

DENOAN MAINS FARMHOUSE & STEADING DEVELOPMENT SITE, DUNIPACE, BY FALKIRK, FK6 6JB
4 CONVERSION HOUSE PLOTS WITH PLANNING CONSENT AND 5 POSSIBLE NEW BUILD HOUSE
DETACHED PLOTS, SUBJECT TO SECURING PLANNING CONSENT AND 6.68 ACRES



Denovan Mains Farm, Dunipace, By Falkirk, FK6 6JB

Falkirk 5 miles, Stirling 8 miles, Cumbernauld 9 miles, Kincardine 10 miles, Grangemouth 11 miles, Glasgow 20 miles, Edinburgh 34 miles

FOR SALE AS A WHOLE (6.68 ACRES)

Great opportunity for a developer to purchase the whole site FOR UP TO 9 house plots. Phase 1 (3 houses) has been built out with the access road and septic tank installed for 90 people. Phase 2 is 4 terraced house plots with planning consent for 4 houses (offers over £450,000). Phase 3 is for up to 5 newbuild houses, subject to planning consent.

OR IN NINE LOTS

Unique opportunity to purchase a farmhouse and 3 individual rural house plots to build self-build houses. Lots 1 to 4 are B-listed and have detailed planning consent for 4 houses in a U-shaped courtyard configuration.

Lot 1 – 733.38sqm – 0.236ac + 0.5ac extra Offers Over £100,000

Lot 2 – 35m x 25m, 958.13sqm – 0.236ac + 0.5ac extra Offers Over £100,000

Lot 3 – 3 Storey Farmhouse 936.5sqm – 0.23ac + 0.5ac extra Offers Over £120,000

Lot 4 – 733.38sqm – 0.18ac + 0.5ac extra Offers Over £110,000

Possible consent for four or five other newbuild houses on the footprint of two derelict portal framed sheds and a dutch barn, all subject to planning consent being given.

Lot 5 – 922.75sqm – 0.228ac + 0.5ac extra Offers Over £100,000

Lot 6 – 770sqm – 0.19ac + 0.5ac extra Offers Over £100,000

Lot 7 – 816.75sqm – 0.202ac + 0.5ac extra Offers Over £100,000

Lot 8 – 1093.13sqm – 0.270ac + 0.5ac extra Offers Over £100,000

Lot 9 – 1093.13sqm - 0.25ac + 0.50ac extra Offers over £100,000

0.50ac split off to go with each house above leaves 2.18ac extra



McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,
Dunfermline, Fife, KY12 7PD 01383 722454



PHASE 2 OF THE DENOVAN FARM STEADING DEVELOPMENT. ALL WITH EXISTING PLANNING CONSENT PLUS PRIVATE DRAINAGE INSTALLED

LOT 1

GROUND FLOOR (11.2m x 5.9m, 7.8m x 5.9m)

South east entrance vestibular / sun room (S, E) 4m x 4m

Dining room (E, N, N) 5m x 4m

Staircase (E)

Lounge (E, E, S) 4.5m x 4.5m

Kitchen (E, E, S, S) 3.5m x 4.0m

South west entrance / sun room (S, W) 3.5m x 3.5m

Bedroom 1 (N, W, W) 3.5m x 3.5m

FIRST FLOOR (11.2m x 4.5m)

Landing (E) 3.0m x 3.2m

Bedroom 2 (E, W) 3.6m x 2.5m

Bedroom 3 (E) 2.8m x 2.7m

Family Bathroom 2.4m x 1.2m

Lovely views to the south + east

LOT 2

GROUND FLOOR (16.9m x 5.75m)

Entrance Vestibule (W) 5.0m x 5.0m

Hallway/staircase (W)

Lounge (W, W, E, E) – All patio doors 6.0m x 5.0m

Kitchen dining room (W, E) – Patio doors 4.5m x 5.0m

FIRST FLOOR (16.9m x 4.75m)

Landing/staircase & Hall (W, E, E) 4.8m x 3.9m

Bedroom 2 north end (N, W) 3.9m x 3.9m

Bedroom 3 (E) 2.4m x 2.8m

Family bathroom (W) 2.4m x 2.8m

Bedroom 1 (W) 3.9m x 2.6m

Ensuite (E + W) 3.9m x 1.9m

First floor has 3 dormer windows to east and 4 to the west

Lovely views to the north, south + east

LOT 3 – THE FARMHOUSE

GROUND FLOOR (7.26m x 8.27m, 3.74m x 6.5m, 11.0m x 6.5m)

