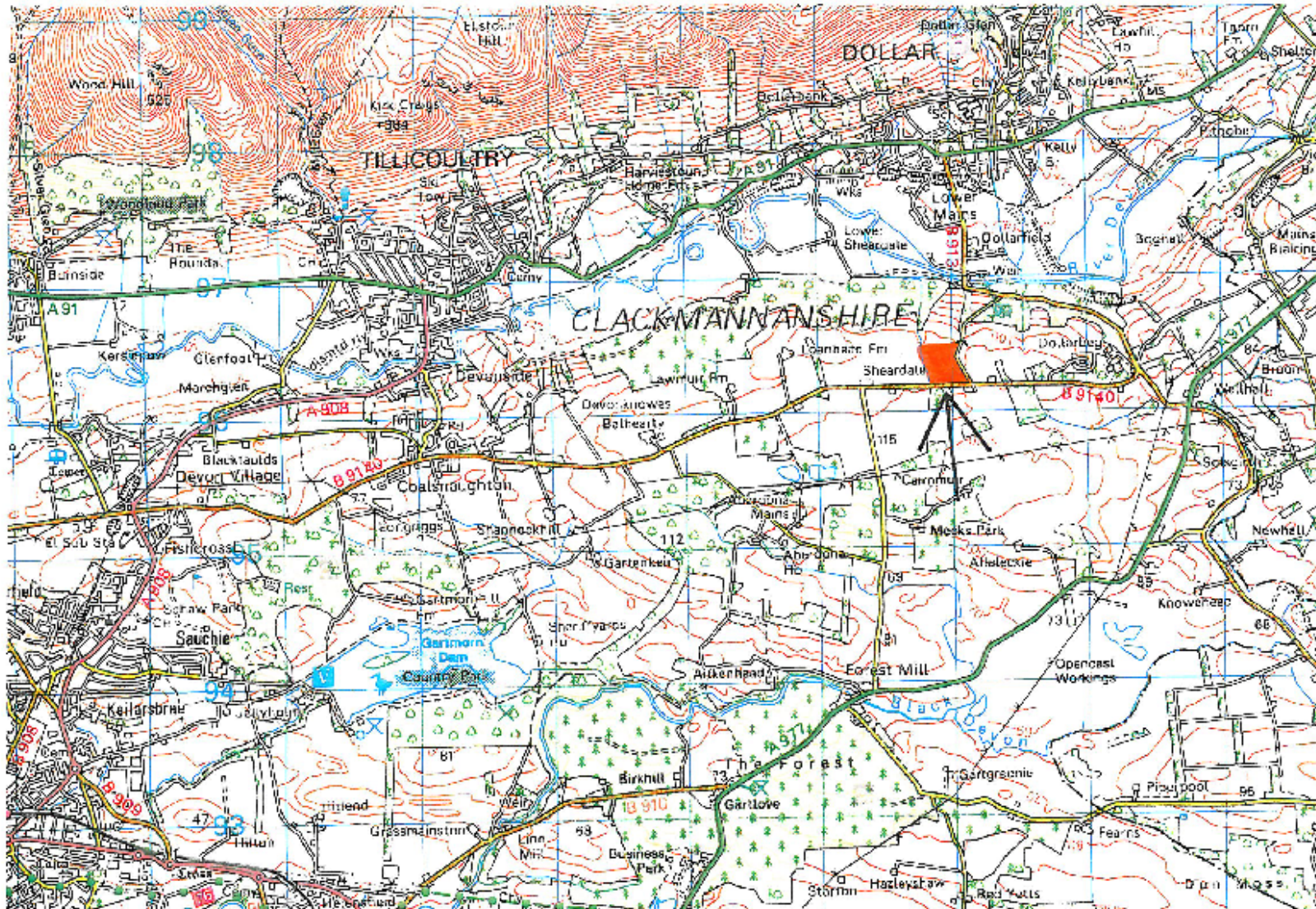
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

**Property mis description.**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

**Property details prepared October 2009.**





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Views to north east from south



Photo above taken from point 1 mile east of Dollar. Expensive Dollarbeg houses with no neighbours.



Views to north west from south west



Photo taken from just south of DollarLand is just over the ridge