

MEEKS PARK FARM
FORESTMILL, BY DOLLAR, CLACKMANNANSHIRE



Galbraith



MEEKS PARK FARM FORESTMILL, BY DOLLAR, CLACKMANNANSHIRE

REFURBISHED COUNTRY HOUSE WITH TOP CLASS EQUESTRIAN FACILITIES IN A SUPERB CENTRAL LOCATION

Dollar 3.5 miles Stirling 12 miles Perth 29 miles Glasgow 33 miles Edinburgh 35 miles

Acreage 85.11 acres (34.44 hectares)

Offers Over £1,375,000

Attractive, recently refurbished 5 bedroom architect designed house

Additional 2 bedroom annex

2 holiday lodges

Extensive views overlooking the Pentland Hills

Superb equestrian facilities with stabling for 18 horses including 8 Monarch looseboxes.

New outdoor arena under construction, indoor school and winter turnout yards

Generous workshop

FOR SALE AS A WHOLE

Galbraith

Lynedoch House

Barossa Place

Perth

PH1 5EP

01738 451111

perth@galbraithgroup.com



GENERAL

Meeks Park Farm lies in a lovely elevated setting just 3.5 miles drive to the south of the town of Dollar in the county of Clackmannanshire. Dollar is a thriving town with a superb range of day to day facilities including a village shop, community centre, health centre and the well regarded Dollar Academy. The town of Alloa lies just 15 minutes drive to the west and provides further facilities and services including national retailers, banks, railway station, primary and secondary schooling and a medical practice.

The city of Stirling lies some 12 miles to the west and provides an extensive range of services including national retailers, cinema and theatres, a diverse range of restaurants, supermarkets, retail park and a bus station and railway station. Stirling also has a range of recreational facilities such as sports centres and is home to Stirling University. The city of Dunfermline lies just 25 minutes drive to the south east and provides further facilities including cultural activities, a hospital and a range of local and national retailers.

Meeks Park Farm is ideally located for access to both Edinburgh and Glasgow. Edinburgh city centre is under an hours drive with the airport being only 45 minutes away and the centre of the city of Glasgow is only a 40 minute journey. Both cities provide extensive facilities and provide fantastic international links through their international airports.

This area of Scotland offers a broad range of recreational activities. For the golfer there are a number of pretty courses available locally including Muckart Golf Club with international courses available at Gleneagles Hotel, just 30 minutes drive away. Gartmore Dam country park with its network of paths is just 10 minutes drive to the west and Loch Leven Natural Nature reserve lies on the edge of Kinross just 25 minutes drive to the east. The nearby Ochil hills provide a super range of walking and cycling routes and the Loch Lomond and Trossachs national park is easily accessible being just under an hours drive away.

EQUESTRIAN

Meeks Park farm is ideally located to make the most of the wide range of equestrian facilities available in Scotland. The local area has a thriving and very active equestrian sector and is well served by specialist equine veterinary and other support services. Meeks Park Farm is located close to a number of major equestrian centres including Netherton Equestrian centre, Morris Equestrian and The Scottish National Equestrian Centre, as well as a number of other training and competition facilities for all equestrian sports.

DESCRIPTION

Meeks Park Farm is a superb property extending to approximately 85.11 acres (34.44 Ha) which is centred on an impressive, architect designed house, with an additional 2 bedroom annex and 2 further holiday lodges. The farm is complemented by excellent equestrian facilities which have been used for training and breeding dressage horses. These facilities include two barns of stables, a large tack room,

a new outdoor arena which is currently under construction, an indoor school, and two winter turnout yards. The land has been divided into 14 good sized, well fenced paddocks with two large hayfields, producing 200 plus round bales of haylage per annum. The farm also has approximately 46 acres of woodland, which has recently been replanted and offers delightful walking and hacking routes through the commercial trees as well as providing amenity woodland close to the house and barns. The farm benefits from a wealth of native wildlife including birds of prey, red squirrels and roe deer, all of which can be regularly seen from the house and the lodges.

METHOD OF SALE

Meeks Park is offered for sale as a whole.