Entrance Hallway (S) 7.26m x 3.5m

Staircase (W) 3.5m x 3.5m

Kitchen / Dining room (S) 5.7m x 5.7m

Utility room (W) 5.7m x 2.3m

Lounge (N + S) 5.7m x 5.7m

FIRST FLOOR (11.0m x 6.5m)

Staircase + Landing (N) 3.5m x 3.0m

Family bathroom (S) 1.8m x 2.0m

Bedroom 1 3.6m x 3.4m

Bedroom 2 3.9m x 3.4m

SECOND FLOOR (11.0m x 4.5m)

Staircase + Landing (N)

WC 3.5m x 3.5m

Bedroom 3 4.5m x 4.5m

Bedroom 4 4.5m x 4.5m

Lovely views to the north + south

LOT 4

GROUND FLOOR (22m x 7m = 157m)

Lounge / Dining room entrance (S, E, W) – Patio doors 6.2m x 6.2m

Hallway (W, W) – Patio doors 11.0m x 3.0m

Kitchen (E) 4.5m x 4.5m

Bedroom 3 (E) 4.5m x 3.5m

Bedroom 2 (E) 4.5m x 3.5m

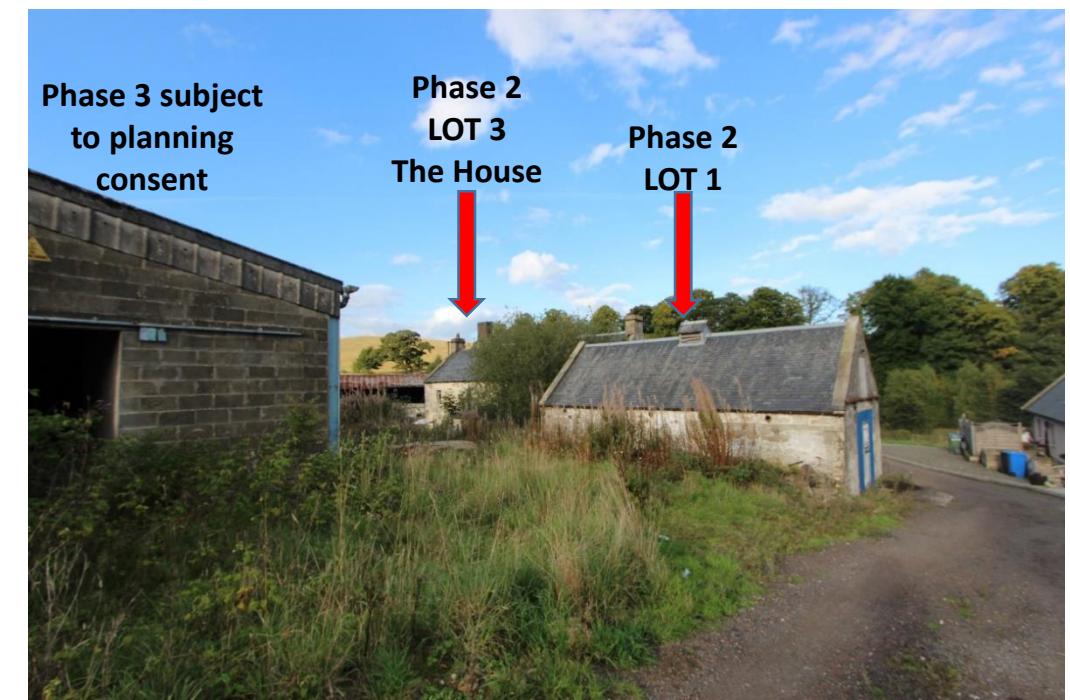
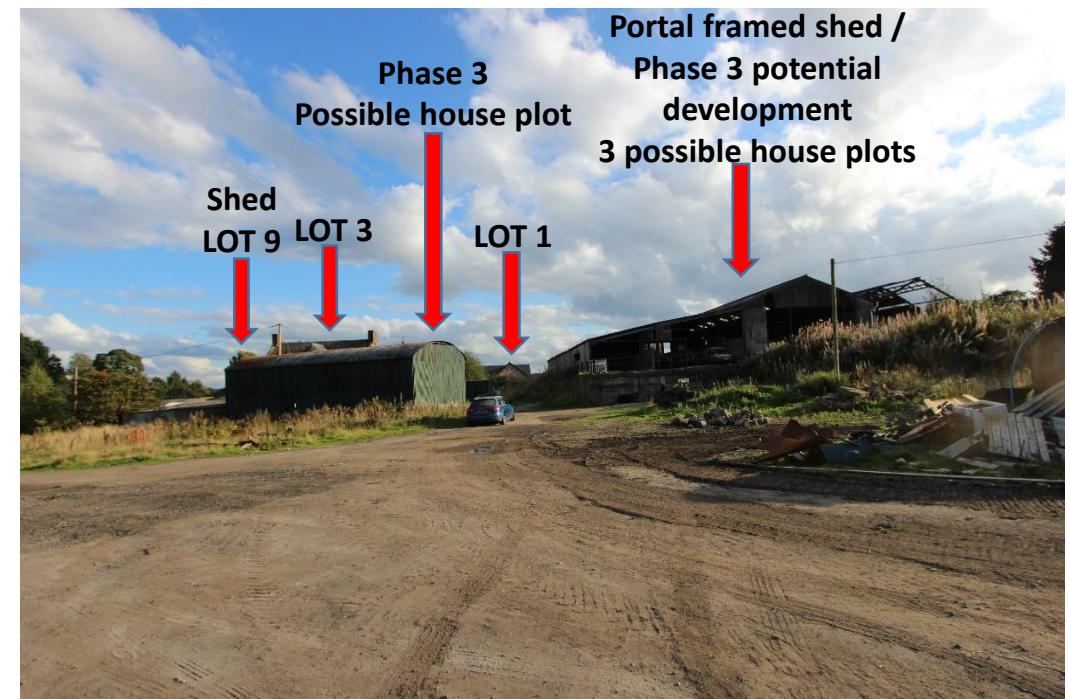
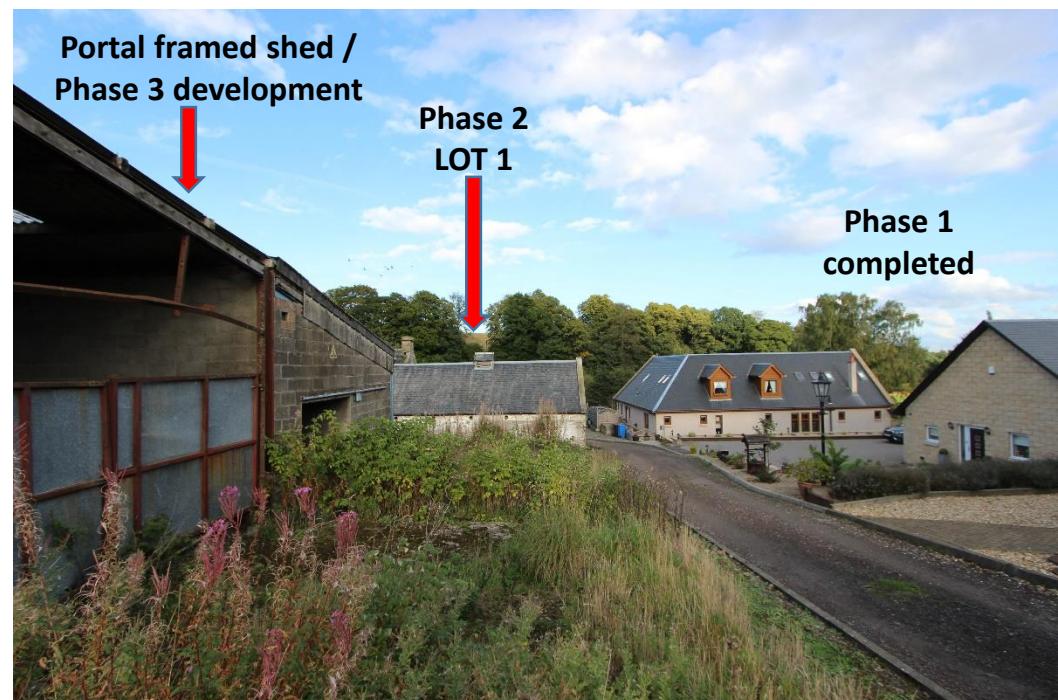
Family Bathroom (E) 4.3m x 3.5m

