

## AUCHYLE FARM

PORT OF MENTEITH, STIRLING, STIRLINGSHIRE

# AUCHYLE FARM, PORT OF MENTEITH, STIRLING, STIRLINGSHIRE

An attractive compact agricultural holding located near Lake of Menteith

Port of Menteith 0.4 miles ■ Callander 6.1 miles ■ Stirling 14.8 miles

- Well-presented 3 Bedroom Grade C Listed Farmhouse
- Useful range of agricultural buildings
- Lot 1 Located within Loch Lomond and The Trossachs National Park

Acreage 45.99 Hectares (113.64 Acres)

FOR SALE AS A WHOLE OR IN 2 LOTS

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com





### SITUATION

Auchyle Farm is located 0.3 miles east of Port of Menteith and 14.8 miles west of the city of Stirling. The farm is split by the A81 which also acts as the boundary of the Loch Lomond & The Trossachs National Park.

### DESCRIPTION

Auchyle Farm as a whole extends to 45.99 Ha (113.64 Acres) or thereby and comprises a 3-bed C Listed farmhouse with a compact range of useful agricultural buildings. The property is split by the A81 with the farmhouse, steading and 22.10 Ha (54.61 Acres) of land located to the north and a further 23.89 Ha (59.03 Acres) of grazing land located to the south. The property is situated in a rural yet accessible location within a short drive of A811 leading to the M9 motorway and large road networks.

Glasgow Airport is located around 32.9 miles to the south and offers regular flights throughout the UK, Europe and beyond. The nearest train stations to Auchyle Farm are located in Bridge of Allan, Dunblane and the City of Stirling which provide access to a number of rail routes across the UK.

The village of Port of Menteith offers access to a local primary school (Port of Menteith Primary School), with secondary schooling located 5.8 miles north in Callander (McLaren High School), in which Auchyle Farm falls within the catchment areas. Private Schooling is offered within Glasgow and Edinburgh with a wide range of highly regarded independent private schools.

Callander, situated on the River Teith is located only 6 miles away and offers an excellent range of amenities. The town is very popular with tourists and provides a range of shopping and food related outlets.

Agriculturally the surrounding area of West Stirlingshire provides an attractive location on the edge of the Loch Lomond and The Trossachs National Park and directly northeast of the Lake of Menteith. The farm is all down to grass and the local area is utilised for farming and forestry.

### METHOD OF SALE

Auchyle Farm is offered for sale as a whole or in 2 lots.

### LOT 1- AUCHYLE FARMHOUSE, FARM BUILDINGS AND LAND EXTENDING TO 22.10 HA (54.61 ACRES)

#### Auchyle Farmhouse

Auchyle Farmhouse, an attractive house with a strong presence, is of stone construction under a pitched slate roof and has been classified as a C listed property. The accommodation over two floors comprises:

#### Ground Floor:

Entrance Hall, Utility Room, Kitchen, Dining Room, Sitting Room, Shower Room and Hallway.

#### First Floor:

3 Double Bedrooms and a Shower Room.

The garden lies to the south of the property and comprises a large lawned area.

**Farm Buildings**

Auchyle Farm provides for a compact equipped steading to the north of the Farmhouse, with a sizeable yard area adjacent. All of the farm buildings at Auchyle are equipped with mains electricity supply. The farm buildings comprise:

**Cattle Shed (18.25m x 25m)** of steel portal frame construction under a fibre cement roof with concrete panel walls with fibre cement cladding and a concrete floor.

**Cattle Court (18m x 8.8m)** of steel portal frame construction under a fibre cement roof with brick walls and a concrete floor.

**Kennels (7.3m x 5.4m)** of stone construction under a pitched slate roof with a concrete floor.

**Store (11.3m x 5.9m)** of rendered concrete block construction under a box profile sheeted roof and a concrete floor.

**Lean-to (13.9m x 4.4m)** of steel portal frame construction under a fibre cement roof with fibre cement cladding and a concrete floor

All of the buildings are equipped with mains electricity supply and water source

**The Land**

Lot 1 Auchyle Farm extends to approximately 22.10 Ha (54.61 Acres) or thereby and sits to the north of the A81. The land is classified as a mix of Grade 3.2 and Grade 4.1 by the James Hutton Institute and is all down to grass and utilised for the purposes of grazing livetsock. The land sits approximately between 23m and 45m above sea level and with the land to the west of the farm being south facing with a gentle slope, with the land to the east being more rolling in nature. All of the land within Auchyle Farm has been classified as severely disadvantaged for the purposes of support under the Less Favoured Area Support Scheme (LFASS).

