DM HALL

For Sale

A unique and attractive rural redevelopment opportunity



The Old Mill, Greenloaning, Dunblane FK15 0LX

- Two residential properties
- Significant outbuildings
- Yard area
- Expansive mature gardens
- Idyllic location
- Rural hamlet on outskirts of village
- Redevelopment opportunity subject to the necessary consents

LOCATION

The subjects are located within the village of Greenloaning, approximately 7 miles North east of Dunblane and 1 mile south of Braco. The property is accessed off a single track with private residential properties accessed off and there are agricultural fields to the east and north of the property. The subjects are located within the jurisdiction of Perth and Kinross Council. The postcode is FK15 0LX and the what3words location link is: https://w3w.co/november.packet.overlaps.

We note from an examination of the SEPA maps that the subjects are located in an area where each year there is a high to low risk of surface water flooding to the east of the outbuildings and north east of the yard area. There is a high risk of river flooding to the south of the garden. For further information please visit: https://www.sepa.org.uk/environment/water/flooding/flood-maps/.









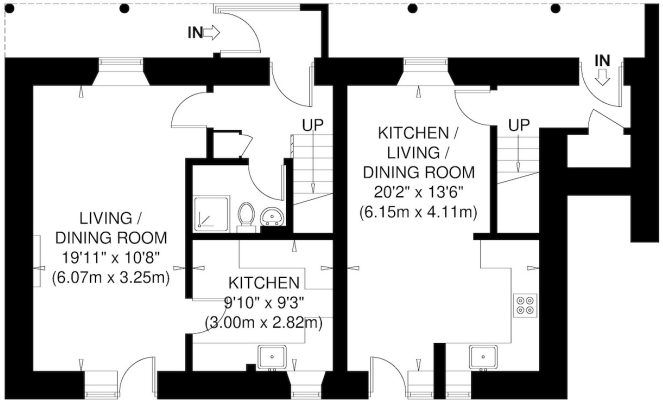
DESCRIPTION

The subjects comprise of two semi-detached cottages, of traditional stone construction under a slated roof offering accommodation over two storeys. The properties have oil fired central heating, mains electricity, mains water and a shared septic tank. Old Mill West is the principal 3 bedroom dwelling with extensive garden grounds to the south and south west. The property extends in all to approximately 73sq.m on a Gross Internal basis. Old Mill House East was let to private tenants in recent years but vacant possession is now offered throughout. The property is smaller, offering two bedrooms and extends to approximately 65sq.m. on a Gross Internal basis. Both properties would benefit from modernisation throughout, although it is expected that the site as a whole may be redeveloped. There are extensive mature gardens grounds to the west of the property. A significant former mill building is situated to the north of Cottage East. This is approximately 75' x 28'5 (22.86m x 8.66m) with stone walling, concrete solid floor, timber structured roof with corrugated sheeting above. . An additional former mill building is situated to the north east of the cottages. It is a concrete frame shed of brick and corrugated metal (approx. 11m x 21m). The outbuildings are in poor repair. No asbestos or structural surveys have been carried out on the outbuildings.

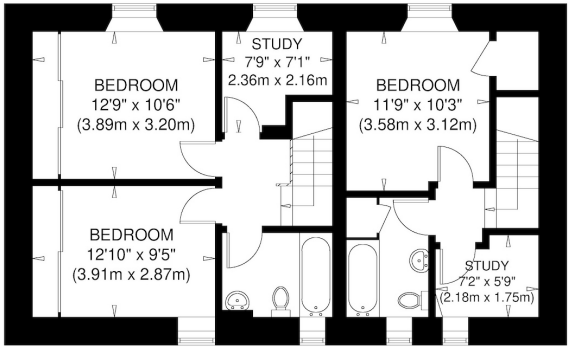
The land extends to amenity garden grounds only and a yard area to the north-east between the outbuildings. An agricultural gate is situated to the north east of this yard area leading to a field, it is assumed that there are third party rights therefore to access this. No rateable value currently applies to the outbuildings though the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www. saa.gov.uk. The council tax band for East Old Mill is B and D for West Old Mill. The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