Meeks Park Farmhouse

Meeks Park Farmhouse is an impressive, architect designed house which has been extensively renovated by the current owners to create a welcoming, stylish and generously proportioned family home which is practically laid out for family life. The open plan kitchen and dining room is generous and provides superb views of the surrounding countryside and overlooking the paddocks. It benefits from an adjacent utility room with ample space for the laundry from the holiday lodges. The spacious sitting room is an ideal place for hosting guests and enjoys superb views through a panoramic window overlooking the paddocks and surrounding land. The ground floor also has a shower room with an inbuilt sauna.

Meeks Park Farmhouse has ample accommodation and has a superb master bedroom suite with a good sized walk in wardrobe and an ensuite bathroom. There are a further four

double bedrooms, one with an ensuite, and a Jack and Jill family bathroom which links to one of the bedrooms.

The house has an additional 2 bedroom annexe which can be linked to the main house to provide further accommodation or can be maintained as a separate space to allow multi generational living. The annex is generously proportioned with an attractively finished kitchen/dining room and a sitting room.

The accommodation over two floors comprises:

Ground Floor: Sitting room, Kitchen / Dining room, Utility, Shower Room with Sauna, Boiler Room, Hallway and Entrance Porch.

First Floor: Principal Bedroom with Walk in Wardrobe and en suite, 1 Double Bedrooms with en suite, 2 Double Bedrooms with Jack and Jill Bathroom, Double Bedroom/Study







Annexe

Ground Floor: Sitting Room, Kitchen/Dining Room, WC

First Floor: 2 Double Bedrooms, Shower Room.

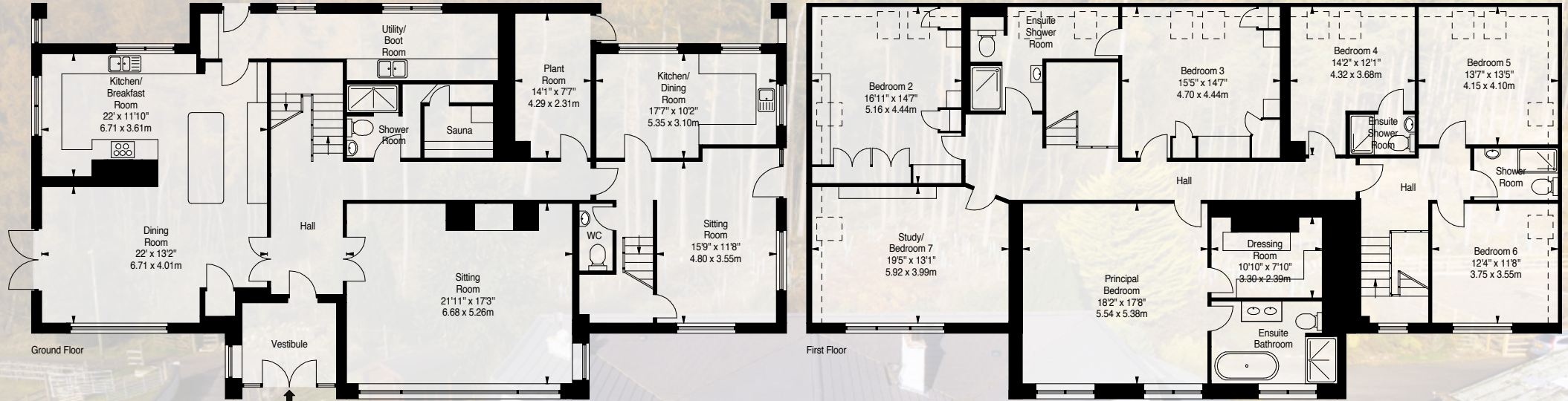
Garden

The farmhouse benefits from a lovely enclosed garden to the rear of the house and extensive parking on the tarmac drive to the front of the house. Within the garden is a lovely summer house, a hot tub house and a lovely range of mature shrubs and trees.

MEEKS PARK FARM

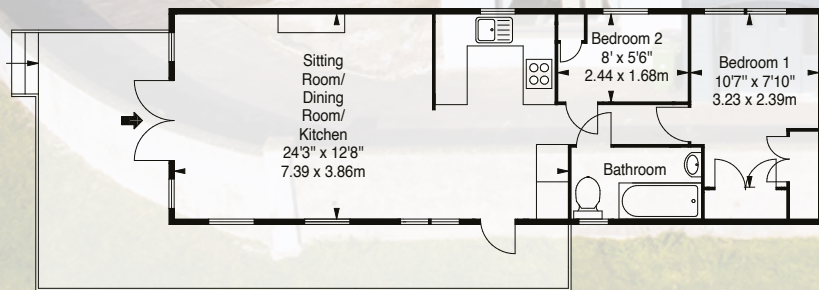
Approx. Gross Internal Area
4641 Sq Ft - 431.15 Sq M

For identification only. Not to scale.



