



GART FARM
CALLANDER, STIRLING

Galbraith





GART FARM, CALLANDER, STIRLING

Private residential and amenity property within Loch Lomond and The Trossachs National Park

Callander 1 mile ■ Stirling 15 miles
Glasgow 40 miles ■ Edinburgh 53 miles

- Attractive bungalow (4 bed) in need of modernisation and recently renovated (4 bed) cottage
- Pair of dilapidated traditional semi-detached cottages and a separate bothy all in need of complete modernisation
- Adaptable range of modern and traditional farm buildings
- Area of productive grazing ground, amenity woodland and a large man-made loch
- Buildings and land with longer term development potential, subject to obtaining the necessary permissions
- Land highlighted as “Visitor Experience” within the current Local Development Plan
- Excellent access onto public roads with Glasgow, Stirling, Edinburgh and beyond
- Located in a private position with picturesque outlook over the surrounding countryside and to Ben Ledi and the Trossachs
- Single bank fishing rights, including salmon, on the River Teith

About 45.60 Ha (112.68 Acres) in total

For Sale as a Whole

Galbraith

Stirling
01786 434618
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 OnTheMarket





SITUATION

Gart Farm is located within rural Stirlingshire and lies approximately one mile to the south east of the town of Callander, and approximately 15 miles north west of Stirling. The local town of Callander is one of the 'gateways to the Highlands' and provides the everyday amenities expected of a thriving town, including a post office, supermarkets, specialist food shops, florist, chemist and a health centre. The town has excellent primary and secondary schooling and the McLaren Leisure Centre offers a good range of sporting opportunities including a swimming pool. Callander Golf Club lies to the north of the town and there is a sailing club to the west on the nearby Loch Venachar. The River Teith is famous for its trout and salmon fishing. Callander and the surrounding area boast a number of tourist attractions including the steamship Sir Walter Scott on Loch Katrine, the Trossachs and Doune Castle.

The City of Stirling is the historic heart of Scotland with Stirling Castle, Bannockburn and the Wallace Monument just a few of the many sights to visit in the local area. There are some excellent golf clubs in the area including courses at Stirling, Callander and Dunblane, whilst the world famous courses at Loch Lomond, Gleneagles and St Andrews are all relatively easily accessible.

Gart Farm lies within the Loch Lomond & the Trossachs National Park and offers world famous scenery with a plethora of recreation and leisure opportunities including water sports, hill walking and climbing. Stirling is well placed for road, rail and bus connections to all major towns in Scotland. The pivot of the M9 and M80 motorway network is only 3 miles to the south west of Stirling, giving quick access to Edinburgh (53 miles) and Glasgow (40 miles).

METHOD OF SALE

Gart Farm is strictly offered for sale as a whole.

HISTORY

Gart Farm was a working farm until the early 2000s when a large part of the holding was leased for mineral extraction for sand and gravel purposes. These mineral operations have since ceased on site with the majority of the land subject to lease having resulted in the formation of an attractive loch with graded banking. The loch is enclosed to the north by the farm's residential and agricultural buildings and a narrow area of woodland and pasture ground which runs parallel with the River Teith on the western boundary of the holding.

DESCRIPTION

Gart Farm presents a rare and unique opportunity to acquire a private amenity estate centred on a portfolio of 5 residential properties (4 of which require considerable modernisation) and an extensive area of former agricultural land which is now under water and forming an attractive loch. The main farmhouse and Riverbank Cottage both enjoy secluded peaceful positions close to the River Teith with open views to Ben Ledi and the surrounding hills. The remaining existing properties comprise a pair of dilapidated semi-detached cottages which are located to the east of the farmhouse and look towards the loch. The cottages present an excellent development opportunity to reinstate as either 2 or 3 dwelling houses, subject to obtaining all necessary building and planning consents. There is also a stone built bothy and an existing range of traditional buildings which could potentially be converted to additional residential accommodation subject to similarly obtaining all necessary consents.



