

6.85 Acre Plot

WESTBARR WOOD, AUCHENBOWIE, STIRLING, FK7 9QW



Development opportunity with approved planning consent for 4 eco-cabins in a stunning woodland setting by Stirling



Chalet 1 & 2



Chalet 3 & 4



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McEwan Fraser Legal is delighted to present this picturesque 6.85-acre plot of land for sale. With planning consent for 4 off-grid eco-cabins, this will have great appeal to those who really wish to get away from it all. This large site allows for all 4 cabins to have their own space and sense of isolation from the outside world. With no utilities required to service the site, it really will be environmentally friendly and a true “get away from it all” place to unwind.

THE PLOT



Each of the four approved cabins will feature a log burner, rainwater harvesting and purification and solar panels for heating water and power for two socket points. Grey waste water will be filtered via reed beds using only natural and sustainable ecological processes in keeping with the ethos of the development. The cabins will also feature wraparound decking to enjoy the sunsets and will sleep 4 (or 6 people in the larger cabins). There is also a composting toilet and shower for each cabin.



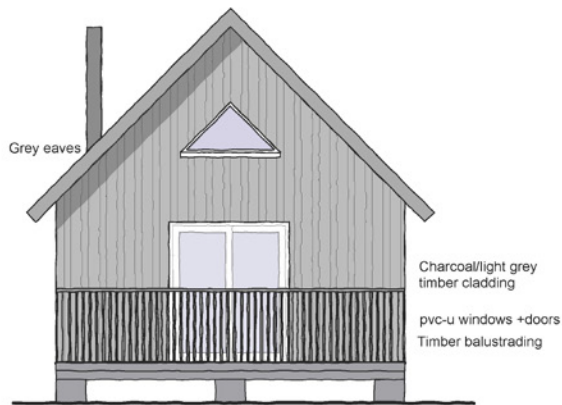
THE SITE



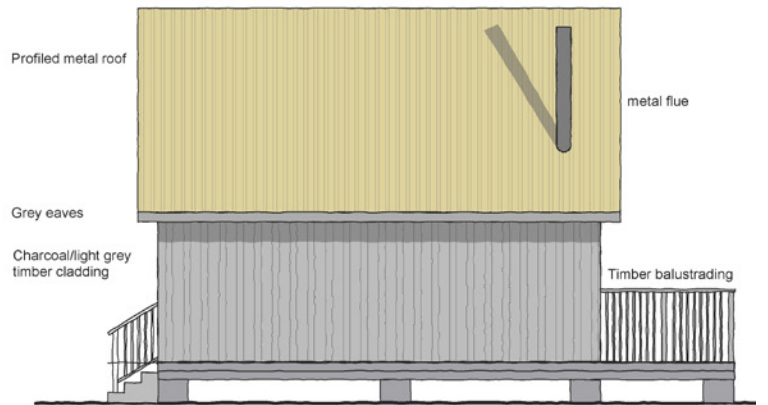
The demand for off grid holiday experiences is increasing. People are looking to disconnect as well as becoming more environmentally aware. These types of holidays can easily generate £250 - £300 per night in income.

Planning consent can be seen on the Stirling Council Planning Portal under Planning Application 22/00759/FUL.

