



The Clubhouse, Callander Golf Club, Aveland Road, Callander, FK17 8EN

Stirling 20 miles, Perth 42 miles, Glasgow 46 miles & Edinburgh 59 miles.

The Clubhouse at Callander Golf Club is offered for sale as a potential residential or commercial development opportunity subject to obtaining the required consents.

Approximately 0.62 acres / 0.25 Ha.

- Highly desirable location
- Wonderful views
- Countryside walks on the doorstep
- Active Golf Club in the immediate vicinity
- Established access and parking
- Residential and commercial development site subject to obtaining the necessary consents

OFFERS OVER £250,000

DM HALL
CHARTERED SURVEYORS

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LUMSDEN**



LOCATION

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. There is a sailing club to the west on the nearby Loch Venacher. 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. The property 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 west of Stirling, giving quick access to Edinburgh and Glasgow.

DESCRIPTION

The members of Callander Golf Club wish to sell the Clubhouse as a residential or commercial development opportunity, subject to the purchaser obtaining the necessary consents. The funds from the sale will be used to construct a smaller clubhouse which can be run more economically and will meet the future needs of the club. A detailed planning application for the new clubhouse has been submitted.

REF: 2019/0276/DET.

The existing clubhouse extends to approximately 7,370 square feet / 685 square metres. The overall land holding with the clubhouse is circa 0.62 acres / 0.25 hectares. The land holding includes the car park to the south of the clubhouse.

Purchasers will be responsible for their own costs to secure a suitable consent and any agreement to purchase will be subject to a long stop date for a suitable grant of planning permission to be achieved.

The clubhouse is suitable for purchase as a restaurant with living accommodation and may be of interest to commercial buyers for this usage.

The new clubhouse will be constructed in the area of ground where the upper car park and greenkeepers shed are located. The fixtures and fittings from the existing clubhouse are not part of the sale and will be relocated to the new clubhouse.

Any new dwellings constructed on the clubhouse site will enjoy a prime residential position and fine open views. It is expected that members of the golf club could be potential purchasers for the new dwellings built on the site.

VIEWING

By appointment through the selling agents. Contact Baird Lumsden on 01786-833800 or info@dmhbl.co.uk

DIRECTIONS

From Stirling travel west on the A84. On entering Callander turn right onto Bracklinn Road sign posted Callander Golf Club. Follow the road uphill and turn second right onto Aveland Road. Follow the road and turn left into the car park for the golf club.

LOCAL AUTHORITIES

Loch Lomond and The Trossachs National Park, National Park Headquarters, The Old Station, Balloch Road, Balloch, G83 8BF Tel. 01389-722600.

Particulars and photos prepared November 2019.

SERVICES, RATES AND ENERGY PERFORMANCE CERTIFICATE

Mains electricity
Mains water
Mains gas
Mains drainage
EPC G171

PLANNING

Our Planning and Development Service can be contacted on 01786 833 800 or email paul.houghton@dmhbl.co.uk

SOLICITORS

Maclean & Stewart
51/53 High Street
Dunblane
FK15 0EG

DATE OF ENTRY

Date of entry shall be by mutual agreement.

HEALTH & SAFETY

The property is on the peripheries of an active Golf Course. Caution should therefore be exercised at all times.