2 BED HOLIDAY LODGE

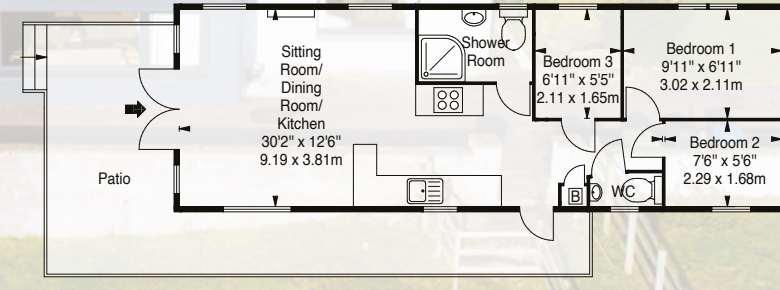
Approx. Gross Internal Area
501 Sq Ft - 46.54 Sq M



Ground Floor

3 BED HOLIDAY LODGE

Approx. Gross Internal Area
474 Sq Ft - 44.03 Sq M



Ground Floor



Holiday Lodge



HOLIDAY LODGES

Meeks Park Farm has two delightful wooden cabins, The Orchard and The Paddocks, which operate as successful and popular holiday accommodation. The Orchard has 3 bedrooms and sleeps 6 while The Paddocks has 2 bedrooms and sleeps 4. Further information including occupancy rates and income is available from the selling agents.

EQUESTRIAN FACILITIES

Meeks Park Farm has excellent equestrian facilities which lie just to the east of the Farmhouse and are currently used for breeding and training dressage horses. Ideally set up to continue as a private facility the farm also would work extremely well as a livery yard or training facility.

There are two barns providing a total of 18 stables, the main barn being equipped with a generous mezzanine tack room and a wash bay area and Monarch stabling, the other benefiting from 6 stables and two large foaling boxes. There is also a good sized barn used as a workshop which provides plenty space for storing machinery or as further stable space. To the rear of the main barn there are two segregated isolation boxes as well as further storage space and a mezzanine.