Within Lot 1, all of the field parcels are bound by stockproof rylock fencing. There is a right of access to field parcels 6 & 7 (east of the steading) across the existing forestry track as hatched yellow on the attached sale plan between points A to B. There is a 3rd party right of access across the property, hatched green on the sale plan.

It is worth noting that there is a potential development gap site within the field to the west of Auchyle farmhouse & Steading, within Lot 1. It has been intimated to the existing owner that the there is a possibility that this area of land may be suitable for rural residential development in the future as outlined in the proposed Local Place Plan, although this would be subject to obtaining the necessary consents.

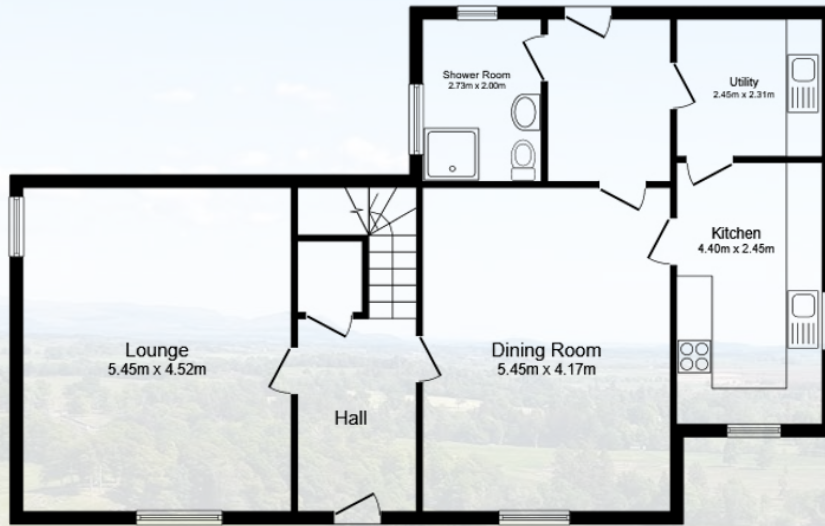
**LOT 2: LAND AT AUCHYLE EXTENDING TO 23.89 HA (59.03 ACRES)**

The land within Lot 2 Auchyle Farm extends to 23.89 Ha (59.03 Acres). The land sits in a ring-fenced block, lying to the south of the A81. The land within Lot 2 Auchyle has been classified as predominantly Grade 3.2 and Grade 4.1 by the James Hutton Institute with a small area of Grade 5.3 to the south and west of the property. All of the land within the lot is currently permanent grassland and has been utilised for the purposes of grazing livestock. The land within this lot has been classified as Severely Disadvantaged for the purposes of support under the Less Favoured Area Support Scheme (LFASS). There is a 3rd party right of access across the property, hatched green on the sale plan.

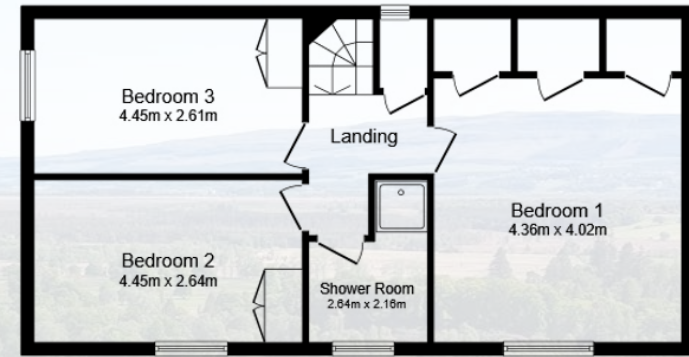
**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Auchyle Farmhouse	Mains	Septic Tank	Mains	Oil Fired Central Heating	Band F	Freehold	F29

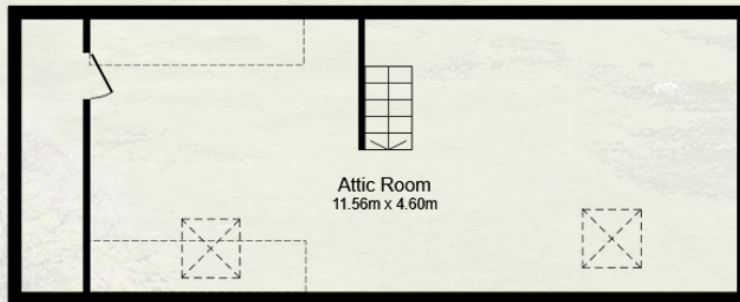




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



#### IACS

All the farmland is registered for IACS purposes.