PLANNING

If interested parties wish to consider the planning position, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk 0785 256 8874 for independent advice.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 72.7 SQ M / 782 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 65.9 SQ M / 709 SQ FT

OLD MILL HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 138.6 SQ M / 1491 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL COSTS
Each party to bear their own costs

PRICE
Offers in excess of £475,000

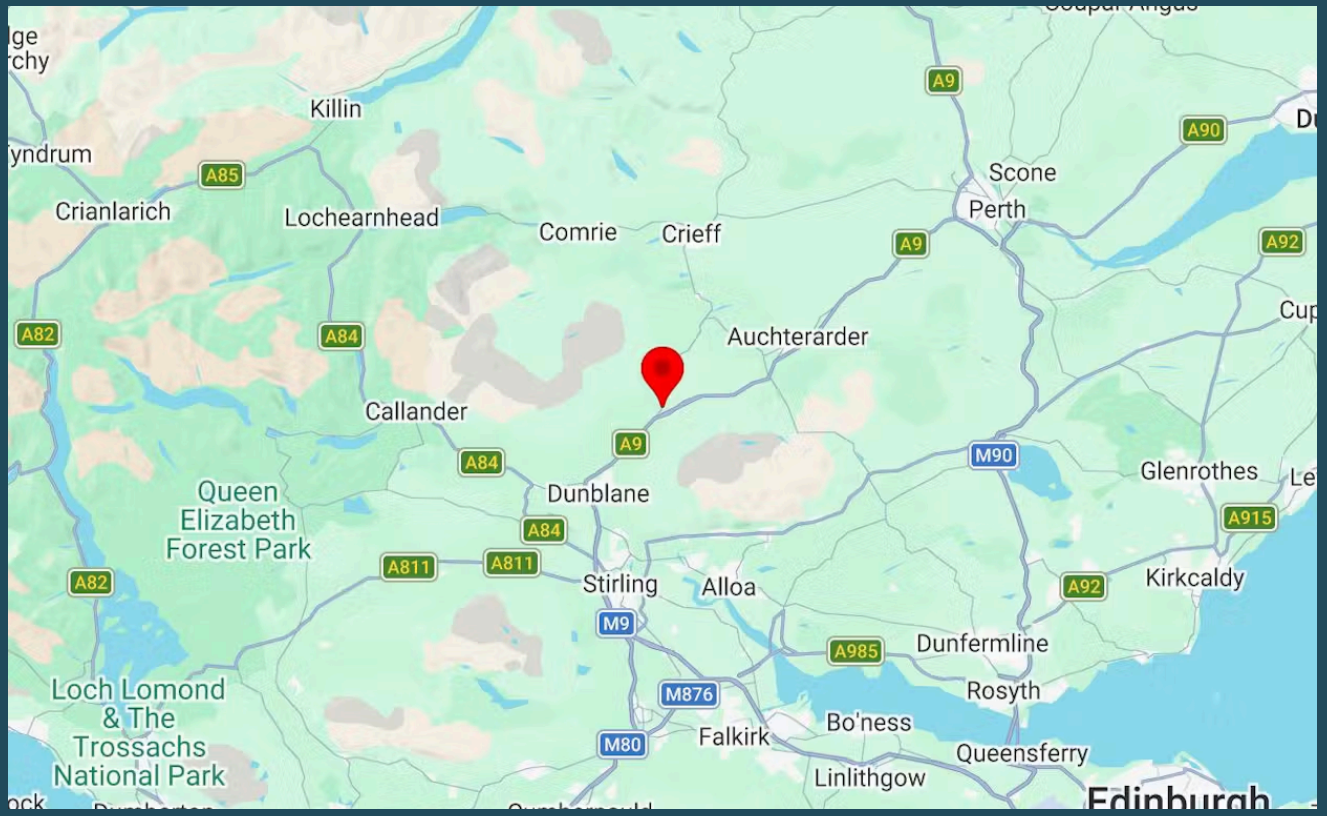
NON-DOMESTIC RATES
Rateable Value: n/a

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

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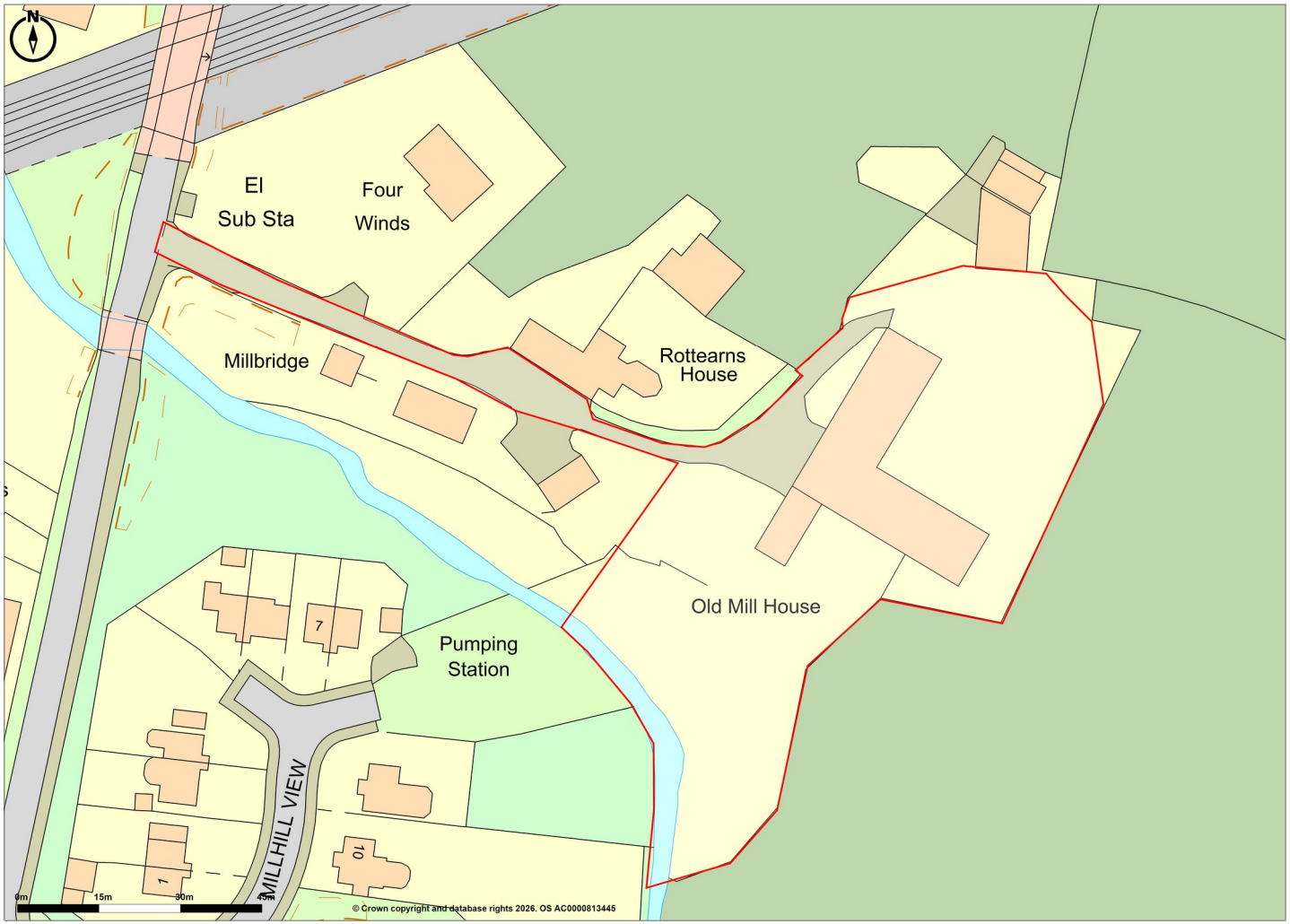
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LANDMARK INFORMATION

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