



# FALCONER

PROPERTY CONSULTANTS

**DEVELOPMENT LAND,  
INVERTROSSACHS  
COUNTRY HOUSE,  
CALLANDER  
FK17 8HG**

## FOR SALE

- OFFERS OVER £200,000
- DEVELOPMENT OPPORTUNITY
- APPROXIMATELY 0.95 ACRES
- PLANNING PERMISSION FOR 2 RESIDENTIAL DWELLINGS
- DESIRABLE COUNTRYSIDE LOCATION CLOSE TO LOCH VENACHAR

## LOCATION

Callander is a thriving town and key gateway to the Loch Lomond & The Trossachs National Park, attracting strong year-round tourism and supporting a diverse mix of retail, hospitality, and leisure businesses.

The nearby Invertrossachs Estate further enhances the area's appeal, offering a unique opportunity to support sustainable growth in one of Scotland's most sought-after locations.

The subjects are located in the Invertrossachs area occupying a rural setting on the southern side of Loch Venachar.

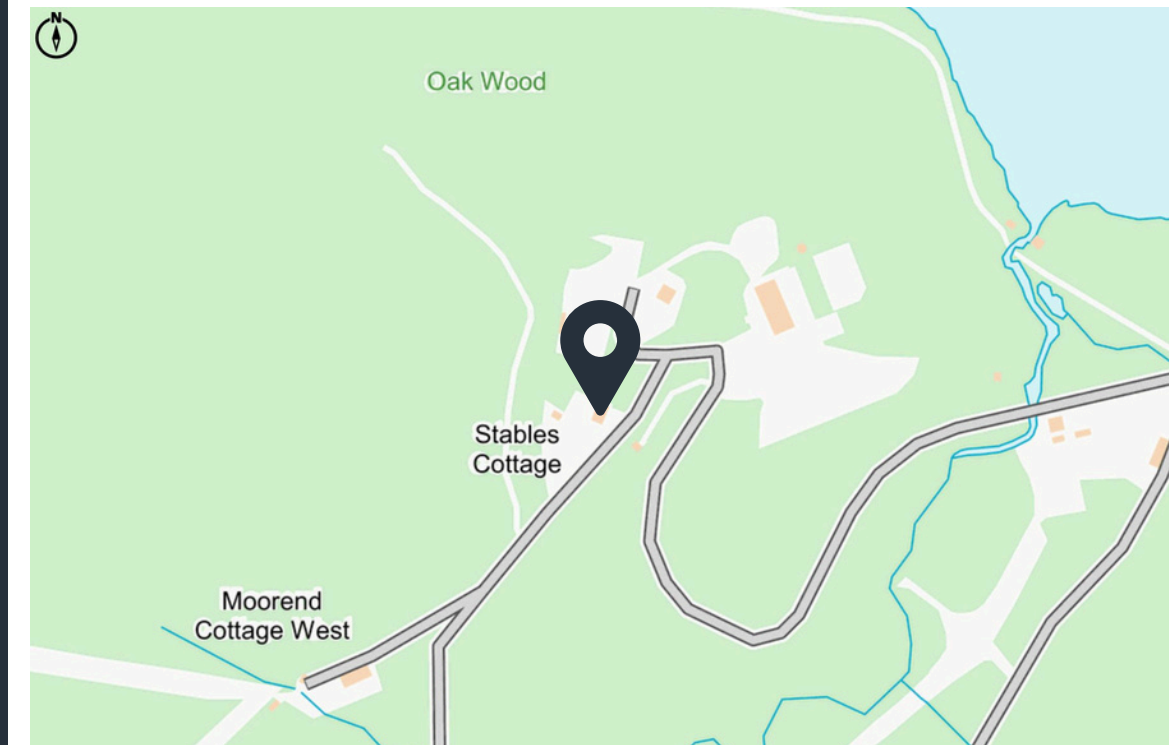
## DESCRIPTION

The subjects comprise a former coach house which is in need of reconstruction. There is current planning permission for 2 dwelling houses with car garage, store and landscaping.

We understand that the site extends to approximately 0.95 acres.

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Loch Lomond & The Trossachs Planning Department.



## PROPOSAL

Offers over £200,000 are invited for the heritable interest.

## RATING

N/A.

## EPC

N/A.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

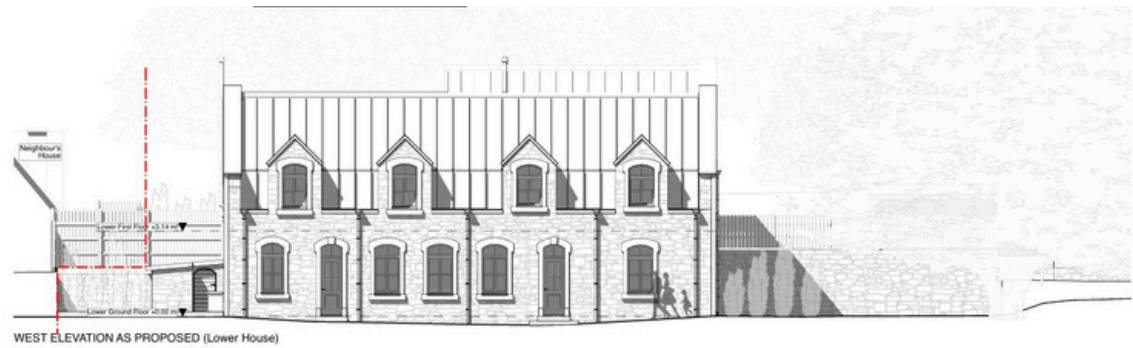
N/A.



### PLANNING APPLICATION

— Line separating Upper and Lower House

<p>Drawings Title <b>Elevations as Proposed (1)</b></p> <p>Job Title <b>Invertrossachs Former Coach House for Robert Williamson Developments</b></p>	<p><b>Jewitt and Wilkie architects</b></p> <p>26 New City Road Glasgow G4 6JF T: 0141 202 3000 info@jewittandwilkie.co.uk www.jewittandwilkie.co.uk</p>	<p>Lower House Carport annex - 06/23/24</p> <p>06/23/24</p> <p>SCALE: 1:100 (A3) DATE: December 2024</p> <p>DRAWN BY: JAW CHECKED BY: JAW</p> <p>2636/P/500-A</p>
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### PLANNING APPLICATION

— Site boundary line

<p>Drawings Title <b>Elevations as Proposed (2)</b></p> <p>Job Title <b>Invertrossachs Former Coach House for Robert Williamson Developments</b></p>	<p><b>Jewitt and Wilkie architects</b></p> <p>26 New City Road Glasgow G4 6JF T: 0141 202 3000 info@jewittandwilkie.co.uk www.jewittandwilkie.co.uk</p>	<p>Lower House Carport annex - 06/23/24</p> <p>06/23/24</p> <p>SCALE: 1:100 (A3) DATE: December 2024</p> <p>DRAWN BY: JAW CHECKED BY: JAW</p> <p>2636/P/501-A</p>
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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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