#### NITRATE VULNERABLE ZONE (NVZ)

The land at Auchyle Farm is not located within a Nitrate Vulnerable Zone.

#### BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

There are no Basic Payment Scheme Entitlements available to purchase with Auchyle Farm.

#### LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area, with all of the land being classed as Severely Disadvantaged. Please note the vendor has not claimed LFASS Payments.

#### HISTORIC SCOTLAND

Auchyle Farmhouse has been classified as a Grade C Listed Building by Historic Environment Scotland. The listing is registered under the reference number LB15075 on the Historic Environment Scotland website. The property is recognised as being a relatively unaltered improvement period farmhouse. A few features of the property include its near symmetrical principle south elevation and circular stone wheel staircase.

The listing can be viewed at - <https://portal.historicenvironment.scot/apex/f?p=1505:300:::::VIEWTYPE,VIEWREF:designation, LB15075>



## LOCAL AUTHORITY

Stirling Council  
1-5 Port Street  
Stirling  
FK8 2EJ  
01786 404040

Lot 1 Auchyle Farm is also located within Loch Lomond and The Trossachs National Park Boundary.

Loch Lomond and The Trossachs National Park  
Balloch  
Alexandria  
G83 8QX  
01389 722600

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government Agriculture and Rural Economy  
Strathearn House  
Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RX  
0300 2445400  
SGRPID.perth@gov.scot

## MINERALS

The mineral rights are included in the sale as so far as it is owned by the seller.

## TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

## SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

## FIXTURES AND FITTINGS

All fixture and fittings within Auchyle Farm are included in the sale price. No other items are included unless mentioned in the sales particulars.

## INGOING VALUATION

The purchaser(s) of Auchyle Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

## DEPOSIT

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



## DIRECTIONS

From Junction 10 of the M9 motorway at Kildean, head west following the A84 Callander, continue for 3.9 miles. Exit left following signs for the A84 Thornhill and Port of Menteith. Continue onto the A81 road towards Port of Menteith. In a further 0.8 miles the property will be located on the right-hand side, with the land located on the left.

From the centre of Callander take the A81 Glasgow, heading south. Continue on the A81 for 5.4 miles. At the junction turn right to continue on the A81 for Glasgow/Aberfoyle. In 0.8 miles the property will be located on the right-hand side, with the land located on the left.

## POST CODE

FK8 3LA

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///asleep.flannel.overheard

## SOLICITORS

Frazer Coogans Solicitors  
Per Anoop Christi  
163 Main Street  
Prestwick  
KA9 1LB  
E: [anoop.christi@frazercoogans.co.uk](mailto:anoop.christi@frazercoogans.co.uk)

## VIEWING

Strictly by appointment with the Selling Agents.

