



## PIRNIEHALL DEVELOPMENT OPPORTUNITY

CROFTAMIE GLASGOW G63 0HD



## INTRODUCTION

Palace Auctions London Ltd has been instructed as Sole Selling Agent to secure a purchaser for Pirniehall Croftamie, Stirling comprising redevelopment of the building, incorporating a total 15 units across residential and holiday use.

A former mansion house built for Sir Alexander Murray, known as Pirniehall, which went on to be a residential school which closed in the 1990s. The property has been subject to recent planning approval to convert to a residential dwelling with surrounding tourism development.

The development opportunity sits within approximately 6.27 hectares (15.49 acre) of land occupying a relatively rectangular shaped site.

The proposed development is for a mixed use of tourism and residential comprising the change of use, restoration and conversion of Pirniehall and its outbuildings into a private residential dwelling and 7 holiday lodges within the existing outbuildings and 8 luxury lodges in the grounds with further scope to add more units subject to planning etc.

The site sits approximately 4 Miles from Loch Lomond's eastern shore and captures the major conurbations of Glasgow within a 30-minute and Edinburgh 90-minute drive time.



## INVESTMENT HIGHLIGHTS



Mixed use tourism and residential development opportunity totalling 15 units of residential and holiday use



Located within 4 miles of the eastern shore of Loch Lomond, with the major conurbations of Glasgow and Edinburgh within a 30-minute and 90-minute drive time



Former mansion and residential school building called Pirniehall which has been closed since the 1990s and awaiting restoration and redevelopment.



Pirniehall has approval for 7 holiday apartments to be developed within its existing structure.



Ancillary development including an annexed double garage with self-contained flat above, gym, swimming pool and outdoor games court



Opportunity for a leisure or residential developer to create a high-quality operation within an attractive location close to Loch Lomond



An additional 8 new build holiday lodges are proposed on the grounds with a new vehicular access proposed from the public road.



Once complete will comprise a residential dwelling with 7 holiday apartments with ancillary swimming pool and gym with 8 new build holiday cottages.



Held under Heritable title



Opportunity to create an Income producing asset when complete

# LOCATION

The village of Croftamie lies some 16 miles to the north of Glasgow city centre and some 4 miles from the eastern shore of Loch Lomond in the Loch Lomond & Trossachs National Park. Croftamie is a village located on the A809 which is one of the main arterial routes from Glasgow to Loch Lomond passing through towns such as Bearsden before connecting with the Old Military Road which skirts the eastern and southern shores of Loch Lomond. The immediate surrounding area is rural in nature with individual dwellings and also dwellings that have been converted into holiday accommodation given the proximity to Loch Lomond. The National cycle route passes directly to the south of the site on the minor road. This cycle route connects Sunderland with Inverness however this section connects the subjects with nearby Alexandria and The Trossachs to the north.

This prime development land sits right in the heart of the Loch Lomond area, a world-renowned spot for stunning lochs, rolling hills, and endless outdoor adventures. Surrounded by charming villages, quality local amenities, and an abundance of walking, cycling, and water sports opportunities.

