

Land at Dollarfield East

DOLLARFIELD EAST, DOLLAR

Development opportunity to acquire a site benefiting from a PPP for proposed mixed use commercial/community use.



LOCATION

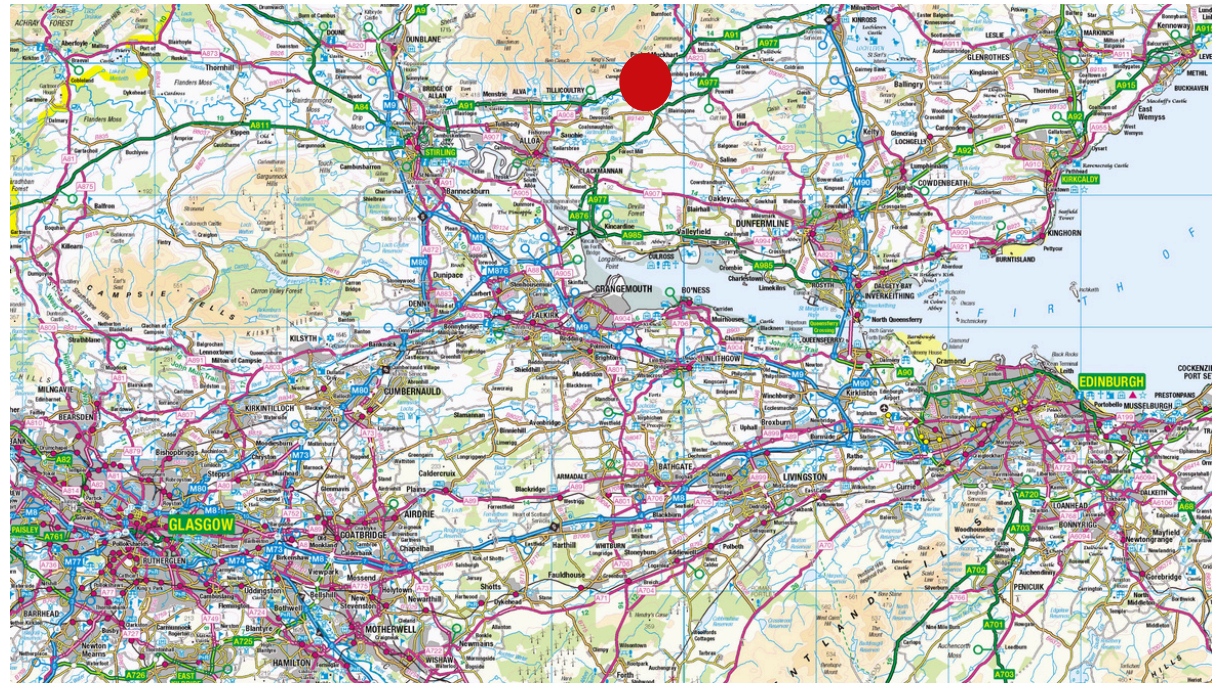
Dollar is a historic and picturesque town located 13 miles east of the city of Stirling, with a population of c. 3,000 residents. The town sits at the southern foot of the Ochil Hills, near the River Devon in the Clackmannanshire Council local authority area.

Dollar has a wealth of local amenities including several independent retailers along Bridge Street (the town's main thoroughfare) with an art gallery, bookshops, bakeries, optometrists, post office, and hairdressers. There are also several local restaurants, cafes, pubs and takeaways that service locals and tourists alike.

Dollar is home to several visitor attractions including the Dollar Museum, as well as Castle Campbell, a medieval castle that was the historic seat of the Clan Campbell since the 15th century and now managed as a popular National Trust property. The town also benefits from nearby sporting facilities including the popular 9-hole Dollar Golf Club, Squash Club, Lawn Tennis Club and the local Dollar Bowling Club. The Devon Way runs along the northern boundary of the site and offers a path for walkers, cyclists, and horse riders, providing a connection to Tillicoultry in the west (c. 3.1 miles from the site) and Muckhart in the east (c. 3.4 miles). Further walking and hiking opportunities are on offer into the Ochil Hills.

Dollar boasts excellent schooling with the renowned private school Dollar Academy playing a central role in the town. The site is in the catchment for Strathdevon Primary School and Alva Academy (0.5 miles and 5.1 miles from the site respectively). Denominational education can also be accessed at St Mungo's RC Primary School and St Modan's High School (7.4 miles and 11.6 miles away respectively).

Dollar is well-linked to the wider community and further afield through a regular bus network that services local towns including Alloa, Tillicoultry and Dunblane as well as the nearest city, Stirling. The city is just over 13 miles away from the site by car and provides access to further amenities including local cinemas, retail parks, bars, nightlife and local hospital services. Stirling also provides direct onward rail travel to Glasgow (27 minutes), Edinburgh (39 minutes) and Inverness (2.5 hours). Dollar is also located just over 34 and 35 miles by car to Edinburgh and Glasgow respectively, positioning it well for commuters to the larger employment hubs in the central belt as well as convenient access to wider public attractions and cultural amenities.



DESCRIPTION

The overall Dollar South site is c. 55.1 acres and is situated on the southern edge of the town of Dollar. The site is split into three areas:

- Dollarfield West
- Dollarfield East
- Newfield

Savills are bringing forward a parcel of land at Dollarfield East to the market, marked in red below. The site extends to approximately 3.29 acres. It sits in the north section of Dollarfield East, located to the east of Devon Road (B913). The site is roughly triangular in shape and is bound to the north and east by the Devon Way pathway and the southern boundary of Dollar town, to the south by the rest of the Dollarfield East site, and to west by Dollarfield West site (previously marketed by Savills).

The land is predominantly flat with a gradual slope down to the south-west of the site.



PLANNING & DEVELOPMENT

Clackmannanshire Council, in adopting of the current Local Development Plan, allocated land to the south and east of Dollar as a mixed use expansion to the settlement with a site capacity of 350 residential dwellings (reference H47). The parcel of land at Dollarfield East (subjects for sale) forms part of this allocation and part of the recently consented wider "Dollar South" planning permission.

Planning permission in principle was granted by Clackmannanshire Council, subject to planning conditions and a Section 75 legal agreement, on 9th July 2025 on land at Dollar South for "Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields" (Council planning reference: 18/00283/PPP).

As part of the planning permission in principle process, a masterplan layout and vision (supported by a Design & Access Statement) was produced by EMA Architects that sought to respect the character and setting of the existing Dollar settlement.

The subject site is indicated as a mixed-use commercial / community area within the planning permission. The rest of Dollarfield East is proposed as an area for a new high-quality sports facility (to be delivered by Dollar Academy).

It is anticipated that there will be a single point of access into the development to be shared with the sports facilities.

Dollarfield West and Newfield are proposed as residential development in the masterplan.



Parcel of Land at Dollarfield East



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METHOD OF SALE

The heritable interest (freehold) in the site is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and to receive any further information.

VAT

The site has not been elected for VAT.

TECHNICAL INFORMATION

A suite of technical information is available from the selling agents via the dataroom.

CONTACT

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