Gart Farmhouse



A short distance from the cottages lie a useful and adaptable range of modern portal frame buildings which include former cattle courts, Dutch barn, former silage shed and various smaller sheds which may present alternative business or other amenity uses. The residential dwellings and buildings are located to the north west of the subjects and are accessed via a shared private road which leads directly from the A84 public road.

The land area extends to about 45.60 Ha (112.68 Acres) in total including roads, yards, buildings, loch, riverbanks and various areas of amenity woodland, and is bound on the west by the River Teith with single bank fishing rights therein, including salmon. The property also includes several small parcels of amenity woodland with a larger of area grazing ground lying to the east of the access road which was historically let out on a seasonal basis.

GART FARMHOUSE (BUNGALOW)

The farmhouse comprises a modern built bungalow which is situated to the west of the farm buildings in a private position looking onto the River Teith and towards Ben Ledi and the surrounding countryside. The farmhouse is of timber frame and harled brick construction set under a pitched tiled roof. The farmhouse was built over 35 years ago and provides spacious accommodation over one level but is in need of considerable modernisation. Details and room dimensions are set out in more detail within the floor plans attached to these particulars.

Garden Ground

The farmhouse benefits from an area of garden ground which surrounds the property which was mostly laid to lawn with many attractive shrubs, trees and bushes but is now considerably overgrown. There is a small area of gravel to the front and south of the house providing vehicle parking.

OUTBUILDINGS

Gart Farmhouse also benefits from a range of adjacent outbuildings situated to the north and north east of the property comprising:

Mono-pitch Shed (7.93m x 6.07m)

Of timber frame construction under a box profile roof and side cladding, with stone and brick walls and a concrete floor.

Mono-pitch Store (7.60m x 3.18m)

Of brick construction with brick walls under a corrugated roof and a concrete floor.

Workshop 1 (7.20m x 2.95m)

Of timber frame construction under a box profile roof with brick walls and a concrete floor.

View from Gart Farmhouse



Gart Farmhouse



Riverbank Cottage



Workshop 2 (7.39m x 2.16m)

Of stone construction under a box profile roof with brick walls and a concrete floor.

Potting Shed (11.90m x 3.77m)

Located to the east of the farmhouse and forming part of the original walled garden, of brick construction under a dilapidated slate roof with brick walls and a stone floor. There are two adjoining greenhouses which originally housed grapevines, apricot and other fruit trees but are now in a state of disrepair. Beside the greenhouses is a large walled garden which again at one time contained strawberries, raspberries, black and redcurrants, apple, pear and other trees as well as a plentiful supply of vegetables.

RIVERBANK COTTAGE

Located a short distance to the south of Gart Farmhouse, there is an attractive detached cottage of traditional stone construction with a brick extension set under a pitched slate roof. The property has recently been renovated and provides spacious accommodation over two levels. Details and room dimensions are set out in more detail within the floor plans annexed.

Garden Area

The property benefits from a small area of garden ground which surrounds the property and was mostly laid to lawn which is now similarly overgrown and is bounded to the west by the River Teith, and enclosed by a number of mature trees to the south. There is a small area of hard standing to the front and east of the house providing vehicle parking.

Riverbank Cottage



Riverbank Cottage



Riverbank Cottage



East and West Gart Farm Cottages



EAST AND WEST GART FARM COTTAGES

Situated to the east of Gart Farmhouse and adjacent to the walled garden there is a pair of semi-detached cottages which benefit from an elevated position with a picturesque outlook over the loch and surrounding countryside to the south. The building had historically formed 3 dwellings but is currently split into two separate dwellings known as East Cottage and West Cottage. Of traditional stone construction set under a pitched slate roof, the properties have been vacant for a number of years and are now in a derelict state. The accommodation is set out over two floors as detailed within the floor plans annexed.

Garden Area

There is a small area of garden ground to the front of the cottages which is enclosed by timber fence, with a much larger area of garden ground to the rear of the cottages which lies adjacent to the walled garden and modern farm buildings.