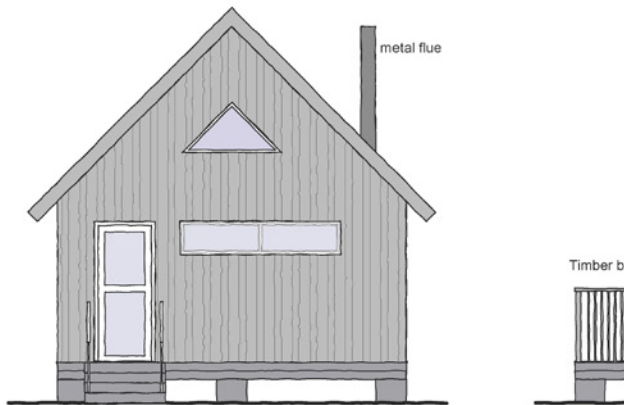
PLANS & ELEVATIONS CHALET 1 & 2



2 Rear Elevation
Scale: 1:50



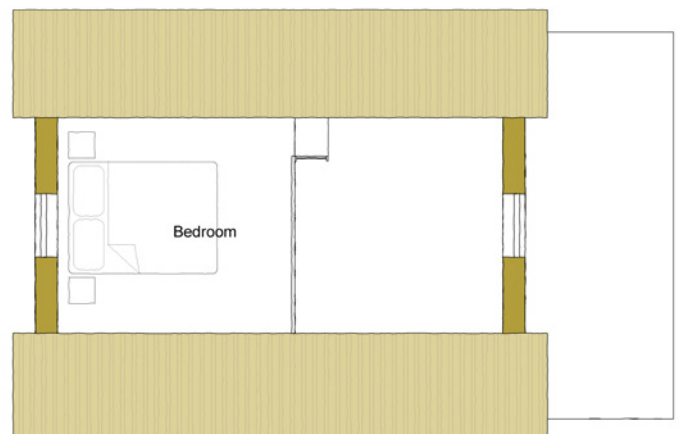
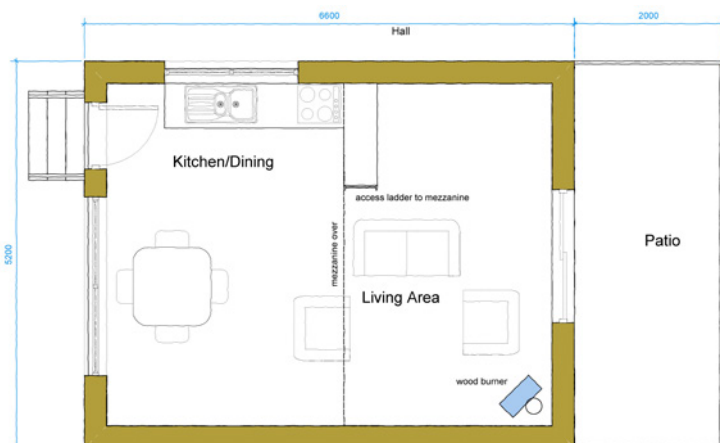
1 Side Elevation
Scale: 1:50



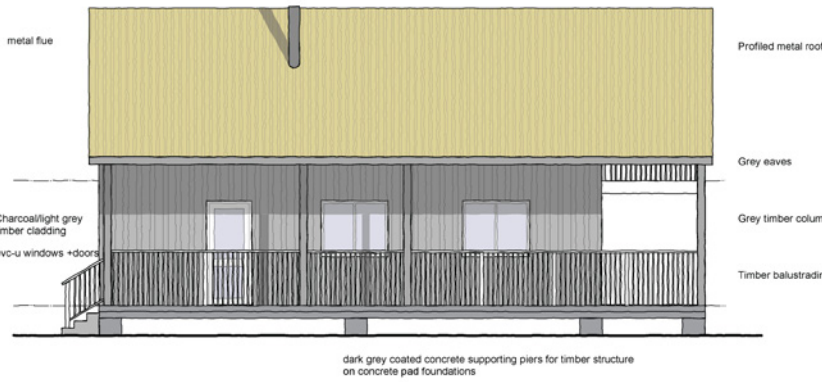
3 Front Elevation
Scale: 1:50



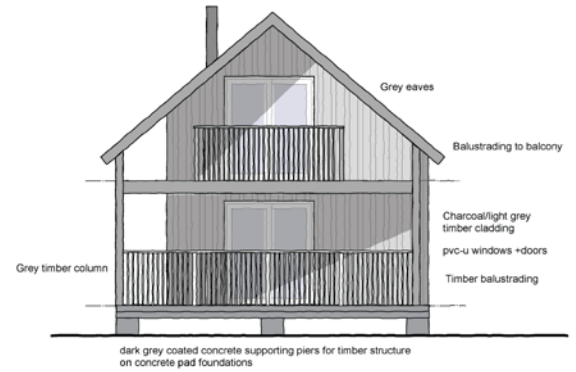
4 Side Elevation
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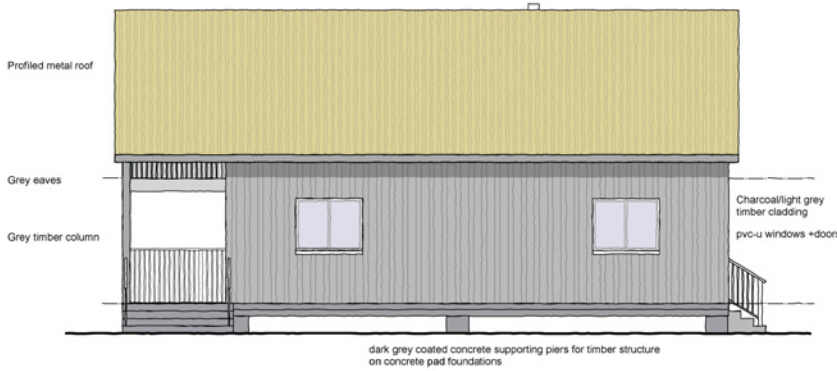
PLANS & ELEVATIONS CHALET 3 & 4