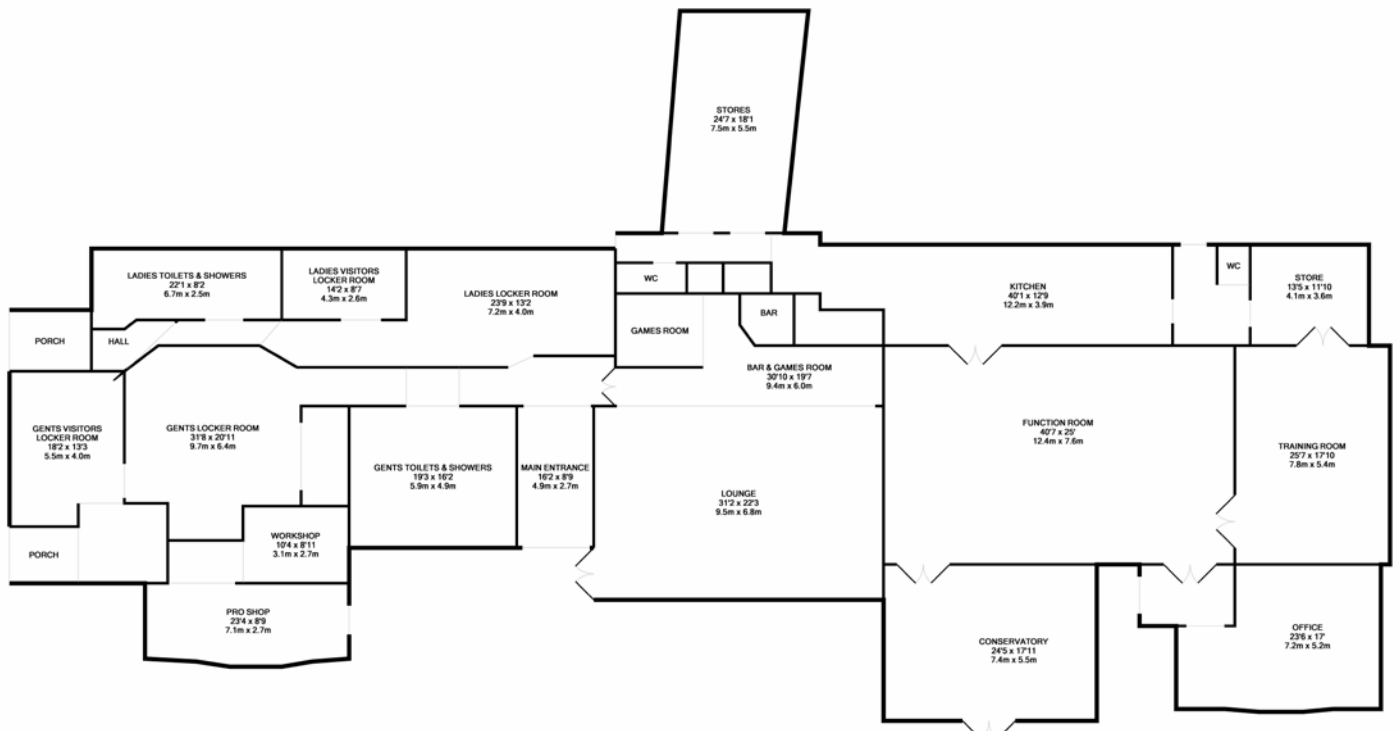
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 submit with their offer original ID including photographic ID and proof of address. We can accept a certified and dated copy of such ID from the purchasers' solicitors along with written confirmation from that solicitors confirming that they accept that we will be relying on this copy of ID for AML purposes.

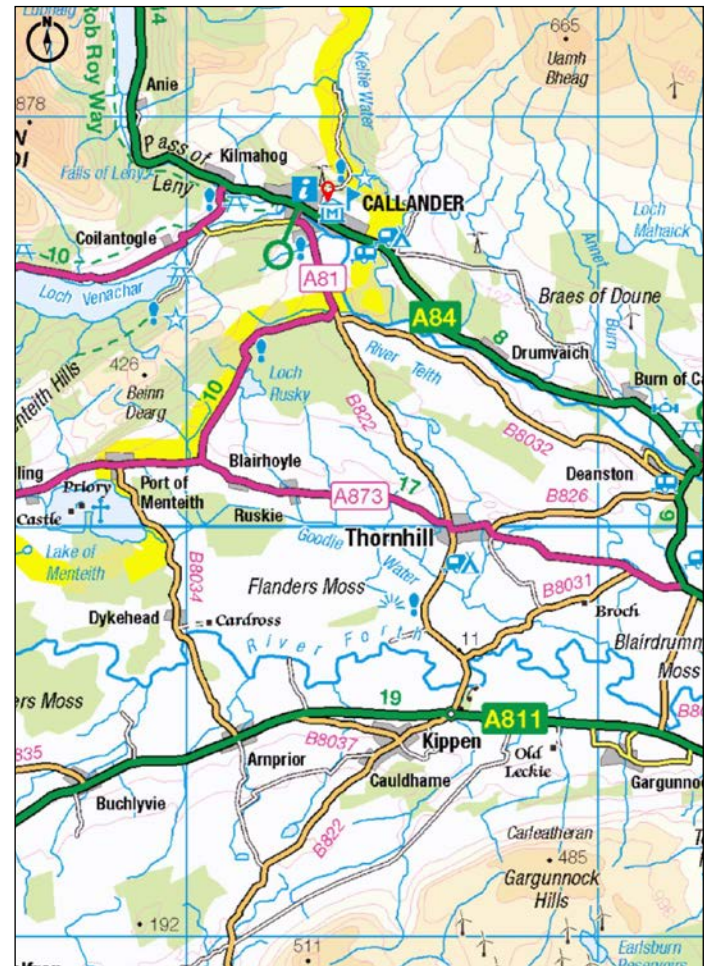
CONTACT

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.
 Made with Metplan 02/18





View



PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property.

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused.

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It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser.

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Selling Agents

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