

# GLENSIDE



## GLENSIDE FARM, BY PLEAN, STIRLING, FK7 8BA

Plean 1.5m M80/M9 Jct 9-2.6m Larbert 3.6m Stirling 5.5m Denny 5.8m Falkirk 6m Glasgow 25.5m Edinburgh 35 m



Lots 1,2, & 3 before conservatory built, portal framed shed and tarred farm road



South and west elevations of the house

- LOT 1:** 10.82 acres. Attractive, modernised 6 bedroom farmhouse with large lounge, conservatory, newly fitted kitchen with AGA, huge utility room with wc, ensuite bathroom, wet room with wc and porch. Huge garden, tennis court (0.85ac). With 6 paddocks (5.43ac), 4.49ac woodland.
- LOT 2:** 4.04 acres. 2 bedroom converted barn with kitchen/dining room, lounge, garage to convert into dining room or bedroom, and scope to extend lean-to. New Modern Portal Framed Shed 51' x 25'/ likely second house plot (new build, subject to planning), shed 24' x 15', lean-to 55' x 16' paddocks (3.85acres)
- LOT 3:** 11.81 acres. L-shaped traditional sheds 57' x 15', 39' x 15'. Suitable for conversion to substantial House, lean-to 66' x 36' max, detached shed with 4 stables 33' x 24'. Attractive pond, woodland and policies (0.75 acres), woodland (1.96 acres) and paddocks (9.10 acres). The lands are worth about £48,000. Lots 1,2, & 3. Shared ownership of visibility splay (0.3 ac), Mutual access (0.18 ac).

**OFFERS  
OVER**

**£380,000**

**£140,000**

**£130,000**

**AS A WHOLE** House, barn conversion, new shed with workshop and smiddy, cattle shed, four stables, three loose boxes, feed store and two garages and 27.15 acres. Over £100,000 has been spent on it over the last 8 years.

**£650,000**



## Situation

Glenside Farm sits within 20.83 acres of lands in an attractive, quiet rural setting, just off a quiet unclassified public road. Only 5 minutes drive to the M9/M80 junction, just south of Stirling, which provides excellent links to Central Scotland. Primary schooling is available in the nearby town of Plean which also provides local amenities. The property is in the catchment area for Bannockburn, Denny and Larbert High Schools. There is a school bus to Dollar Academy (21m). The larger towns of Falkirk and Stirling are only a short 10 minutes drive away. Glenbervie Golf Course is 1 mile away. 200 acre Plean Country Park is adjacent and to the east of the farm. This provides trails for hacking, walking and cycling. The even larger Tor Wood lies adjacent to the south of Glenside.



North and East elevation of the house



Kitchen



Utility Room

## LOT 1 – THE FARMHOUSE. GARDEN AND 10.82 ACRES FARMHOUSE DESCRIPTION

|   |         |  |
|---|---------|--|
| <b>Side Porch</b><br>4.9m x 1.9m<br>16' x 6'2     | (E)     | Half glazed side entrance door with windows either side. Large built in storage cupboard, tiled floor.   |
| <b>Kitchen</b><br>6.0m x 5.5m<br>19'6 x 18'0      | (N,E,S) | Large newly fitted dining kitchen (cost £5,500) with wall and base units, stainless steel sink and drainer, with extractor hood, Separate island with wooden worktop which has removable metal covering, Aga Cooker (£5,500) , two windows to north, porthole window to east, door to porch and stable door to conservatory. |
| <b>Conservatory</b><br>3.8m x 4.6m<br>12'4 x 15'0 | (E,S,W) | Spacious conservatory with tiled floor, doors opening onto decking area in front garden, door leading to lounge<br>Lovely views eastwards over to the pond, south eastward to the tennis court and southward and westward over garden. (Conservatory Built in 2008 for £9,500).  |

**Hallway**  
**7.5m x 1.2m**

**Lounge**  
**8.8m x 6.0m max**

(S,E, W)

Providing access to kitchen, lounge, office, master bedroom, wet room, bedroom 3, utility room and large Wall cupboard

Lounge with large bay window with window seating and lovely views over the front lawn. Stone fireplace with granite marble effect, Tiled hearth, oak flooring



Conservatory



The Lounge



The Lounge Bay Windows

Office/Bedroom 6  
**3.8m x 3.0**

(S)

Currently used as an office with built in bookshelves. Window overlooking rear garden

**12'4 x 9'8**

Master Bedroom

(S,W)