GART BOTHY

Situated to the east of the cottages there is a traditional stone-built 2/3 bedroom bothy forming part of the traditional range of farm buildings and of stone construction under a pitched slate roof. The original living accommodation is provided on the first floor of the building with a number of traditional stores forming the ground floor. The bothy and adjoining outbuildings are in need of complete refurbishment but would present the potential for conversion or further extension of the bothy to form a larger area of residential accommodation, subject to obtaining all necessary building and planning consents.

FARM BUILDINGS

The farm buildings are situated in a group and lie to the east of Gart Farmhouse and form the northern boundary of the subjects. They comprise:

General Store and Garages (25.69m x 5.89m)

Adjoining the Bothy to the east is a range of stores and garages of brick construction under a corrugated roof with brick wall and a concrete floor.

Kennel (7.22m x 2.79)

Of brick construction under a corrugated roof with brick walls.

Workshop and Car Port (8.80m x 6.50m) (8.80m x 5.24m)

Of timber and brick construction under a box profile roof with brick walls and a concrete floor. The workshop is in very poor condition.

Garage (8.16m x 7.00m)

Of timber and brick construction under a felt roof with brick walls and a concrete floor.

Cattle Court (40.33m x 9.79m)

Of steel portal frame construction under a corrugated roof with brick walls and a concrete floor and feed passage. There is an internal store situated to the east.

Former Silage Shed (33.5m x 8.58m)

Of steel portal frame construction under a corrugated roof with concrete walls and a stone floor and corrugated side cladding.

Gart Bothy



Walled Garden





Dutch Barn (18.70m x 7.60m)

Of steel portal frame construction under a corrugated roof with corrugated walls and a part earth and part concrete floor.

Sheep Shed (18.10m x 10.20m)

Of timber frame construction under a corrugated roof with brick walls and a concrete floor. The front section of the roof has collapsed.

Mono-Pitch Store (9.78m x 4.98m)

Of timber and steel construction under a box profile roof with brick and internal concrete panel walls, concrete floor and Yorkshire board side cladding.

LAND & LOCH

The land area accompanying the subjects extends north, south, east and west of the dwelling houses, and extends to approximately 45.60 Ha (112.68 Acres) in total. The majority of the subjects of sale comprises an extensive area of water in the form of a loch which at one time was a working farm until sand and gravel was extracted from the land resulting in the existing loch. The area forming the Loch and some of adjacent pasture and woodland is still subject to an existing quarry lease until February 2042. However, no extraction activity has taken place for a number of years.

The remainder of the land outwith the loch area has been classified as Grade 3.2 by The James Hutton Institute and comprises a productive area of pasture land which was used as grazing ground. There are also several areas of mixed amenity woodland located adjacent to the loch and along the river bank and to the north and east of the farm steading, which provide an excellent natural environment for wildlife as well as providing shelter and privacy. The land is predominantly level in aspect rising slightly from 61m above sea level on the western periphery of the subjects adjacent to the River Teith, to 79m at its highest point to the north and adjacent to the private drive. The land is bounded to the west by the River Teith and to the east by an adjoining property known as Cambusmore.





SERVICES

Property	Water	Electricity	Heating	Drainage	Council Tax	EPC
Gart Farmhouse	Mains	Mains	Oil Fired Central Heating	Shared Private Septic Tank	G	E42
Riverbank Cottage	Mains	Mains	Oil Fired Central Heating		F	F34
East Cottage	Mains Supply on site	Mains Supply on site	Not in Working Order	Shared Private Septic Tank	F	N/A
West Cottage	Mains Supply on site	Mains Supply on site	Not in Working Order		E	N/A
Bothy	Mains Supply on site	Mains Supply on site	Not in Working Order		A	N/A

LOCAL AUTHORITY

Stirling Council
Teith House
Kerse Road
Stirling
FK7 7QA
T: 01786 404040

Loch Lomond & The Trossachs National Park
20 Carrochan Road
Balloch
Alexandria
G83 8EG
T: 01389 722600

SGRPID

Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 01738 602000
F: 01738 602001

