



PROPERTY AND  
ESTATE AGENTS

# Mains of Boquhapple Plots 1 - 6

*Thornhill, Scotland*

*Bedrooms: 4   Bathrooms: 2   Receptions: 2*

*From £115,000*

[hallidayproperty.co.uk](http://hallidayproperty.co.uk)



## Description

A truly unique chance to buy 1 of 6 generous sized, fully serviced development plots with full Planning Permission and Building Warrant. The site offers spectacular panoramic views towards Ben Lomond, The Trossachs and the Gargunnoch Hills. The properties will be built on the former Mains of Boquhapple Farm Steading with the original Farmhouse still situated on the site.

Planning Permission has been granted for six 3 / 4 bedroom detached homes. Each property has been designed to incorporate a mixture of old and new with areas of natural/slate along with timber double glazed windows. The planning consists of, on the ground floor, welcoming entrance hall, open plan dining/kitchen, sitting area, bedroom/study, bathroom, utility and integral garage. On the upper floor there is an open landing with three double bedrooms one of which with an en-suite and a family bathroom. Externally the plots occupy elevated position and share a courtyard style communal garden along with their own private gardens.

Build contract available to purchase from local builder WS Dunsire & Sons.

Plot 1: Â£120,000

Plot 2: Â£120,000

Plot 3: SOLD

Plot 4: SOLD

Plot 5: Â£115,000

Plot 6: Â£115,000

Architects drawings and floor plans available upon request.

The planning information can be accessed online via Stirling Councils Planning Portal -

<https://pabs.stirling.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Planning Reference - 15/00345/FUL

Thornhill, situated approximately 8 miles to the north west of Stirling, is set amongst the backdrop of some of Scotland's finest scenery. The village offers a local shop, hotel, community centre and regular bus service whilst the city of Stirling provides more extensive shopping with a range of high street retailers, train station and easy access to motorway links for Glasgow, Edinburgh and Perth. The villages of Kippen and Gargunnoch are close by which both also cater for everyday needs. There is a local primary school and secondary school in Callander whilst the private sector is catered for by Fairview Beaconhurst, Bridge of Allan, Dollar Academy, Morrison's and Ardvreck in Crieff.

Agent's Note:

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floorplans, which are for illustrative purposes only, may not be to scale.

## Directions

From Stirling: head west on the A85 to Blair Drummond. Branch left on to the A873, signposted to Thornhill. Continue through the Thornhill Village on A873 following the road to the right following signs for Aberfoyle. Passing the turn off for Callander the plots are located around 500yds on your left.

Satellite Navigation - For the benefit of those with use of satellite navigation the property's postcode is FK8 3QN.

## Viewings

VIEWING BY APPOINTMENT ONLY through the selling agent. Contact Halliday Homes on 01786 833811.

## Companies Involved

Boquhapple Farm Plots are being sold solely with Halliday Homes. This property along with many other properties can viewed on our website [www.hallidayproperty.co.uk](http://www.hallidayproperty.co.uk) as well as our associated property portals Rightmove, Zoopla and On The Market.

## Services

Mains water and electricity are supplied to each plot. Drainage will be via a private system.

## Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2EG.

Telephone - 01786 404040

Website - [www.stirling.gov.uk](http://www.stirling.gov.uk)

## Offers

All offers should be submitted by a Scottish solicitor in formal legal terms and should be sent by email or post to Halliday Homes.

## Optional Build Contract

More information available upon request.

W S Dunsire & Sons Ltd are a reputable firm of local Builders and have recently completed houses 7 & 8 on the site. W S Dunsire & Sons Ltd (Contact: Chris Dunsire) have drawn up a specification for the proposed houses and a pricing schedule and are available to meet interested parties to discuss their requirements,

either on site or at their offices in Stirling. The contact details for Chris Dunsire are: 40 Birkhill Road, Stirling FK7 9JS. Tel: 01786 462 954. Email [chris@wsdunsire.com](mailto:chris@wsdunsire.com).



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**Halliday Homes**

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