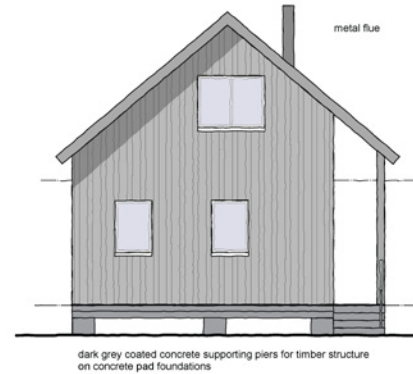
1 Front Elevation
Scale: 1:50



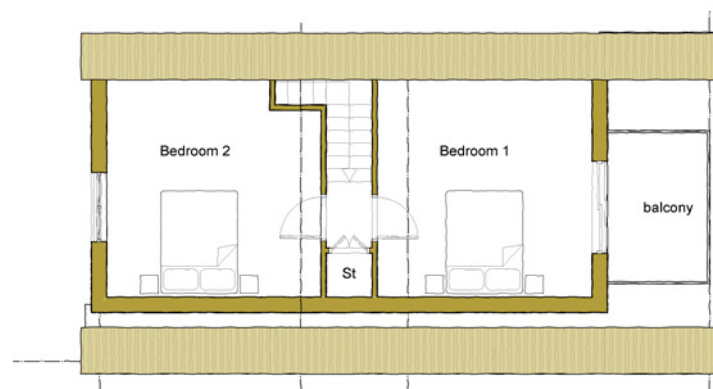
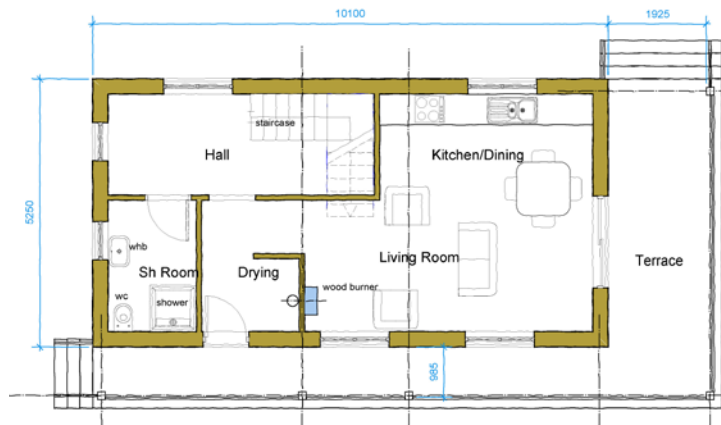
3 Side Elevation
Scale: 1:50



2 Rear Elevation
Scale: 1:50



4 Side Elevation
Scale: 1:50



THE VIEWS



THE LOCATION

Auchenbowie, a hamlet, an estate, and a burn in Stirlingshire. The hamlet and the estate are in St Ninians parish, 1¼ mile SSW of Bannockburn; and the mansion on the estate stands in the southern vicinity of the hamlet. Although providing a sense of isolation, the site is only 4 miles from Stirling City. It is also very convenient for Glasgow and Edinburgh, being 40 mins and 1 hr away, respectively





Productive collieries were on the estate, and may be regarded as in the same coalfield with the collieries of Greenyards, Plean, and Bannockburn. The burn rises on the skirts of Drummarnock Hill, flows 3 miles eastward thence to the vicinity of the hamlet, turns there to the South, and proceeds 3 miles southward to the Carron in the vicinity of Denny.



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