Large airy bedroom with laminate floor, windows to south and west, doorway to dressing room

**4.5m x 4.2m**

**14'7 x 13'7**

Dressing Room

(W)

with fitted cupboards along north wall, laminate floor, 3 stairs to en-suite, window west

**4.67m x 2.6m**

En-suite Bathroom

(W)

with bath, wc and wash hand basin, tiled walls and window west

**3.9m x 3.0m**

Wet Room

**2.5m x 2.3m**

**8'2 x 7'5**

Bedroom 3

(W)

Single bedroom with fitted wardrobe, window to west

**3.7m x 2.7m**

**12'1 x 8'8**



Master Bedroom



En-suite Bathroom



Wet Room

- |  |            |   |
|--|------------|---|
| <p>Hallway<br/><b>16.8m x 1.5m</b><br/><b>55'0 x 4'9</b></p>                     | <p>(E)</p> | <p>With two windows to east and velux window, storage cupboard providing access to utility room, bedrooms 3, 4, 5, and sloping floor leading to annexe/granny flat</p>  |
| <p>Bedroom 2<br/><b>4.1m x 3.7m</b><br/><b>13'4 x 12'1</b></p>                   | <p>(W)</p> | <p>Double bedroom with window to west, White wash hand basin, radiator</p>  |
| <p>Bedroom 4<br/><b>3.9m x 2.4m</b><br/><b>12'7 x 7'8</b></p>                    | <p>(W)</p> | <p>Single Bedroom with window to west, radiator</p>   |
| <p>Bedroom 5<br/><b>3.9m x 2.3m</b><br/><b>12'7 x 7'5</b></p>                    | <p>(W)</p> | <p>Single Bedroom with window to west, radiator, fitted cupboard with shelves</p>   |
| <p>Entrance/Utility Room (N)<br/><b>4.10m x 5.10m</b><br/><b>13'4 x 16'7</b></p> |            | <p>Door off above hallway, rear entrance door, window to north, two velux windows, double stainless steel sink, plumbing for washing machine, tiled floor, clothes drying pulley, boot rack, oil fired boiler. Door to wc, 4' 10 4' 10 with white w.c and wash hand basin. Fitted wardrobes and book case. Hallway and three stairs down to hallway leading to kitchen, lounge and bedrooms</p> |



The house is served with an oil fired central heating system. The boiler was upgraded with a new pump and primer in 2010. New double glazed windows were installed in 2008 at a cost of £6500. There is a security alarm system. The roof was “clear sealed” in 2009 at a cost of £20,000. The house is in Council Tax Band G.

### The Gardens and other lands

The front garden incorporates a large decking area with plenty of room for outdoor entertaining/dining barbeques etc. The mature hedging to the west provides shelter and seclusion. The grounds are stocked with a variety of mature trees and shrubs. There is also a separate private hedged garden and a vegetable garden to the south. There is a very sheltered full sized 12 year old tennis court. There is outside water and power. There are 6 grass paddocks included (5.34 acres) and a wooded den area (4.49 acres) adjacent to the Tor burn which provides secluded picnic spots and a supply of firewood.



The Tennis Courts (LOT 1)



The Driveway to be shared by Lots 1, 2, and 3



Secluded second lawn, south of garden lawn (LOT 1)

### LOT 2 THE BARN CONVERSION, LIKELY NEW-BUILD PLOT, SHEDS AND 4.04 ACRES

#### THE BARN

|                    |     |  |
|--------------------|-----|--|
| Lounge             | (W) | Lounge with French doors opening onto garden   |
| <b>4.4m x 3.2m</b> |     |  |
| <b>14'4 x 10'4</b> |     |  |
| Kitchen            | (S) | Floor and base units with oven, hob and extractor fan, stainless steel sink and drainer, large storage cupboard, door to shower room and lounge, wooden banister with stairs to upper level, partly glazed hardwood storm door leading to yard outside |
| <b>4.8m x 4.1m</b> |     |  |
| <b>15'7 x 13'4</b> |     |  |
| Shower Room        |     | Shower cubicle with Mira electric shower, white w.c and wash hand basin. Expelair fan  |

**2.1m x 1.5m**

**6.8 x 5'1**

**First Floor**

Bedroom 1

(E,S)

Spacious double bedroom with two velux windows, two small windows overlooking yard to east and south

**4.3m x 4.1m**

**14'1 x 13'4**

**Upper level**

Bedroom 2

(W)