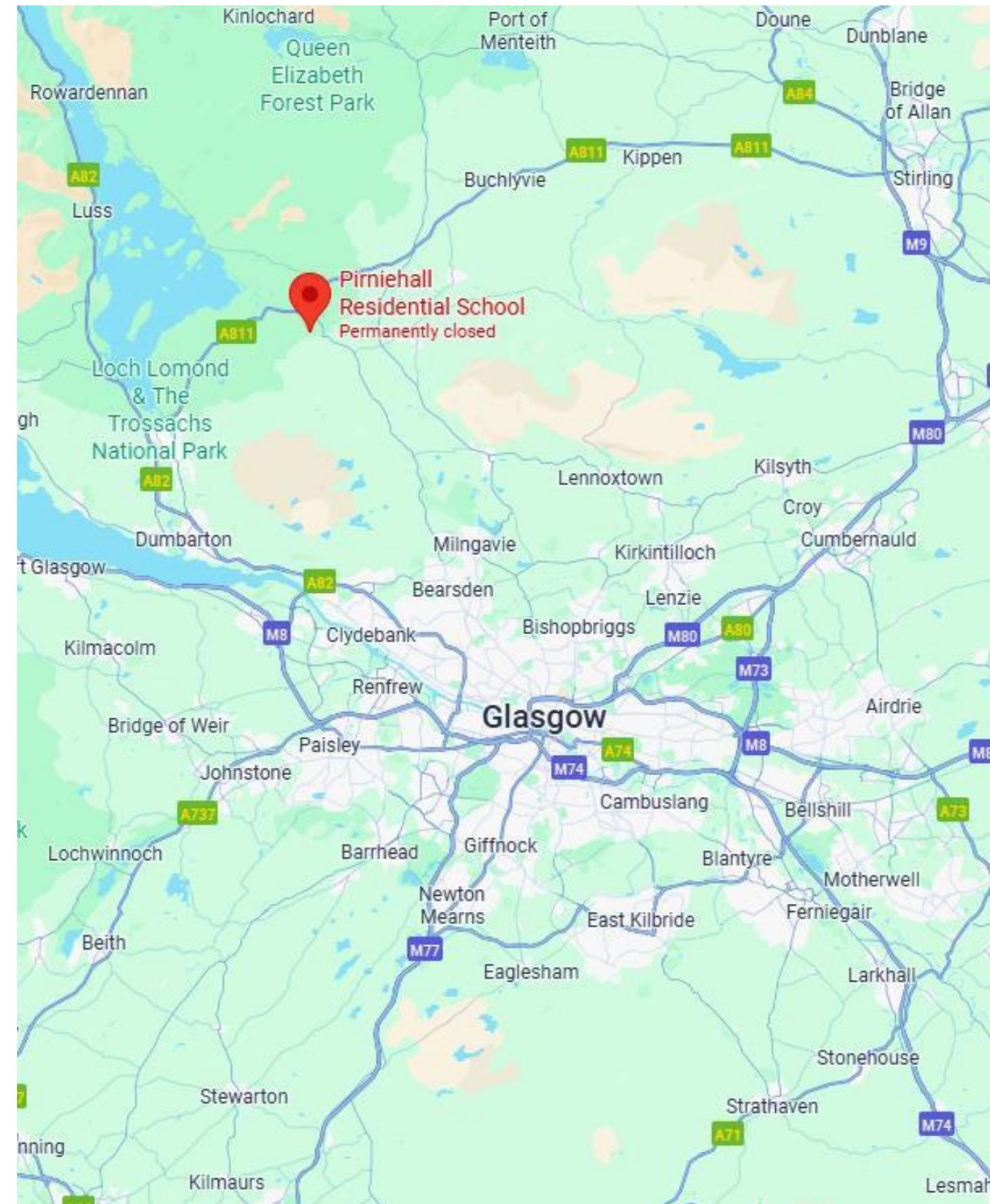


## Loch Lomond

Loch Lomond is Scotland's largest freshwater loch by surface area, stretching over 24 miles long and up to 5 miles wide. Renowned for its breathtaking natural beauty, it forms the centerpiece of the Loch Lomond & The Trossachs National Park — a protected area celebrated for its rugged hills, tranquil waters, and diverse wildlife.

The region offers year-round recreational opportunities, including hiking, cycling, fishing, sailing, and wildlife watching, making it a premier destination for outdoor enthusiasts and tourists alike. Its proximity to Glasgow, just under an hour's drive, ensures excellent accessibility while providing a peaceful escape from city life.

Surrounded by picturesque villages and historic landmarks, Loch Lomond's unique blend of natural beauty and cultural heritage creates an unmatched setting for leisure development. Whether for holiday retreats, eco-tourism, or outdoor adventure facilities, this land offers a rare chance to invest in Scotland's most iconic landscape.



