

**For Sale · About 6.13 Acres**  
**Freehold · Offers Over £60,000**  
**Dollarfield, nr. Dollar**  
**Clackmannanshire **SOLD****

**Jonathan Creasey · Providing, Promoting and Planting**  
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**Dollarfield Land** *A desirable, centrally located, accessible meadow with a woodland copse, small stream and captivating views over Devon Valley, Dollar Glen and the Ochil Hills*



### **Description**

Peacefully situated on the south valley side of the River Devon, Dollarfield Land offers a range of uses including small paddock, mixed grazing, versatile amenity space and outdoors getaway. Within one mile is the charming village of Dollar with cafes, pubs and shops for refreshments and other facilities. Nearby enchanting river, woodland and hill walks, varied cycle paths and trails can be explored locally and a little further afield.

The land on a gradual slope rises up from about 35m above sea level with the B913 road along its lower northern boundary to about 70m at its highest southern corner point. Broadly triangular in shape and of grade 4 Land Classification, with undulations and flatter areas across the hill side, the field presents good potential for equestrian use, grass production and quality grazing. Internal track access and parking could be formed through the top field gate above or a new field gate a bit lower down off the same slip road, or from the B913 public road gate below, with a shed, stable or structure located in the more secluded field areas to the west, all subject to the required consents. There is a small overhead power line crossing the southwest field corner near the top gate.

Small woodland areas to the northwest and northeast corner including a pretty 40m section of burn, together with neighbouring mature woods and wooded glens, enhance the field and wildlife environment and provide good screening and shelter. Plenty of scope exists for engaging in land or biodiversity projects such as wildflower meadows, native tree-planting in small parkland pockets or more extensively, creating clearings or woodland glades, east and north boundary hedge-laying, and a wildlife pond subject to the required consent. Ecological habitats and nature already thrive there and nearby, including for example a wet flush towards the northeast field corner nurturing amphibians and red squirrels in adjacent woodland. More fruitful seed and berry shrubs and orchard trees may also be possible on the drier soil areas for diverse birdlife.

For those seeking land close by or further away for rural hobbies and breaks, private camping or with comforts nearby, it is ideally placed in a quiet but accessible setting, near to country villages, farm shops and highways. The scenic views there over Dollar Glen and Castle Campbell carved into the Ochil Hill range are quite inspiring.

## Dollarfield Land, Nr. Dollar, Clackmannanshire



### Surrounding Area

Located in the 'Wee County' of Clackmannanshire towards the eastern end of the floral 'Hillfoot Villages', the small town of Dollar with its prestigious Academy school, nearby Dollarbeg and their immediate surrounds are highly sought after areas for residents and visitors alike. 15<sup>th</sup> century Castle Campbell perched at the top of a beautiful wooded gorge, Dollar Museum weaving local tales and the Japanese Garden at Cowden all provide a variety of heritage interest. The Hillfoots and deep glens are rich in geological, cultural and historical highlights.

For further trips, to the north the majestic rounded and craggy Ochil Hill peaks span from 300m up to 720m. Picturesque Glen Devon and Glen Sherup host horseshoe trails, winding backroads, cascading waters and namesake reservoirs nestled in the heart of the Ochils. Castlehill and Glenquey fisheries and the Devon Angling Association offer fishing permits over 20 miles of the River Devon stretching roughly equally either side of Dollarfield Land. To the south are rolling hills and a string of forest networks before reaching the Inner Forth and Fife Coastal Path. Stirling, Alloa, Culross, Dunfermline, Gleneagles, Auchterarder, Kinross, Dunning and Perth are all within 10-30 miles, whilst St. Andrews, Dundee, Edinburgh and Glasgow are all less than one hour away.

### Access

There is vehicular access over the out of use public slip road adjacent to the eastern boundary, providing road access to the included private gate entrance near the top southern corner of the field meadow. A padlocked shared gate near the northern end and start of this slip road is shared with the few landowners that use this road for accessing their lands. There is also a private gated entrance directly off the B913 public road which could potentially be improved for use subject to any required consents.