### **POSSESSION AND ENTRY**

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

### **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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

### **HEALTH & SAFETY**

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

### **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 as satisfied themselves in respect thereof.

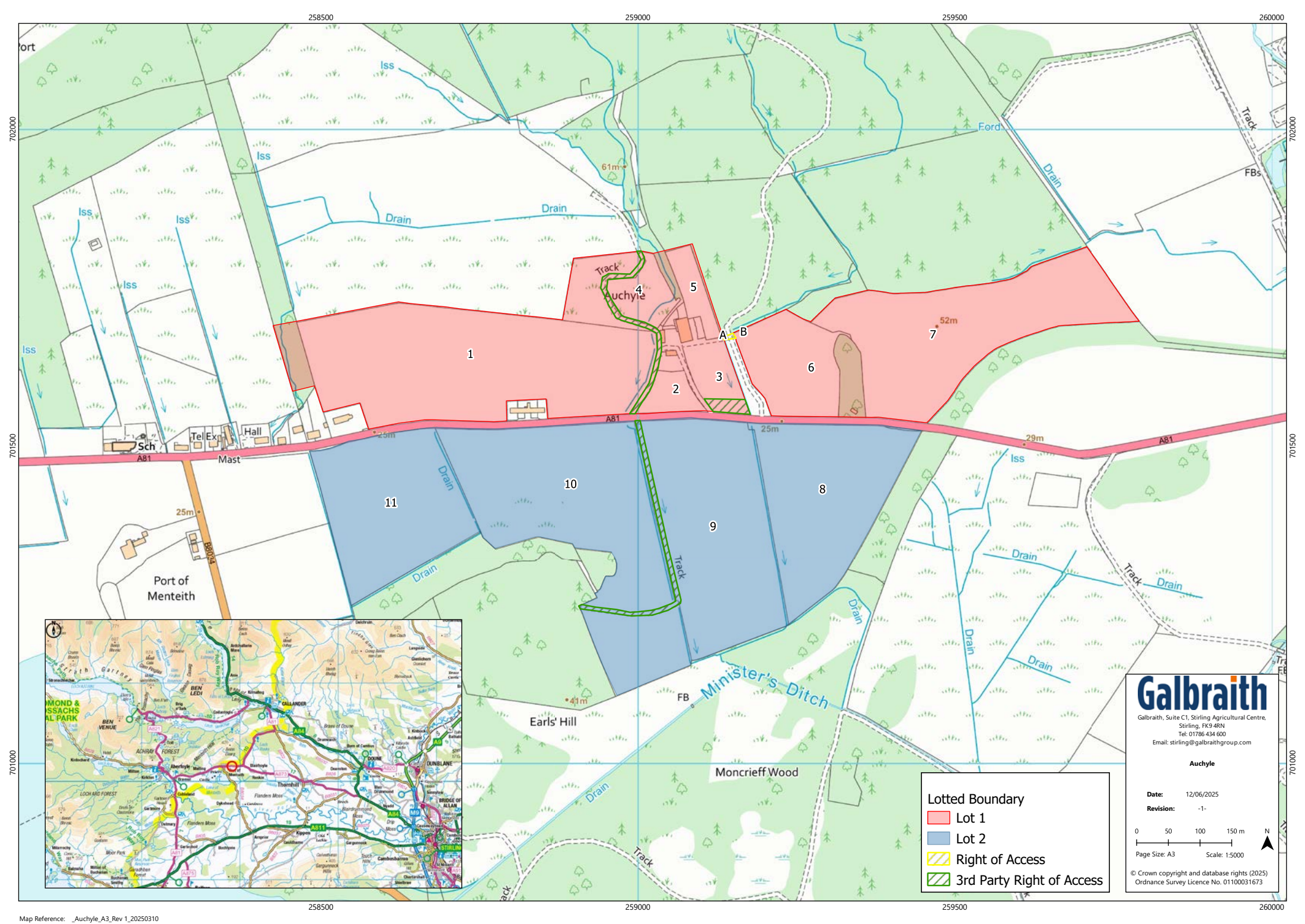
### **AMC PLC FINANCE**

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent or contact Alice Wilson in our Galbraith Ayr office on 01292 292533. Email: [Alice.Wilson@galbraithgroup.com](mailto:Alice.Wilson@galbraithgroup.com)



AUCHYLE FARM, PORT OF MENTEITH

	AREA		BPS REGION	PASTURE GROUND		ROUGH GRAZING		OTHER	
FIELD NO	(HA)	(ACRE)		(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)
LOT 1									
1	9.00	22.24	1	9.00	22.24				
2	0.57	1.41	1	0.57	1.41				
3	0.83	2.05	1	0.83	2.05				
4	1.72	4.25	4			1.72	4.25		
5	0.53	1.31	1/2	0.53	1.31				
6	2.73	6.75	1	2.26	5.58			0.47	1.16
7	6.05	14.95	1	6.05	14.95				
MISC	0.67	1.66						0.67	1.66
TOTAL	22.10	54.61		19.24	47.54	1.72	4.25	1.14	2.82
LOT 2									
8	4.85	11.98	1	4.85	11.98				
9	8.68	21.45	1	8.68	21.45				
10	5.69	14.06	1	5.69	14.06				
11	4.67	11.54	1	4.67	11.54				
TOTAL	23.89	59.03		23.89	59.03	0.00	0.00	0.00	0.00
TOTAL	45.99	113.64		43.13	106.57	1.72	4.25	1.14	2.82



**Lotted Boundary**

- Lot 1
- Lot 2
- Right of Access
- 3rd Party Right of Access

**Galbraith**  
Galbraith, Suite C1, Stirling Agricultural Centre,  
Stirling, FK9 4RN  
Tel: 01786 434 600  
Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

**Auchyle**

**Date:** 12/06/2025  
**Revision:** -1-

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Page Size: A3 Scale: 1:5000

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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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.

# Galbraith