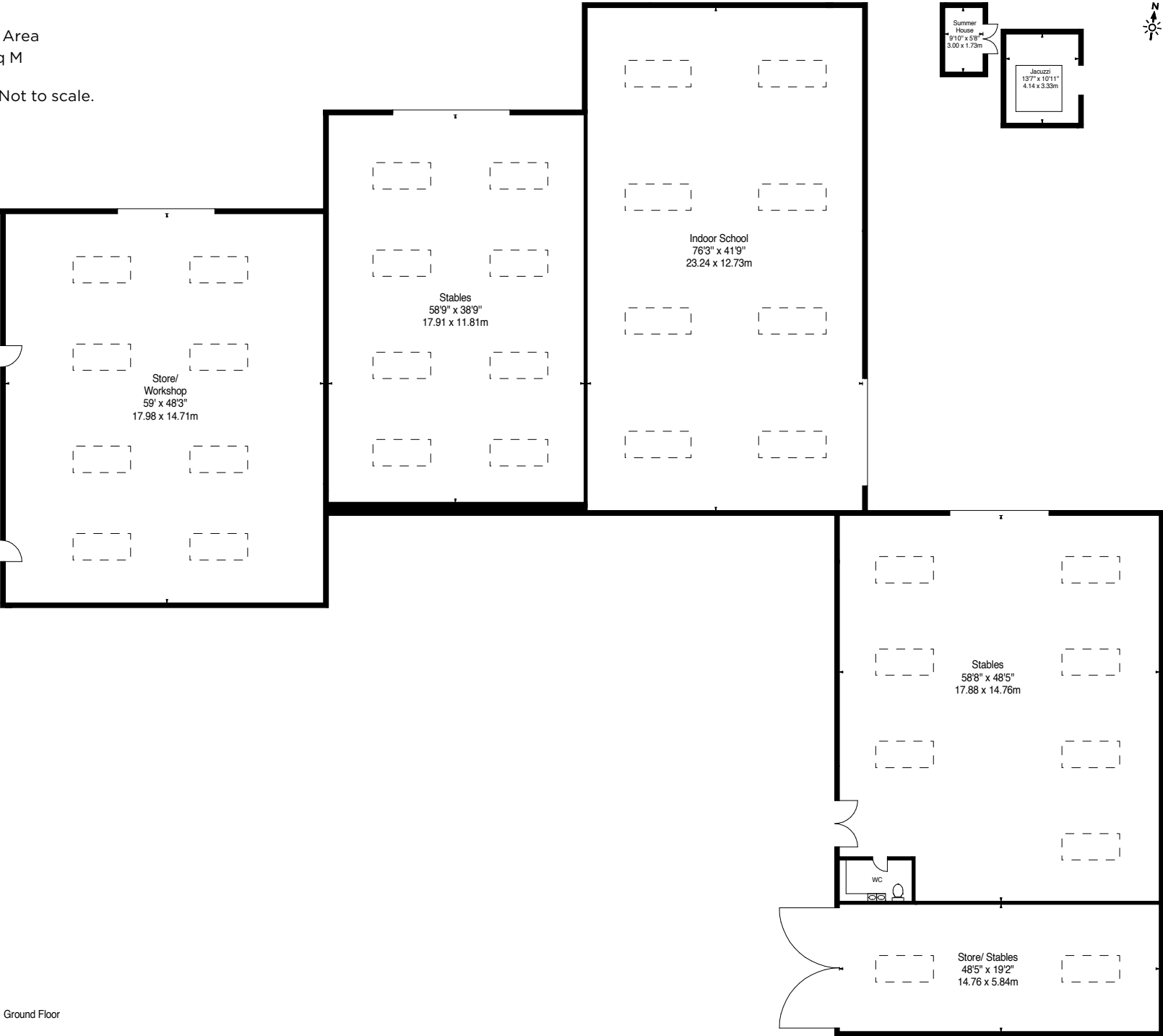
Adjacent to the main barn is the indoor school which is enclosed on three sides and has a sand base. There is also a brand new outdoor arena which is currently under construction, allowing the opportunity for a buyer to finish with their own choice of surface. There is also two winter turnout yards with equi bark bases. There is planning permission for the construction of a new 40m x 20 m indoor school where the outdoor arena is located. Further information regarding the planning is available from Clackmannanshire Council's planning portal under reference 19/00099/FULL or from the selling agents.



OUTBUILDINGS

Approx. Gross Internal Area
12372 Sq Ft - 1149.36 Sq M

For identification only. Not to scale.



Ground Floor



THE LAND

Meeks Park Farm extends in total to approximately 85.11 acres (34.44 ha) or thereby. It lies between 65 metres and 130 metres above sea level and is classified as Grade 3.2 and 4.1 by the James Hutton Institute.

The grazing land has been well maintained and is in good heart. There are 14 practically sized and well fenced turnout paddocks to the south of the house and buildings which provide ample room for a number of horses and ponies. These are accessed via a hardcore track leading from the barns. To the south of these are two well maintained fields which are currently used for haylage production.

Surrounding the farm is the approximately 46 acres of woodland. Felled and then replanted in 2021 the woodland is in excellent condition and is enclosed by good quality deer fencing. The current owners have also replanted the woodland close to the

house with native deciduous trees to provide an attractive backdrop to the house and ensure ample light throughout the woodland's lifespan.

NITRATE VULNERABLE ZONE (NVZ)

The land at Meeks Park is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

LOCAL AUTHORITY

Clackmannanshire Council, Kilncraigs, Alloa, Clackmannanshire, FK10 1EB. Tel: 01259 450000

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Mains	Private	Mains	Oil/LPG	Band H	Freehold	Band C

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX. Tel: 01738 602000

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings within The Orchard and The Paddocks are included in the sale price. No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Dollar take the B913 south. After approximately 2 miles take the B9140 signposted Coalsnaughton. Follow this road for approximately 1.2 miles then take a left turn signposted Forestmill, continue for approximately 0.5 miles and Meeks park Farm is on the left.