### Sporting Rights, Mineral Rights and Timber

Sporting rights in so far as they are owned are included with the land. Mineral rights are excluded and reserved in terms of the Title. All timber, whether standing, fallen or cut, is included with the land, in so far as they are owned or in terms of the Title.

### Third Party Rights and Burdens

The property will be sold subject to and with the benefit of all servitude rights, burdens, wayleaves, reservations, third-party rights and agreements contained within the title or otherwise.

### Covenant, Clawback, Rural Grant Schemes and Payments

There are no covenants or clawback clauses, or rural grant schemes or payments, relating to the land.

### Boundaries

The boundaries are indicated on the Maps and closely identified on the ground by variable condition livestock fencing along most of the three boundaries and a small section of banking and edge kerbing along the slip road verge near the east northeast corner. As is usual in Scotland, boundaries are mutually shared with adjacent landowners unless agreed or stated otherwise in the title deeds.



## Dollarfield Land, Nr. Dollar, Clackmannanshire

### To View This Land

You are welcome to view this land at any time during daylight hours. We recommend you check it is still available for sale prior to travel. Please print or download a copy of the full brochure to take with you and aid with navigating and identifying the location and boundaries. The land may not have mobile reception.

**Parking for Viewing (P)** is indicated in the Directions and Maps provided below. **Please park safely** off the public road and aside of any gates, access ways or passing places. Please also take care when viewing the land. The great outdoors, including fields and woodlands, can contain unexpected hazards. Please wear appropriate gear and footwear and avoid visiting during severe weather, such as high winds or heavy rain.

### Location

**Nearest** postcode: FK14 7LX (denoted by the **red dot** on the Maps below).

OS Landranger map: 58. OS Explorer map: 366. W3W for Parking (P): [what3words.com/tripods.round.fingernails](https://www.what3words.com/tripods.round.fingernails)

National Grid Refs: Centre of Wood · NS 962 968; Parking for Viewing (P) · NS 963 968

### Directions (Maps are provided below)

- Travelling from the north or south on the B913 Devon Road, the slip road entrance and parking (P) area to view the land is located about one mile south from Dollar, on the south side of the B913 and about 0.2 miles southeast from the bridge over the River Devon. There is a "Woods & Land - For Sale" sign at this entrance.
- **Please park safely** at the entrance to the slip road on the east side of the land (as indicated by **P** on the Wood Map) and access the upper slip road entrance gate and land on foot. (The slip road is an out of use public road and Clackmannanshire Council have installed gates at each end. The vendor retains a key code which allows them to access their land via the northern slip road gate)
- Please leave all entrance gate(s) as you find them thank you.

### To Buy this Land

If you have visited the land and you wish to make an offer or enquire about the land, please get in touch by phone or email via the details below. An acceptable offer received in writing will have priority. Once a formal offer has been received and accepted the land will be removed from sale. This property is being offered for sale on offers over a stated price basis and may or may not go to a set closing date. If your enquiry is urgent please phone us as we may be working on land.

### Important Notes

Please note these particulars and all areas, distances, photos, plans, maps or statements made are for reference and guidance only. They have been carefully checked, are believed to be correct and to give a fair overall description of the property, but their accuracy cannot be guaranteed and they do not form part of any contract. The property will be sold as per the title deeds, which may differ from these particulars. Prospective purchasers should be aware of the influence and effect the agricultural, forest, wildlife, nature, environmental, countryside, rights of way and land reform Acts and any statutory designations may have on the property. Prospective purchasers must satisfy themselves and rely on their own enquiries, but all available information and as much help as possible will be provided.