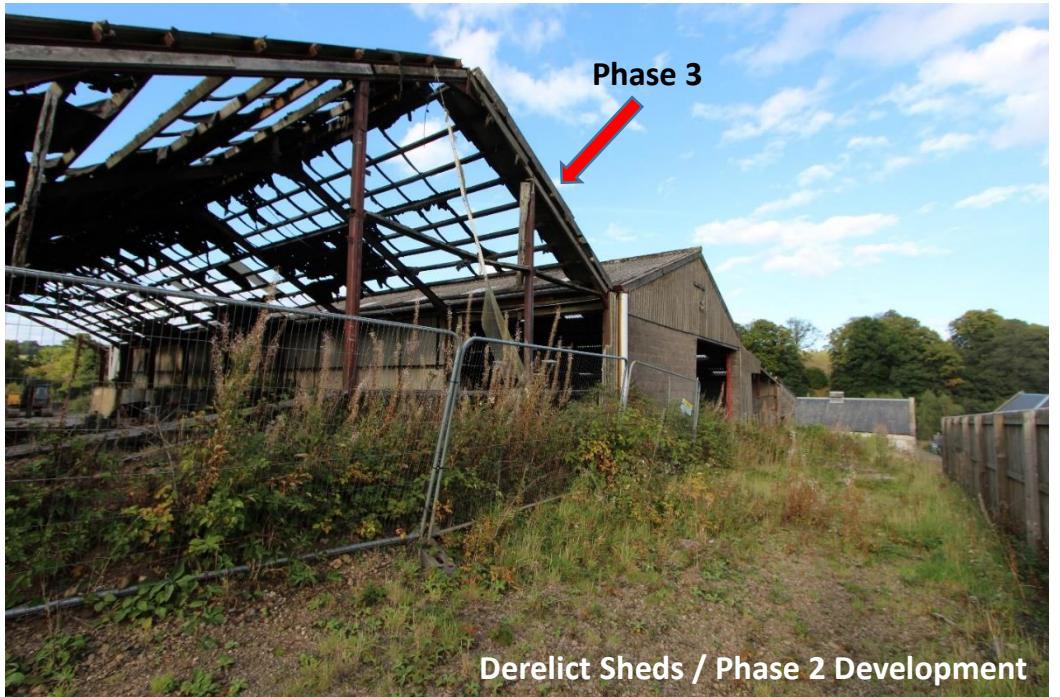
Bedroom 1 (E, N, W) 4.3m x 3.5m

Ensuite (E) 4.3m x 3.0m

Lovely views to the north, east + south









SITUATION

Denovan Farm Steading enjoys a rural setting and is situated 1.3 miles east of the quiet village of Dunipace which is where the local Primary School is located. There is a large hospital facility at Larbert.

Secondary schools are located in nearby Denny and Larbert.

There are excellent local shops and restaurants in nearby villages, with larger supermarkets, leisure centres and excellent facilities in Falkirk (5 miles), Stirling (8 miles) and Cumbernauld (9 miles).

There is a mainline railway station in Larbert just 3 miles away with a regular service to Dundee, Edinburgh and Glasgow.

There are excellent walking, cycling and horse riding routes through the nearby Plean Country Park, just 2 miles away.



SERVICES & ROAD ACCESS

A tarred bellmouth has been installed. A sewage treatment plant and reedbed soakaway has been installed with a capacity of 94 people. Mains electricity and mains water connection estimates have been applied for. Most services are on site as they were installed for the first three plots which were developed into three lovely houses.

PLANNING CONSENT

Ref F/2001/0578 given 9th August 2001 for conversion of four dwelling houses and erection of three newbuild houses. The three newbuild houses have been developed out and this triggered the consent for the four conversions. There is capacity in the sewage treatment plant for at least four more houses.

STONE AVAILABILITY

The sellers Mr & Mrs David Graham could supply stone from their quarry to face up the newbuild extension on Lot 1 and walls on Lots 5 to 9.

