

DEVELOPMENT OPPORTUNITY

BRIDGEHAUGH
STATION ROAD
BUCHLYVIE
FK8 3NB

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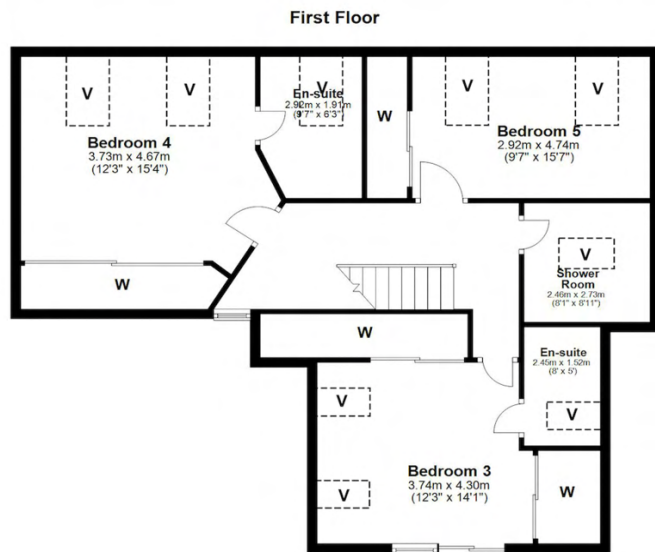
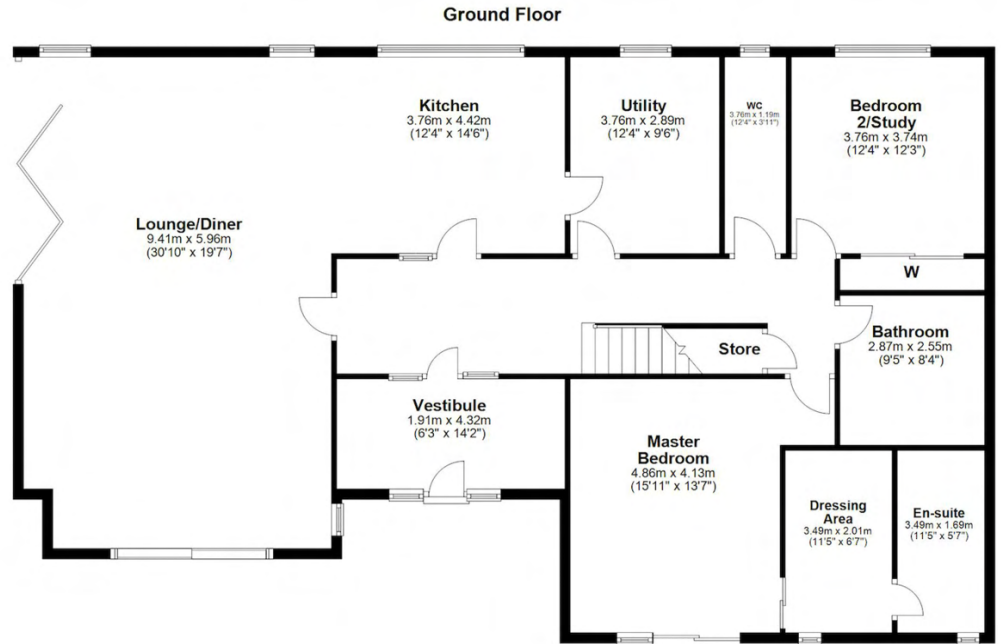
A rare opportunity to acquire a beautiful site with planning permission to build an architect designed, five bedroom, one and a half storey detached villa that extends to circa 2,500 square feet. The site itself is located just outside the village and encompasses approximately 8.8 acres of land.