LOCH LOMOND AND THE TROSSACHS NATIONAL PARK AUTHORITY DESIGNATION

The subjects of sale lie within the administrative boundaries of the Loch Lomond and the Trossachs National Park Authority (LLTNPA) and Stirling Council. Part of the subjects located to the south of the farm steading has been highlighted as a "Visitor Experience" (ref site LT1) within the current LLTNPA Local Development Plan which was adopted in December 2016. Therefore the land may present potential for future development in line with this designation in the longer term, subject to the necessary planning consents. Further details available via LLTNPA website: www.lochlomond-trossachs.org

DIRECTIONS

From Stirling, exit the M9 at junction 10 taking the A84 northwards signposted towards Doune and Callander. Follow this road through Doune for about 6 miles, and the entrance to Gart Farm is located on the left just after the second 30mph sign as you approach Callander. The farm is approached via a shared road which leads past the Caravan Park and Gart House on the right. The dwelling houses and farm buildings are located at the end of this private road.

POST CODE

FK17 8LE

WHAT3WORD

<https://w3w.co/golden.play.pushed>

VIEWINGS

Viewings are strictly by appointment with the Selling Agents

HEALTH & SAFETY

The property is a former agricultural holding with a large body of water and appropriate caution should be exercised at all times during inspection particularly in relation to the deep water within the loch, proximity of the river and the current state of the farm buildings.



IACS

None of the existing farmland is registered for IACS purposes.

BASIC PAYMENT SCHEME (BPS) 2022

There are no Basic Payment Scheme (BPS) Entitlements available to purchase with Gart Farm.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

None of the land has been designated as being within a Less Favoured Area (LFA).

NITRATE VULNERABLE ZONE

All of the land at Gart Farm falls out with a Nitrate Vulnerable Zone Area.

ENVIRONMENTAL DESIGNATIONS

The single bank of the River Teith up to the medium filum which forms part of the subjects is designated as a Special Area of Conservation (SAC), and an area of land to the north east of the subjects has been designated as Geological Conservation Review area. Further details on both designations can be found on the Scottish Natural Heritage Website - www.snh.gov.uk

SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
T: 0131 228 8111
E: enquiries@turcanconnell.com

ENTRY

The date of entry will be by mutual agreement.

SPORTING RIGHTS

Insofar as the sporting and salmon fishing rights form part of the property title they are included with the sale. The salmon fishing rights at Gart Farm were at one time let on an informal arrangement but there are no up to date catch records. The salmon fishing rights on this section of the River Teith are subject to the Teith District Salmon Fishery Board Levy Ref No.375/190/14000/0.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller with the exception of the area of land which is currently leased to Breedon Group until February 2042.

DEPOSIT

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

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

THIRD PARTY RIGHTS

The owners of Gart Farm benefit from a shared right of access over the private road that leads south from the A84 to Gart Farm. The costs of maintaining this private road are shared equitably.

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.

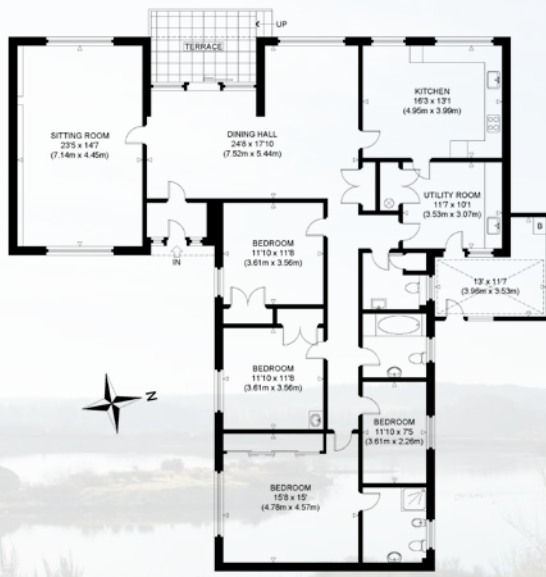
MORTGAGE FINANCE

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 Alistair Christie on 07500 794201 or Email: alistair.christie@galbraithgroup.com