B LISTED

The house and steading is B Listed. This will allow you to claim back any VAT on materials etc. It is 17th + 18th century picturesque farmhouse & steading with the house being of 2 storeys and attics, 3 windows pattern with a spiral stair in a bowed section to the rear

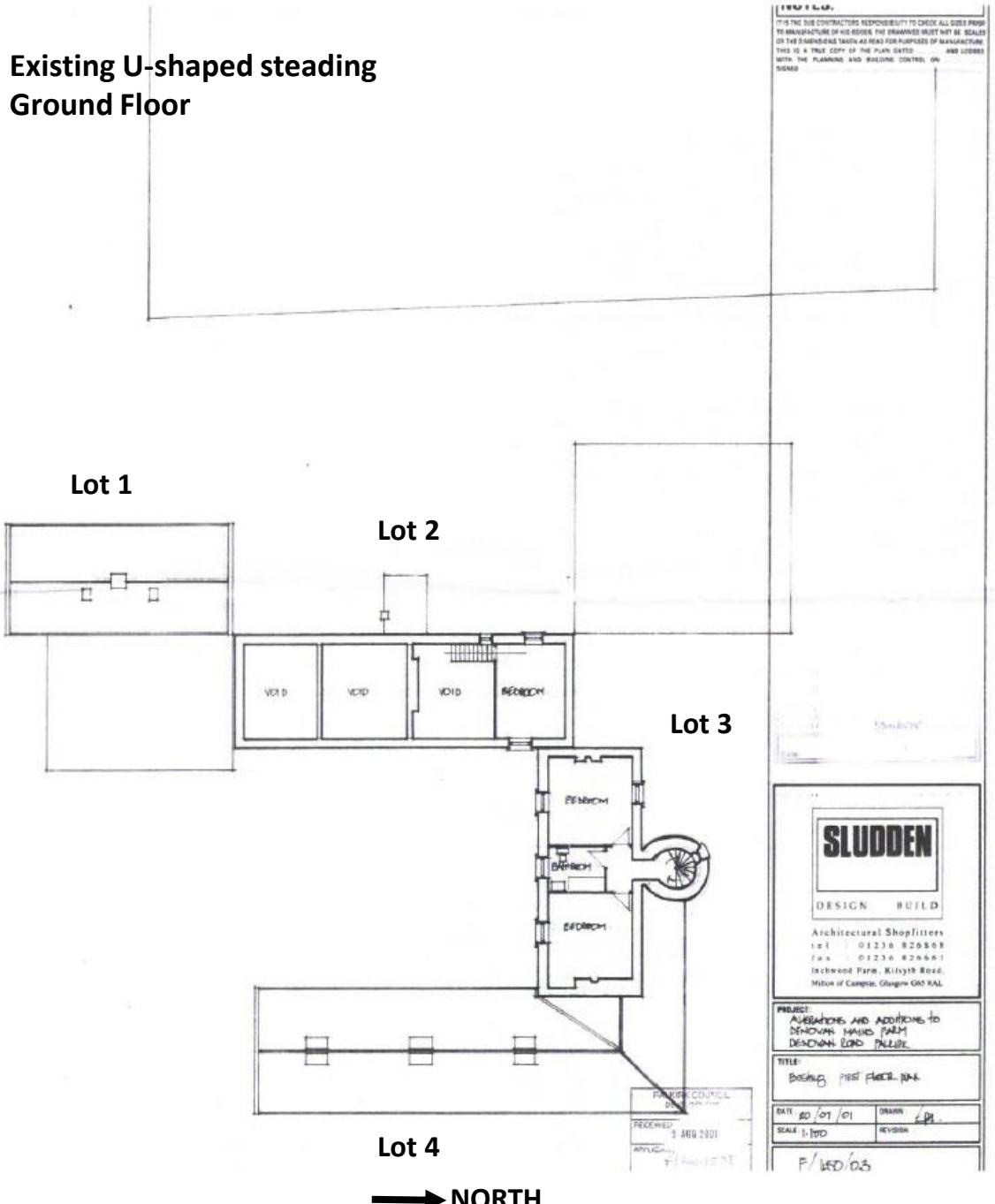
The farm steading lies half a mile east of Dunipace and a mile north of Denny with the River Carron in between. It has a lovely rural outlook with lots of mature trees.