The land is grade 1 and suitable for agricultural uses. In recent years, it has generated revenue from land grazing and barley crops and reference to the income generated can be found in the SAC Farm Management Handbook. The land has mains water and electricity, and the waste water is serviced by means of a septic tank





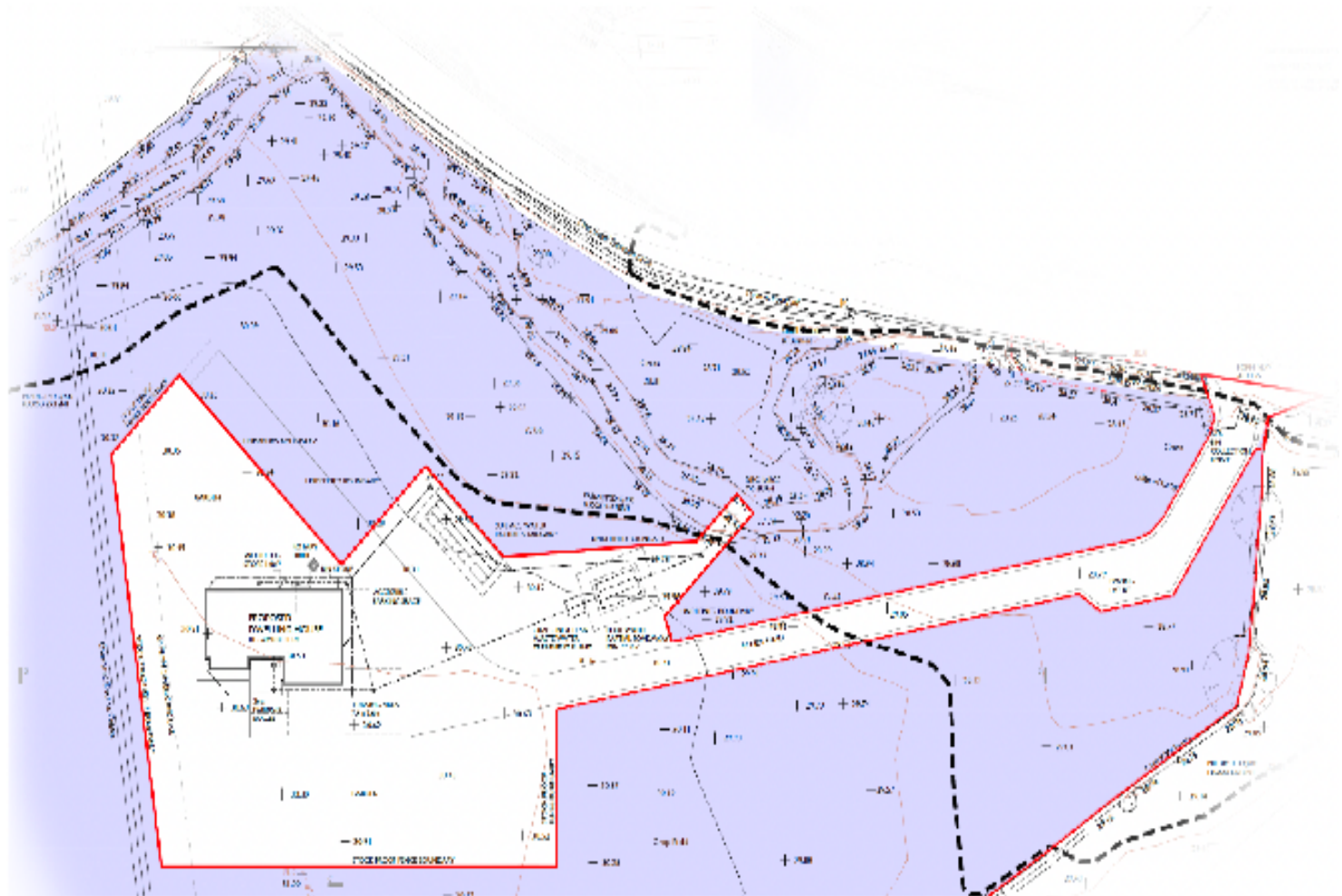




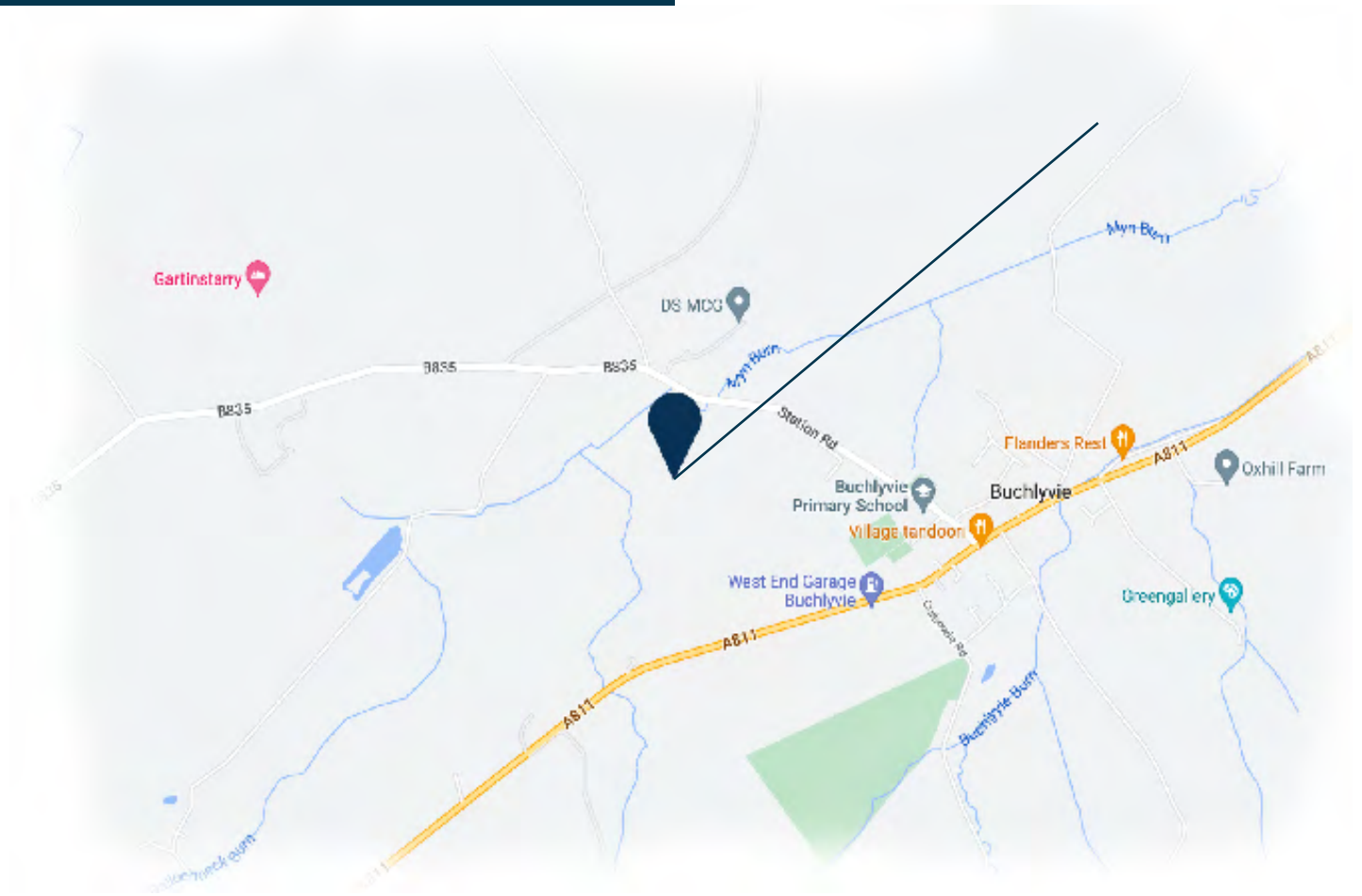




PROPOSED SITE PLAN



LOCAL AREA



The villages of Buchlyvie and Balfron have a good range of local shops, pub, a grocers/newsagents, Post Office facility, garage, hairdresser, tearoom, butchers, a pottery and an art gallery. There is an acclaimed and popular Bistro as well as a full GP surgery with a dispensing pharmacy. There are a multitude of leisure opportunities and walks nearby, with the West Highland Way and the Lake of Menteith close by whilst the area also includes the Loch Lomond and Trossach's National Park with its range of outdoor activities. Enjoying the lifestyle of rural living, Buchlyvie is still conveniently located within a thirty minute drive of Stirling and a forty five to fifty minute drive of Glasgow City Centre.

Sat Nav: Bridgehaugh Station Road, FK8 3NB

For full details, please visit www.corumproperty.co.uk

* All measurements, drawings, and distances are approximate are for illustration purposes and may not be to scale.

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