Landing with large storage cupboard, door to bedrooms 1 and 2 and bathroom

Large bedroom with velux window, small window to west

**6.2m x 4.1m**

**20'3 x 13'4**

Bathroom

Cream w.c, wash hand basin and corner bath with wooden surround, laminate flooring, radiator, velux window

**2.8m x 1.7m**

**9'1 x 5'5**



The Barn Conversion (Lot 2)



Portal Framed Shed (Lot 2)



The Pond (Lot 3) to be overlooked by Lot 3 house

The barn was converted into offices 30 years ago. In 2003 the barn was upgraded with new insulation, new windows, bathroom, shower-room, kitchen, boiler and radiators at a cost of £12,000. Discussions with Stirling Council planners are ongoing in respect of a large extension to the north west of the present accommodation. (Ideally to accommodate a new lounge, bedroom, bathroom and wc with a conservatory out to the paddocks with this lot). The lean-to shed 23' x 17' (17.2m x 5.3m) would best be demolished if the barn were to be used as full time accommodation with more windows and doors being created to the north. The barn has a separate oil fired central heating system to the house.

Modern Portal Framed Shed 51' x 25' (18.29 x 9.14m x 3.36m to eaves)/possible newbuild second house plot, subject to planning consent. The new shed (24' x 15') and smiddy and three-phase electric were added in 2010 at a cost of £16,000 and concrete was laid round the loose boxes for £3000. Lean-to 55' x 16'. 3.85 acre paddocks.

### **LOT 3 Proposed house plot 11.81acres including 0.75 acres policy lands, 9.10 acres paddocks, 1.96 ac woodlands.**

Extensive traditional buildings which should secure consent to be converted into a substantial house 57' x 15', 39' x 15'. Alternatively, there is an outside chance that consent could be secured for a new build house over the footprint of the traditional buildings and a lean-to 66' x 36'. There is a detached shed 33' x 24', where four new stables were added with swivel water troughs in 2003 for £3000. The proposed house would have a lovely outlook over the pond and policy grounds which include some mature woodland.

### **GENERAL INFORMATION**

#### **Planning Consent and Clawback Clause**

**Lot 2** – The planners are allowing housing even on buildings footprints where the buildings are not of traditional build, in line with planning policy SPP15. Stirling Council have been contacted to secure a pre-application meeting to discuss this also. They will probably allow two conversions (Barn – Lot 2 and Lot 3) and one new build house (portal framed shed). The roads department will likely require the visibility splays to be improved at the tarred farm road intersection with the public road (possibly at both junctions). Enquiries are being made with the planners about a new build plot on the site of the portal framed shed. A standard security will be reserved in favour of the sellers for the share of the increase in the value of the portal framed shed. In the event that it is developed in the future, 50% of the increase will be payable in the event that planning consent is obtained within 10 years.

**Lot 3** - The traditional shed could likely be converted and extended over the lean-to footprint into a dwelling house or the steading could be suitable for a livery yard or for commercial kennels/cattery, all subject to planning.

#### **Services, access road and wayleave**

Mains water and electricity. There is private drainage for the farmhouse and barn. The septic tank is 11 years old. The cost of servicing the proposed Lot 3 Plot have been applied for with mains water and electricity

If the property is sold in Lots the tarred access road will be maintained on a user basis. The road was tarred in 2006 at a cost of £18,000. Servitude rights, burdens reservations and wayleaves will have to be created in order that Lots 2 and 3 can be developed. The purchasers will be held to have satisfied themselves in this regard. There is wayleave for a gas pipeline just south of the tennis court. It extends in an east-west direction. The sellers reserve the right to vary lotting i.e. bedrooms 4 & 5 could be sold with Lot 2 and not Lot 1.





## LOCATION PLAN



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### Directions

Follow signs for M9 towards Stirling, At Junction 9, take the A91 exit to Stirling. At the roundabout take the 1<sup>st</sup> exit onto the A872 heading towards Denny. Take the second turning on the left, signposted Plean. Head down this road, straight on at the crossroads for approximately 2 miles and the property can be found on the right hand side, after the sharp left hand bend.

### Viewing and Registering an interest

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline, Fife KY12 7JF Tel 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends) Fax 01383 621180.

### Closing Date

Prospective purchasers are advised to register their interest in the property to ensure that they are give notice of any closing date. Failure to register interest may result in the property being sold without notice.

### Property mis description.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### Property details prepared September 2011