Location	Distance
Loch Lomond	15 miles
Lomond Shores	8 miles
Loch Lomond Sea Life Centre	8 miles
Loch Lomond Birds of Prey	8 miles
Loch Lomond Golf Club	13 miles
Luss & Cruise Loch Lomond	16 miles
Location	Distance
Balloch Country Park	7 miles
The Conic Hill	7 miles
Ben Lomond	13 miles
Cameron House & Spa	9 miles
Buchanan Castle Golf Course	3 miles
Carrick Golf Course	11 miles

# THE OPPORTUNITY

A rare opportunity for a leisure or residential developer to acquire a large land holding with mixed use tourism and residential planning consent within the beautiful setting of Loch Lomond and the Trossachs National Park

The site is situated approximately 4 miles from the eastern shores of Loch Lomond, 8 miles from Loch Lomond Shores and approximately 6 miles from Balmaha in a rural woodland location.

The proposed development is for a mixed use of tourism and residential, comprising the change of use, restoration and conversion of Pirniehall House and its outbuildings into a private residential dwelling and 7 holiday apartments.

To compliment this, an ancillary development including an annexed double garage with self-contained flat above, gym, swimming pool and outdoor games court has been approved.

In addition, 8 new build holiday lodges/cottages are proposed on the grounds with a new vehicular access proposed from the public road.

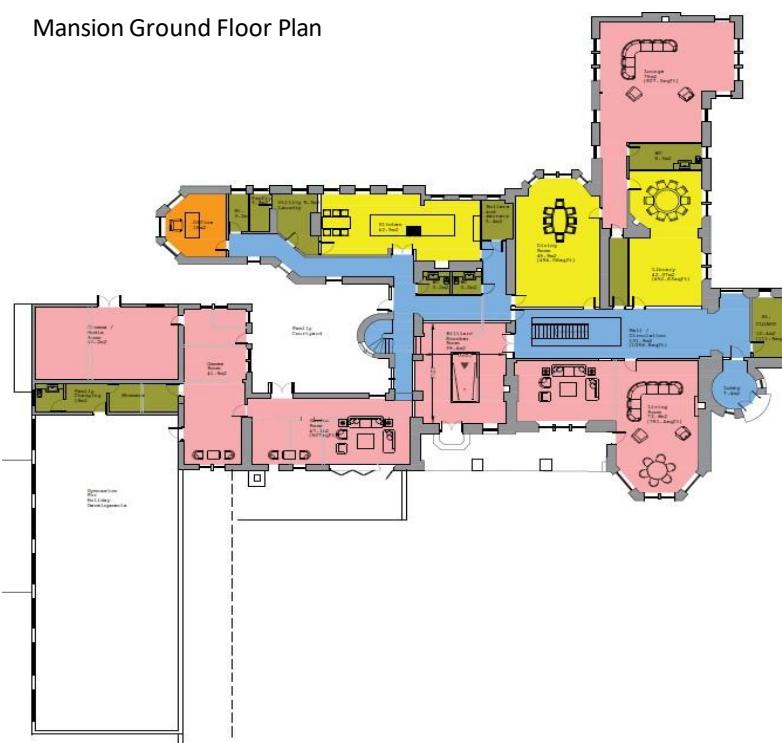
There is an opportunity for a developer to essentially create a mini high-quality retreat of 7 income producing holiday apartments and 8 income producing holiday cottages wrapped around an attractive building set within a rural woodland setting.

The site planning history can be viewed at:

<https://www.lochlomond-trossachs.org/planning/planning-applications/major-planning-applications/pirniehall-near-croftamie/>

