

FOR SALE

RESIDENTIAL/MIXED USE DEVELOPMENT SITE

SOLSGIRTH, NR DOLLAR

CLACKMANNANSHIRE

- Stunning location nestled in beautiful countryside at the foot of the Ochil Hills
- Large site extending to approximately 37.3 acres (15.11 hectares)
- Previous planning permissions and LDP allocation for housing and business uses
- Remediation works completed
- Offers invited for whole site or part





LOCATION

Nestled in the beautiful countryside of Clackmannanshire with panoramic views of the Ochil Hills and nearby farmland/ woodland, Solsgirth is situated approximately 3 miles south-east of Dollar and 11 miles north-west of Dunfermline. Stirling lies 14 miles to the west, Edinburgh is 32 miles to the south-east and Glasgow is 34 miles to the south-west.

The historic and attractive county town of Dollar is home to Dollar Academy, one of Scotland's largest and best performing independent schools. Dollar is a popular residential settlement and offers several recreational and leisure activities including the 18-hole Dollar golf course, cricket, squash, tennis and bowling clubs as well as mountain biking opportunities in the Ochil Hills which overlook the town. More extensive employment, retail and leisure opportunities are available within Dunfermline.

Solsgirth benefits from the tranquillity of the countryside along with excellent transport links to Dollar and the larger towns of Dunfermline and Stirling; and is readily commutable to Edinburgh, Glasgow and the Central Belt. The new Clackmannanshire Bridge opened in 2008 and the new Forth Bridge, known as the 'Queensferry Crossing', is due to open later this year.

DESCRIPTION

The site entrance is from the B913 on the south-west side of the site and the road frontage is lined with semi-mature trees and a small stream. The west section is relatively flat, as is the mid-section which is at a slightly higher level. The east-most section comprises agricultural land. A tree belt runs through the middle of the site from south-west to north-east, separating the east/mid and west sections. The site benefits from stunning views to the Ochil Hills and neighbouring farmland/woodland.

The total site area is approximately 37.3 acres (15.11 hectares).

The mid and west sections of the site were previously part of the former Solsgirth mine. Remedial works carried out as part



of the enabling works have been completed, including the construction of a SUDS pond.

PLANNING

The Clackmannanshire Local Development Plan was adopted in August 2015. Proposal H51 relates to a 5.71 hectare (14.1 acre) housing site at Solsgirth. Proposal B21 relates to a 4.69 hectare (11.6 acre) employment opportunity at Solsgirth, adjacent to the H51 allocation. These proposals relate to the west and the mid-sections respectively.

This reflects two previous planning permissions, now time expired. The most recent (Ref: 09/00188/FULL) was approved in 2011 and included 45 houses, a helipad and hangar, café and museum. The earlier consent (Ref: 06/00343/FULL) was approved in 2008 and included 25 houses with similar other uses.

The east-most section may have scope for equestrian type properties with paddocks.

OFFERS

Offers are invited for the entire site or part. Each party will be liable for their own legal costs. The purchaser will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

VIEWING & FURTHER ENQUIRIES

Access for viewing and further enquiries should be addressed to the sole selling agents:



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