From the A977 traveling northbound, take the exit signposted Aberdona and Coalsnaughton, follow the road for approximately 1 mile and Meeks park Farm is on the left.





POSTCODE

FK10 3QW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

mastering.surreal.fluffed

SOLICITORS

Hill & Robb Limited, 3 Pitt Terrace, Stirling, FK8 2EY.

Tel: 01786 450 985

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

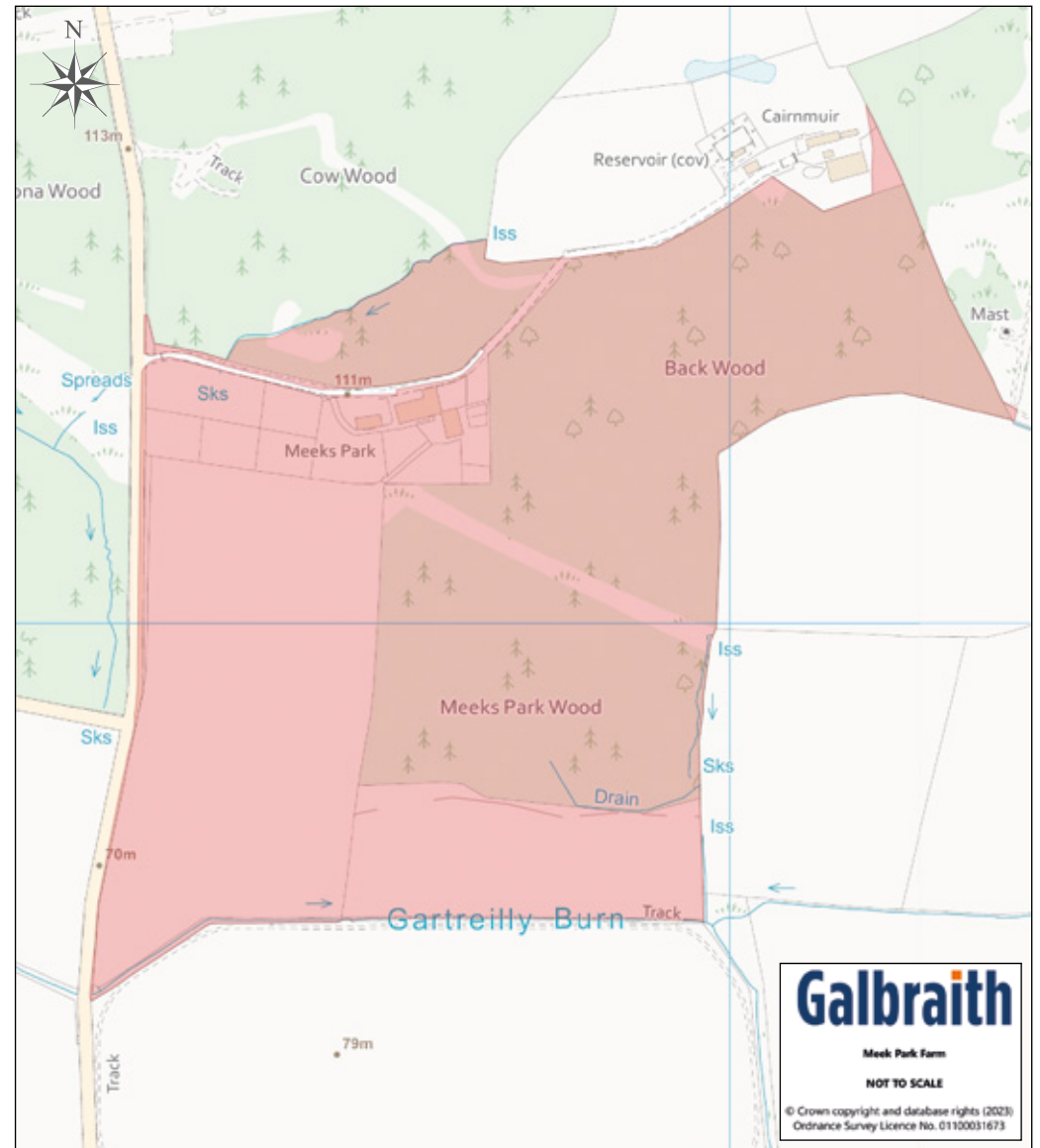
THIRD PARTY RIGHTS AND SERVITUDES

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.