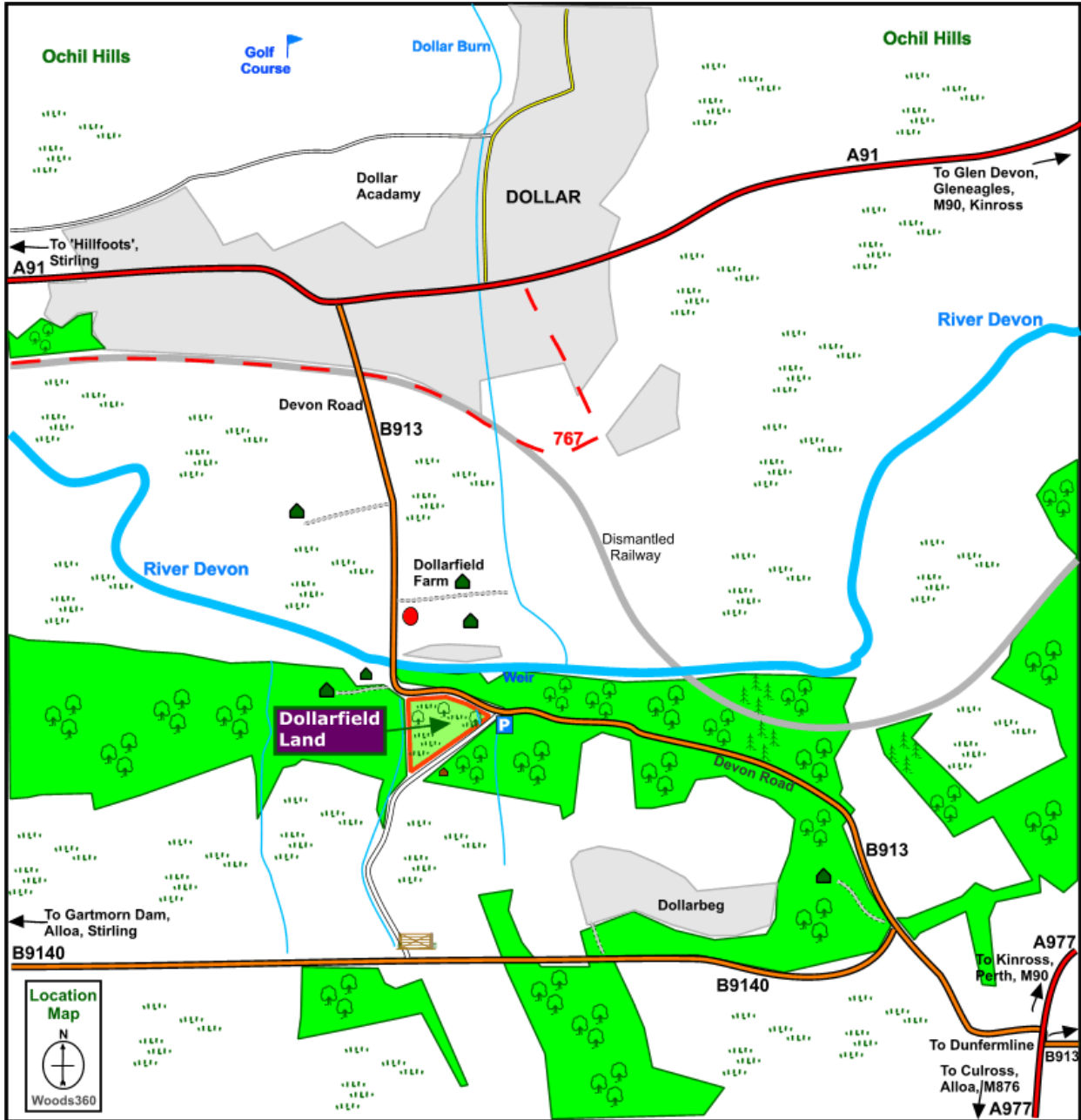
Jonathan Creasey hereby gives notice under section 21 of the Estate Agents Act 1979 of his role as selling agent for the property. The seller(s) and selling agent(s) reserve the right to refuse to sell the property to purchasers that have not visited it first and to accept, or not, any offer, or withdraw the property from the market, at any time, and for any reason. If the property goes to a closing date the seller(s) will not be obliged to accept the highest, or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The seller(s) or selling agent(s) will not be responsible for any costs incurred by interested parties.

### Contact

Jonathan Creasey on 07786 224 465 or 01786 833 500 or email [jon@woods360.uk](mailto:jon@woods360.uk)

Dollarfield Land, Nr. Dollar, Clackmannanshire

Maps



Dollarfield Land, Nr. Dollar, Clackmannanshire