GART FARM, CALLANDER, STIRLING, FK17 8LE

Field No	Hectares	Acres	CURRENT LAND USE
Loch / Embankment	30.67	75.79	Loch
1	4.87	12.03	Pasture
2	0.48	1.19	Woodland
3	1.16	2.87	Woodland
4	0.44	1.09	Woodland
5	0.09	0.22	Woodland/
6	0.94	2.32	Woodland
7	1.22	3.01	Pasture
8	1.52	3.76	Woodland
Misc	4.21	10.40	Roads, Yards, Buildings & River
Total	45.60	112.68	

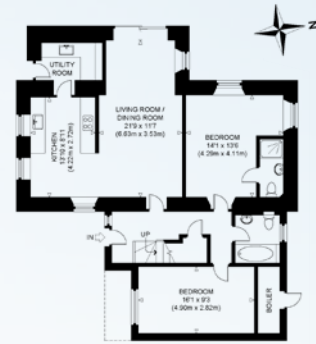
GART FARMHOUSE



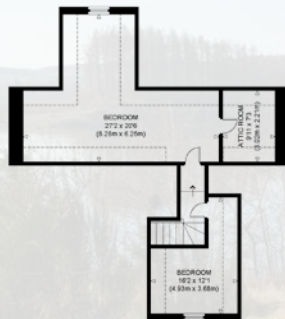
GROUND FLOOR
GROSS INTERNAL FLOOR AREA 2242 SQ FT / 208.3 SQ M

GART FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2242 SQ FT / 208.3 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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RIVERBANK COTTAGE



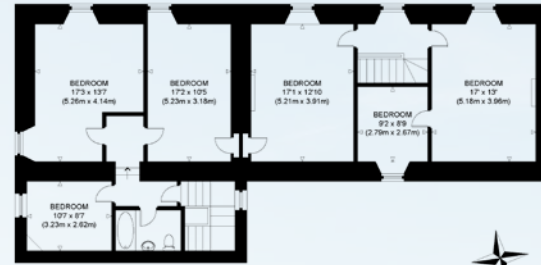
GROUND FLOOR
GROSS INTERNAL FLOOR AREA 1054 SQ FT / 97.9 SQ M



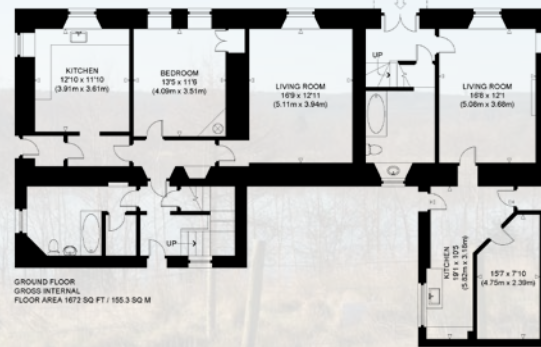
FIRST FLOOR
GROSS INTERNAL FLOOR AREA 652 SQ FT / 60.4 SQ M

RIVERBANK COTTAGE - GART
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1704 SQ FT / 158.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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EAST & WEST COTTAGES



FIRST FLOOR
GROSS INTERNAL FLOOR AREA 1395 SQ FT / 129.6 SQ M



GROUND FLOOR
GROSS INTERNAL FLOOR AREA 1672 SQ FT / 155.3 SQ M

EAST & WEST COTTAGES - GART
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3067 SQ FT / 284.9 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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THE BOTHY