PLOTS 5, 6, 7, 8 + 9

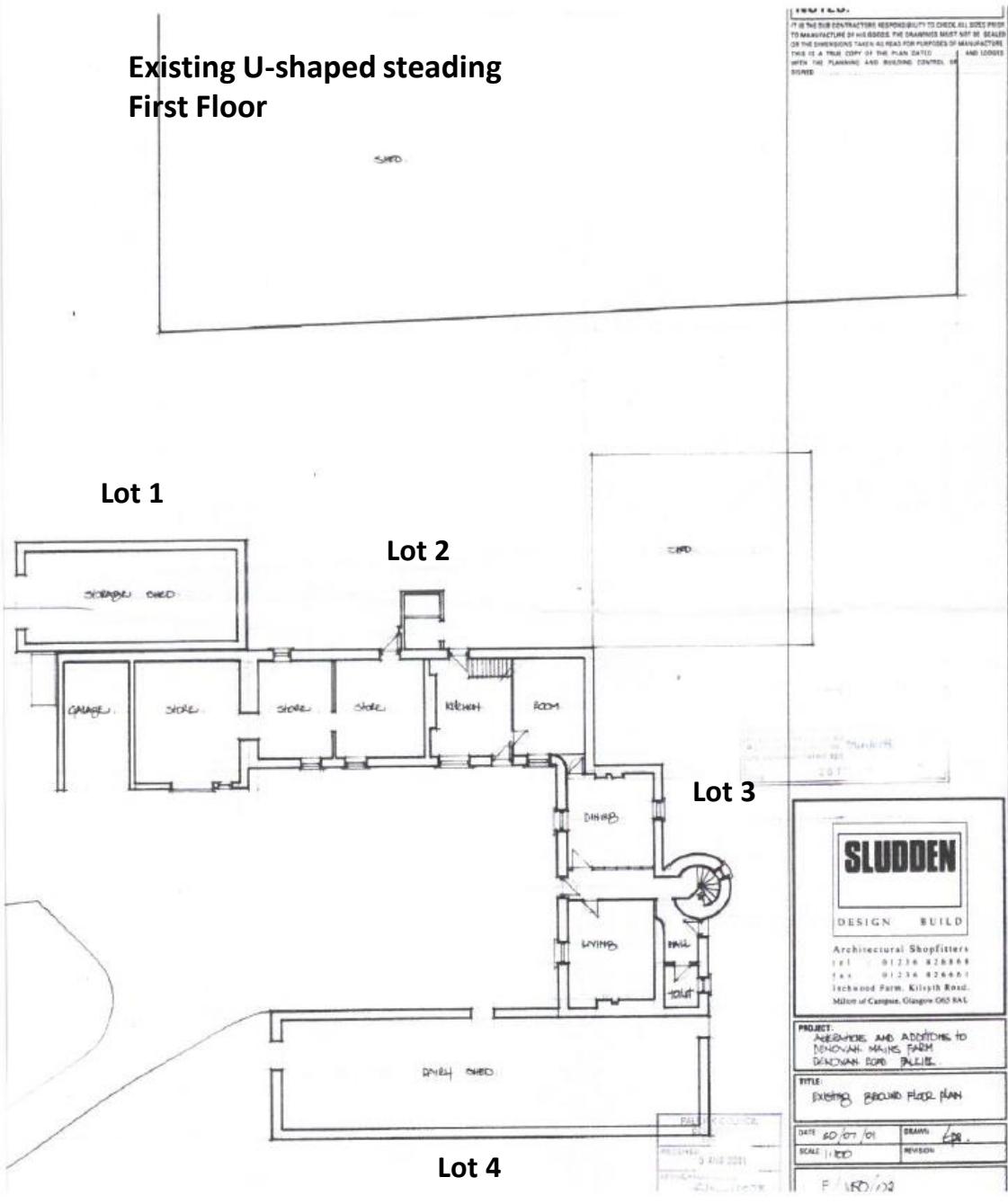
A pre planning application enquiry has been sent to Falkirk Council planning department to establish their advice on whether these houses would secure planning consent on the footprint of the three derelict sheds which are brown field sites. The sellers want to apply for these consents ASAP.