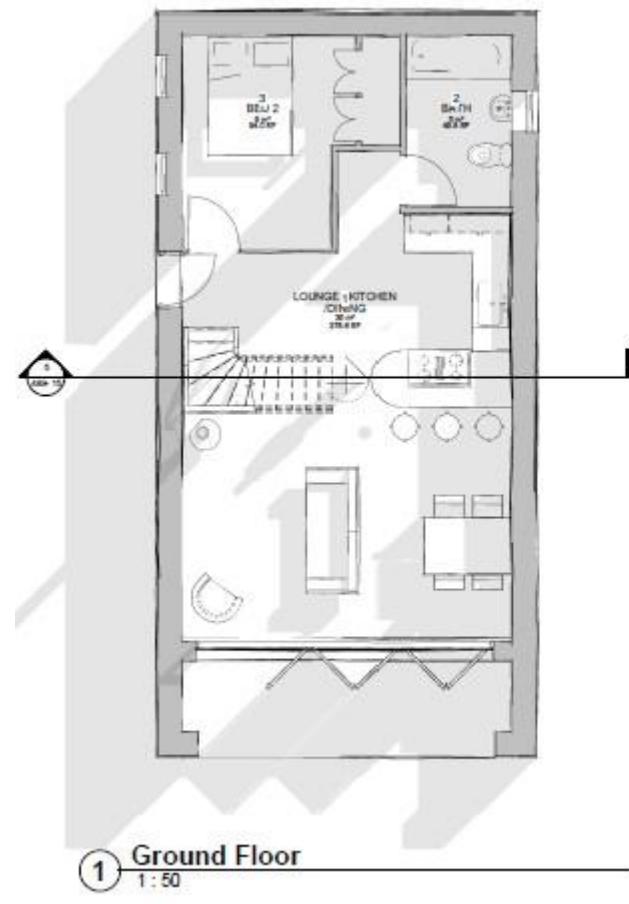


Mansion Ground Floor Plan

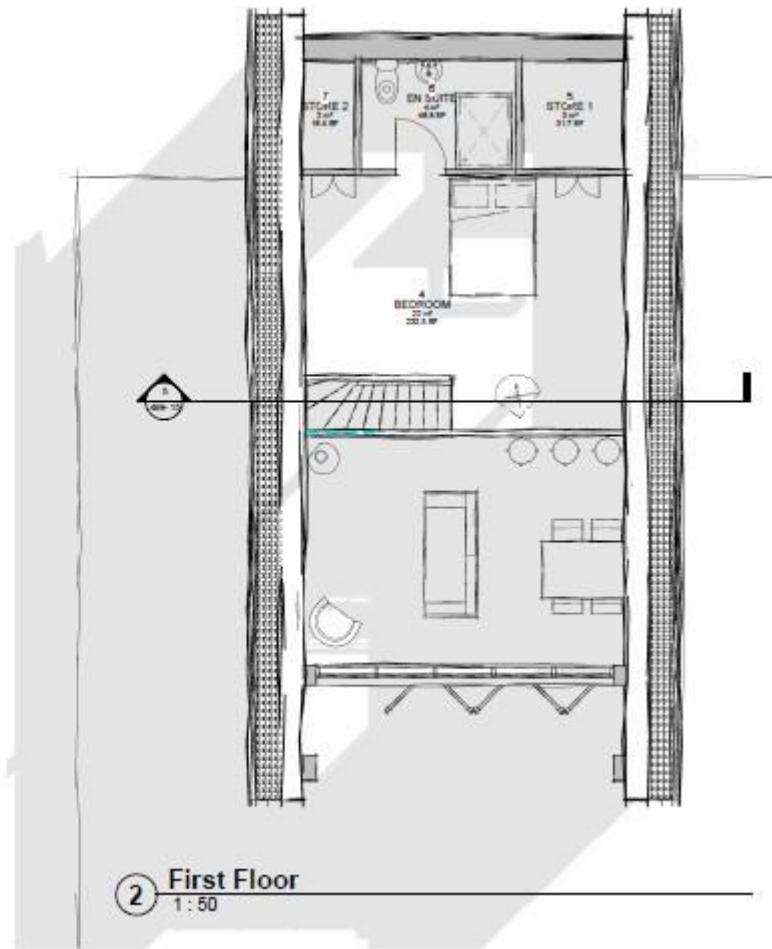


Mansion First Floor Plan

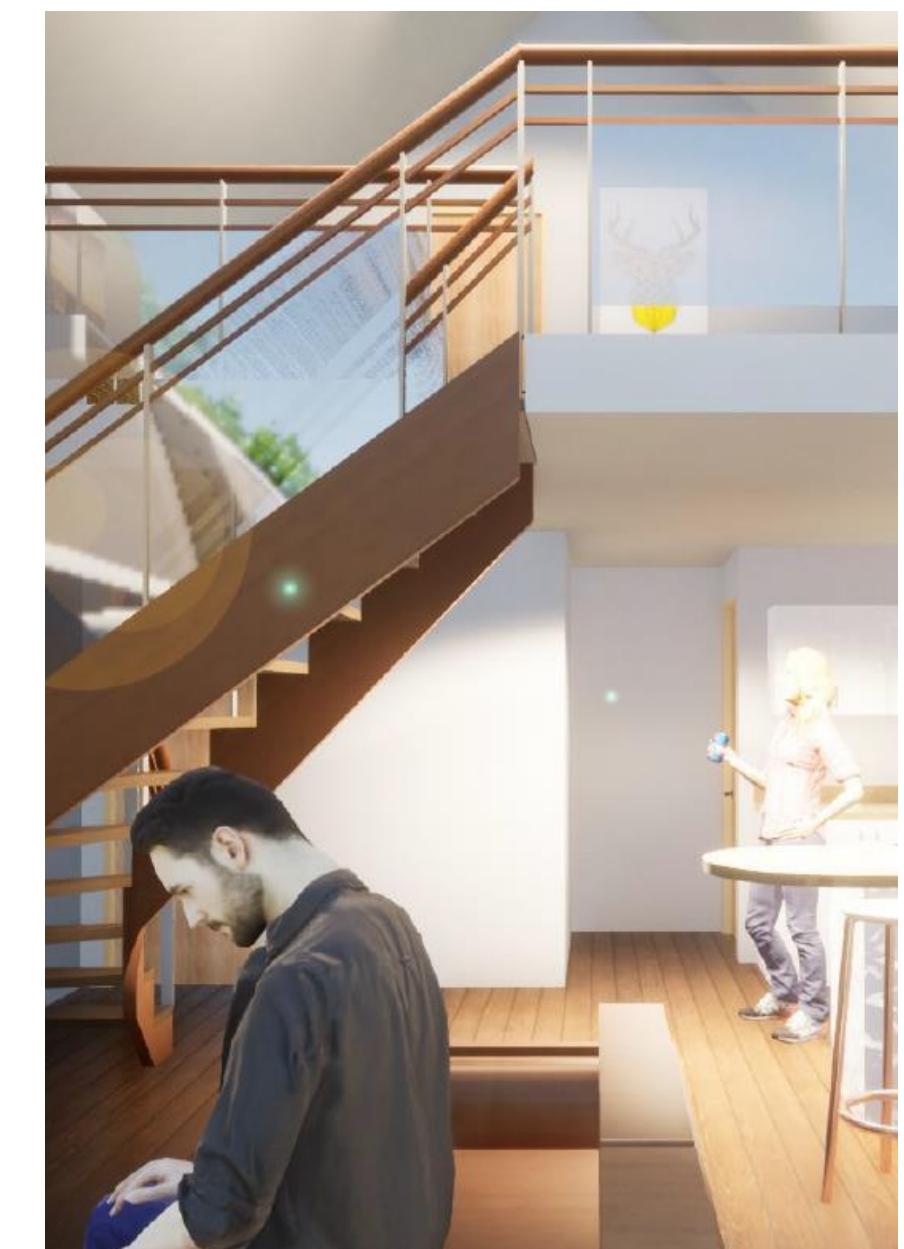




1 Ground Floor  
1:50



2 First Floor  
1:50



AD

#### SERVICES

We understand the site benefits from mains Water, Electricity and Gas which are currently capped but can be reconnected upon development.

#### TENURE

Heritable (Scottish equivalent of English Freehold)

#### BUSINESS RATES

We have made enquiries through the Scottish Assessors Association and have not been able to identify an entry. We suggest that interested parties make their own enquiries to confirm these figures. Please visit the Governments business rates website for further information.



**Viewing is strictly by prior appointment.**

Please Contact:

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## PIRNIEHALL HOUSE

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