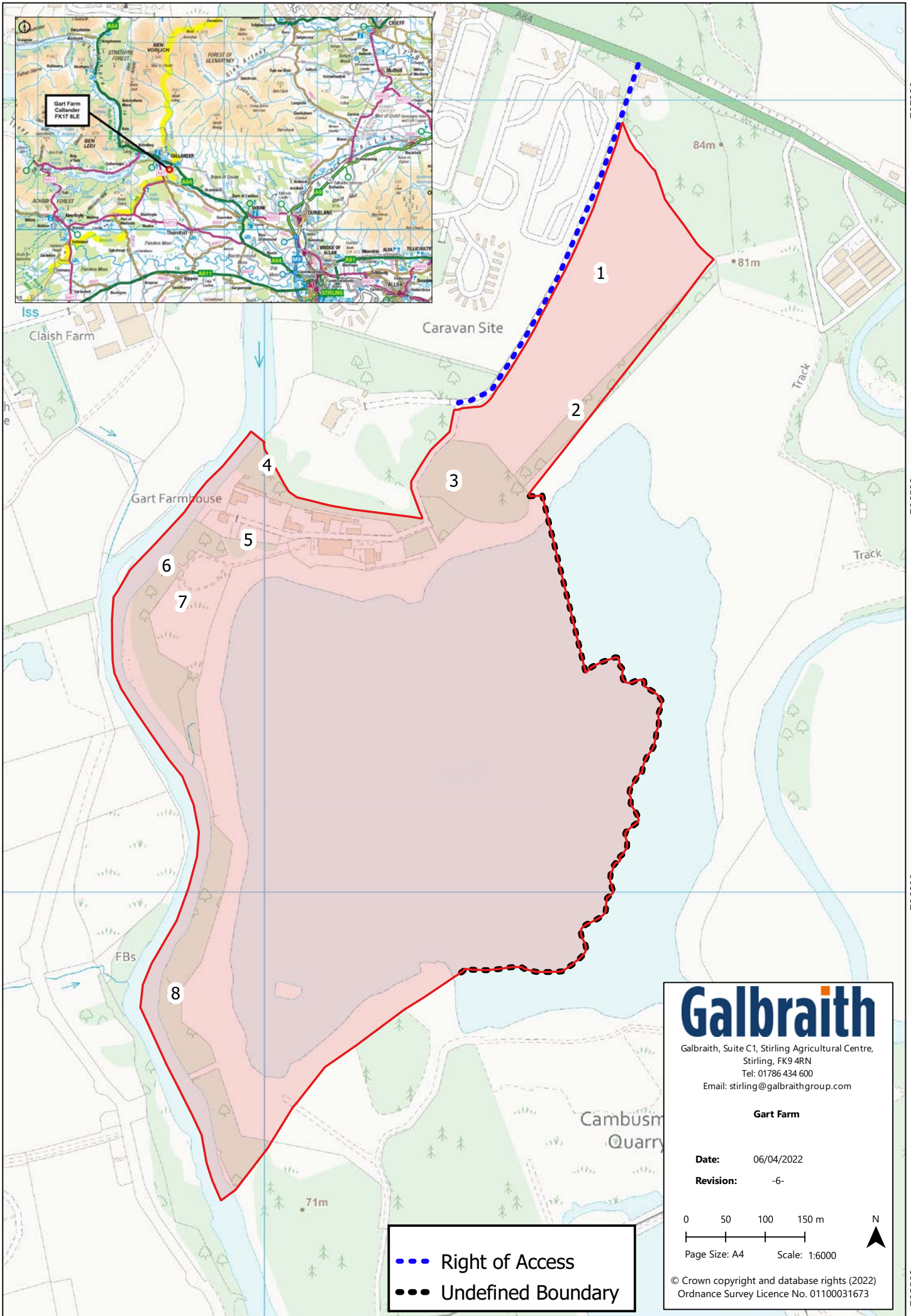
GROUND FLOOR
GROSS INTERNAL FLOOR AREA 1191 SQ FT / 110.6 SQ M

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 1048 SQ FT / 97.2 SQ M

THE BOTHY - GART
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2237 SQ FT / 207.8 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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 Scottish Legal Form confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. T: 01786 434600, F: 01786 450014, E: stirling@galbraithgroup.com 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. Photographs taken March 2022. 8. Particulars prepared January 2023.



- - - Right of Access
- - - Undefined Boundary

Galbraith

Galbraith, Suite C1, Stirling Agricultural Centre,
 Stirling, FK9 4RN
 Tel: 01786 434 600
 Email: stirling@galbraithgroup.com

Gart Farm

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