

# Mains Of Gargunnoch

Gargunnoch | Stirling

Galbraith



# Development opportunity to create an outstanding family home with outbuildings



Gargunnoch 1 mile | Stirling 6 miles | Glasgow 35 miles

(All distances are approximate)

Traditional farmhouse in “shell” condition in private rural location

Large stone-built steading with scope for development

High amenity property with established garden

1.83 acre paddock

Attractive outlook over the surrounding countryside

## Galbraith

Stirling Agricultural Centre | Stirling | FK9 4RN  
T: 01786 434 600 | E: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Location

Mains of Gargunnoch enjoys an attractive rural location a short distance to the west of the village of Gargunnoch which provides a range of local amenities, including a convenience store, a pub and a primary school. The City of Stirling is located approximately 6 miles to the east and provides a wide range of facilities including, supermarkets, banks, national retailers, financial services and leisure facilities.

## Description

Mains of Gargunnoch comprises a traditional stone build farmhouse and a range of traditional stone and block construction steading buildings. The farmhouse is wind and watertight and in shell condition stripped back to the bare walls without any kitchen or bathroom/toilet facilities.

It should also be noted that there is currently no staircase in the building.

Outside there is an attractive established garden to the south and a steading range to the north arranged around an attractive courtyard offering shelter and privacy.

The west steading has a pitched slate roof with corrugated iron clad roof section on the western elevation together with a corrugated iron clad Dutch barn on the western elevation. The east steading comprises a stone built steading with corrugated sheet roof to the east and an adjoining block construction steading with a steel truss roof and corrugated iron roof cladding.

Immediately to the south there is a field extending to approximately 1.83 acres that provides potential for the grazing of horses or livestock.

The subjects are accessed directly off a minor public road to the east. It should be noted that the track will be sold with the property with a right of access in favour of the seller granted over the first 9 m of the track to allow access to the field to the north.

The steading buildings provide scope for alternative use such as additional residential accommodation or could be used to create an office, workshop space or storage.

The approximate gross internal areas of the buildings are set out below:

### Farmhouse

Ground Floor	973 sq.ft	(90.42 sq.m)
First Floor	735 sq.ft	(68.33 sq.m)
Total:	1,708 sq.ft	(158.75 sq.m)

**East Steading** 1,575 sq.ft (146.41 sq.m)

**West Steading** 2,252 sq.ft (209.29 sq.m)

## Planning

The subjects are located in open countryside and do not have a specific planning allocation in the Stirling Council Local Development Plan. However, we are of the view that there may be scope for alternative use such as development of the steading for residential, self-catering use or office accommodation, subject to obtaining the necessary consents.



We would recommend that any planning enquiries should be directed to:

Stirling Council  
Old Viewforth  
14-20 Pitt Terrace  
Stirling  
FK8 2ET  
T: 0845 277 7000  
W: [www.stirling.gov.uk](http://www.stirling.gov.uk)

## Rateable Value/Council Tax

The farmhouse is currently uninhabitable and does not have a council tax banding. We expect that the subjects will be assessed for council tax following the completion of works.

## Services

The property has previously benefitted from a mains supply of electricity and water and private drainage. The mains supplies have been capped following the stripping back of the farmhouse to shell condition. It should be noted that the purchaser will be responsible for the reconnection of services. We would also point out that the connection to the septic tank as not been tested.



## Asking Price

Our clients are seeking offers over £350,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

## VAT

All figures are quoted exclusive of VAT.

## Entry

To be mutually agreed.



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Post Code: FK8 3BW

## Solicitors

Gillespie Macandrew  
163 West George Street  
Glasgow  
G2 2JJ

## 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 provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered



## Viewing And Further Information

For further information or to arrange a viewing please contact the selling agents:

Galbraith  
Suite C  
Stirling Agricultural Centre  
Stirling  
FK9 4RN  
Tel: 01786 434 600

Harry Stott  
07909 978 644  
harry.stott@galbraithgroup.com

Murray Chisholm  
07557 571 644  
Murray.chisholm@galbraithgroup.com

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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, together with proof of funding and Identification. 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. Photographs taken in May 2026. 8. Particulars prepared May 2026.





**Galbraith**