AMC PLC FINANCE

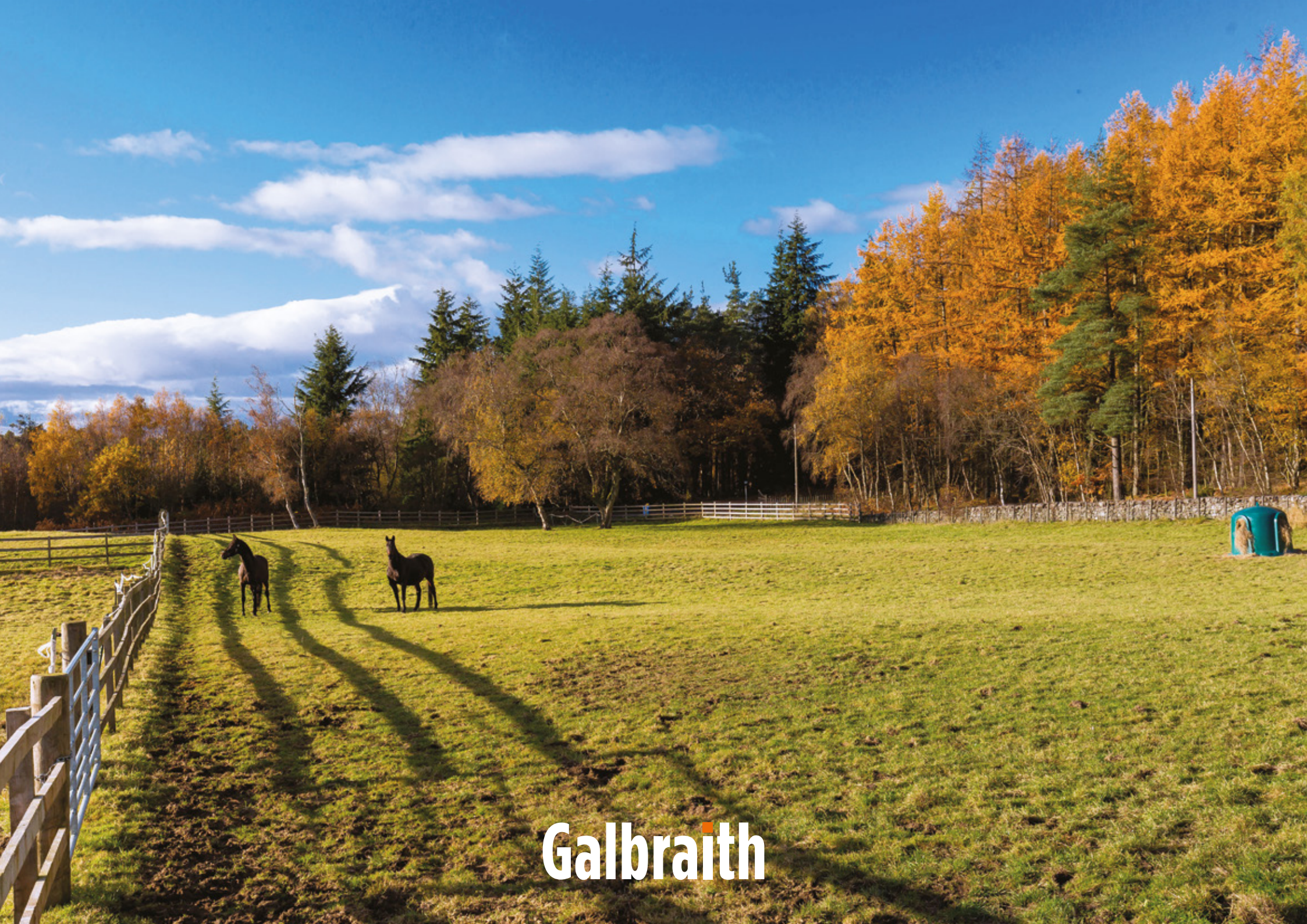
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Ian Hope in our Galbraith Perth office on 01738 451111. Email: ian.hope@galbraithgroup.com





IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. 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 to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in Autumn 2023.



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