

DM HALL

For Sale

A rare opportunity to acquire a substantial land parcel extending approximately to 105.06 Ha (259.61 acres)

Land at Darrach Hill, By Carron Valley, Denny, FK6 5JF



- Rare opportunity to acquire a generous parcel of hill ground
- Significant area of grazing land
- Extensive area of open hill with opportunities for peatland restoration and habitat creation
- Land may be suitable for bio-diversity net gain projects
- Vehicular access

DESCRIPTION

A rare opportunity to acquire a substantial land parcel within the Denny Muir Site of Special Scientific Interest extending to 105.06 Ha (259.61 acres). Darrach Hill is an exceptional land parcel in Central Scotland offering exciting environmental opportunities, agricultural grazing and amenity value. Darrach Hill is located to the east of "Tak Ma Doon" Road near Kilsyth, is the highest point in the Falkirk Council area, standing at 1,170 feet (356m). The land is accessed off a vehicular track heading south from the B818 towards the summit of Darrach Hill, with managed forestry plantations to the north and west. The SSI status means that some operations on the land require consent, full information is available from the Selling Agents. Darrach Hill has predominantly been used for cattle grazing and highland cattle are currently on the land. The Carbon and Peatland Class varies from 0-5 across the hillside, indicated on the HabMoS EUNIS Land Cover Scotland Map to have category D1 areas (raised and blanket bogs). The land is shown on the Hutton Institute Land Capability for Agriculture Plans as being predominantly of Class 6.2 in quality and as such is deemed to be suitable for rough grazing with moderate quality plants. The soils are described on the Hutton Institute Soil Plans as being peaty gleys of the Darleith Soil Association. Field boundaries consist mainly of post and wire fencing. The land is affected by areas of surface water flooding identified on the current SEPA flood maps. There is a wealth of opportunities across this land to establish nature based projects to improve biodiversity net gain and carbon capture.



LOCATION

Darrach Hill is accessed off the B818 situated to the North East of Denny at approximately 250m and 360m above sea level, to the south of the River Carron, with neighbouring forestry plantations to the west and north. Stirlingshire and Falkirk are well resourced in terms of agricultural infrastructure, being served by a number of grain merchants, agricultural suppliers, machinery dealers, active machinery ring, Auction Marts and abattoirs. The surrounding countryside of the Carron Valley is well regarded for outdoor pursuits with hacking routes, countryside walks and cycling routes nearby.

Edinburgh and Glasgow are within easy reach of the subjects via the M9 / M876 / M80 motorway network which are only 3 miles from the property. Edinburgh and Glasgow airports are also readily accessible by road.

ENVIRONMENTAL DESIGNATIONS AND GRANT SCHEMES

The Denny Muir is an area of Special Scientific Interest, further information on this is available from the selling agents. The area is within the Central Scotland Green Network (CSGN) and is a policy zone defined in Scottish Forestry's *Phytophthora ramorum* (P. ramorum) Action Plan. We have not been made aware of any grant schemes over the land or further designations.

IACS & BASIC PAYMENT SCHEME (BPS)

All the farmland is registered for IACS purposes. The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller but are not included in the sale of the land, these are available by separate negotiation. The buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the current year will be retained by the seller. The buyer will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme for the rest of the scheme year.



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 as satisfied themselves in respect thereof.

DIRECTIONS

For satnav purposes the property postcode is FK6 5JF, the vehicular route is next to Auchenhill Stud near The Topps Farm, on the south side of the B818. Alternatively use the what3words app link <https://w3w.co/jugs.charities.brew>. The property is a working farm and appropriate caution should be exercised at all times during inspection particularly in reference to uneven land surfaces and livestock.

EPC

EPC exempt - No building present

PRICE

Offers in excess of £640,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

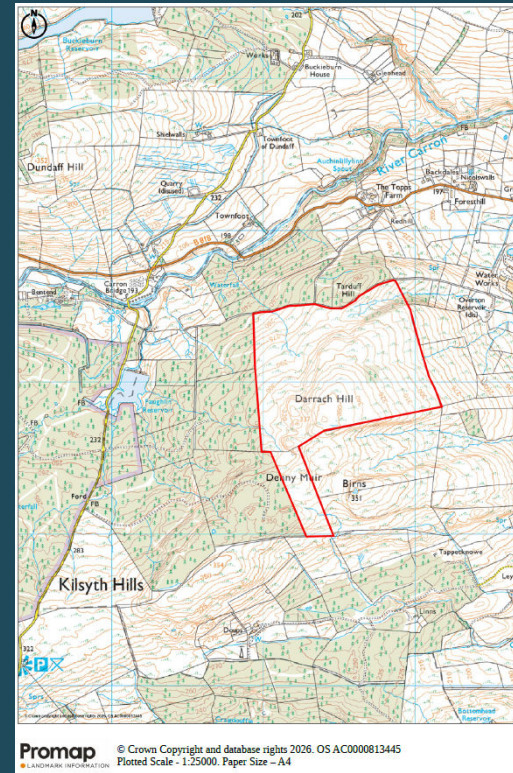
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL



Regulated by

RICS



Make an enquiry

Jennifer Campbell

07909917540

jennifer.campbell@dmhall.co.uk

Kirstie McLachlan

07786260212

kirstie.mclachlan@dmhall.co.uk

DM Hall

The Mill

Bridge of Allan, FK9 4JS

01786 833800

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ELA1181

DATE OF PUBLICATION: MAY 2026