



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

The Old Mill, 1-6 Main Street,  
Kinbuck, FK15 0NQ

## DEVELOPMENT OPPORTUNITY

- OFFERS OVER £75,000 ARE SOUGHT
- GOOD LOCATION
- WELL SUITED FOR RE-DEVELOPMENT
- 14,598FT<sup>2</sup>



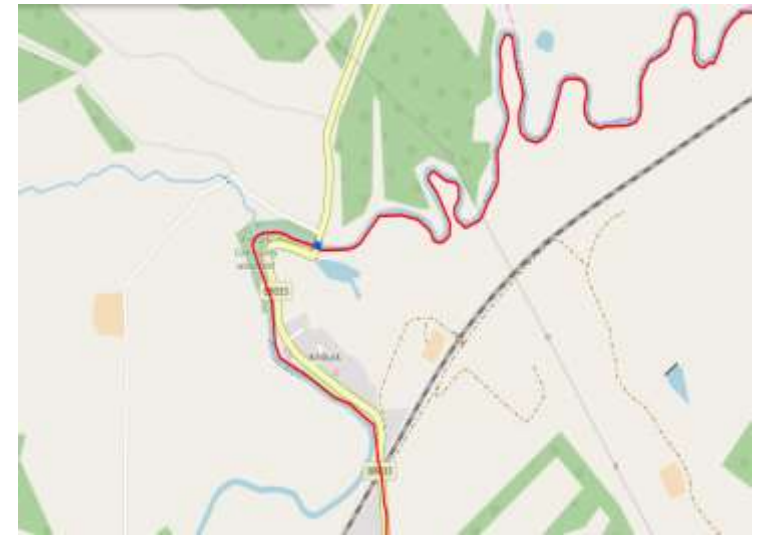
## LOCATION

Kinbuck is a hamlet in Stirlingshire, Scotland. It lies by the Allan Water and the Stirling-Perth Railway line. It is four miles north of Dunblane.

Dunblane is a town in the council area of Stirling in central Scotland. It is a commuter town, with many residents making use of good transport links to much of the Central Belt, including Glasgow and Edinburgh.

The town is served by Dunblane railway station, which has regular services to Stirling, Perth, Glasgow and Edinburgh. It is also a stop on the Caledonian Sleeper from Inverness, and several other long distance trains to Aberdeen, Dundee, Inverness, and even London.

The subjects are located on the western side of Main Street in the centre of Kinbuck. Main Street forms the main arterial road through Kinbuck and the subjects are directly opposite Robertson's Auction House.



## DESCRIPTION

The subjects comprise a detached former mill building which we would estimate was constructed in the mid 1800's and extended in the early 1900's. The original building is three storey whilst the extension is two storey. The original building is of stone construction surmounted by a pitched and slated roof. The extension is of brick construction surmounted by a pitched roof which appears to be overlaid in corrugated sheet roofing.

The property at some point has been sub divided to provided business/industrial units although appears to have been vacant for a considerable time period.

Internally, the property is in very poor/dangerous condition and does not appear to have any working services. Significant refurbishment is required prior to being suitable for occupation.

## RATING

Please contact local rating office for further information

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. October 2019

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Ground floor: 590.8m<sup>2</sup>/6,359ft<sup>2</sup>

First floor: 590.8m<sup>2</sup>/6,359ft<sup>2</sup>

Second floor: 174.7m<sup>2</sup>/1,880ft<sup>2</sup>

Total: 1,356.3m<sup>2</sup>/14,598ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## PROPOSAL

Offers over £75,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

## EPC

N/A



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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