Existing U-shaped steading Ground Floor

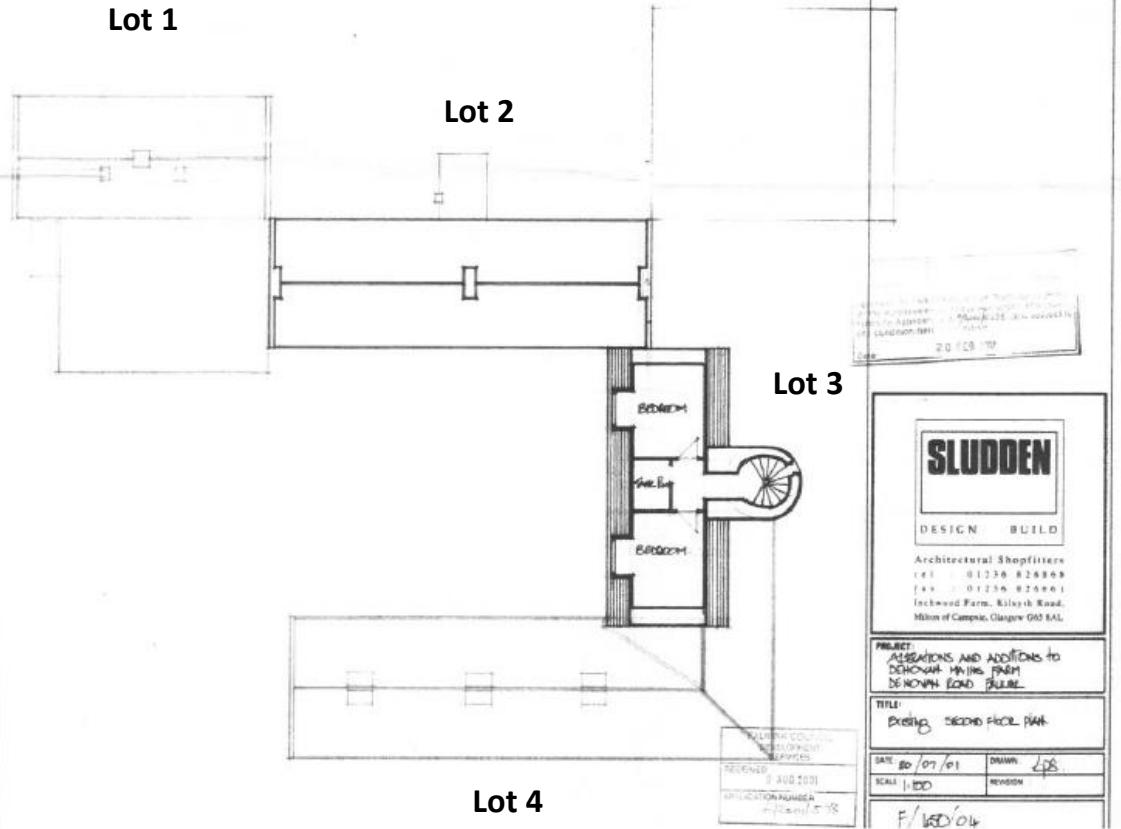


Existing U-shaped steading First Floor



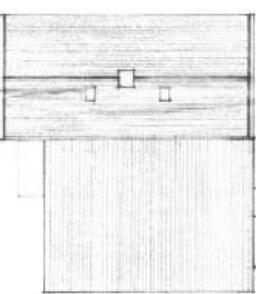
Existing & proposed steading
Second Floor

Lot 1

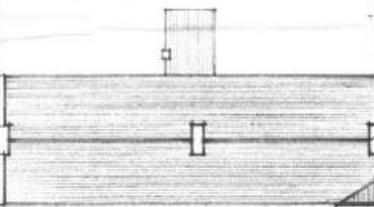


Possible Lots 5, 6, 7 + 8

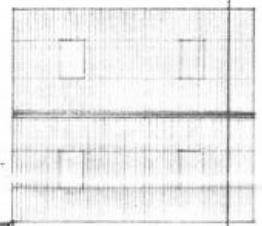
Lot 1



Lot 2

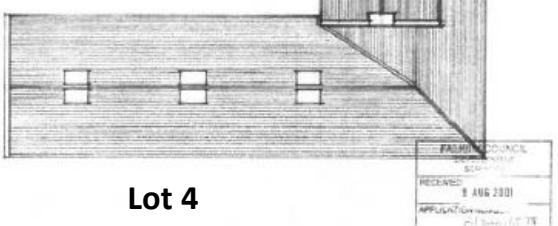


Lot 3

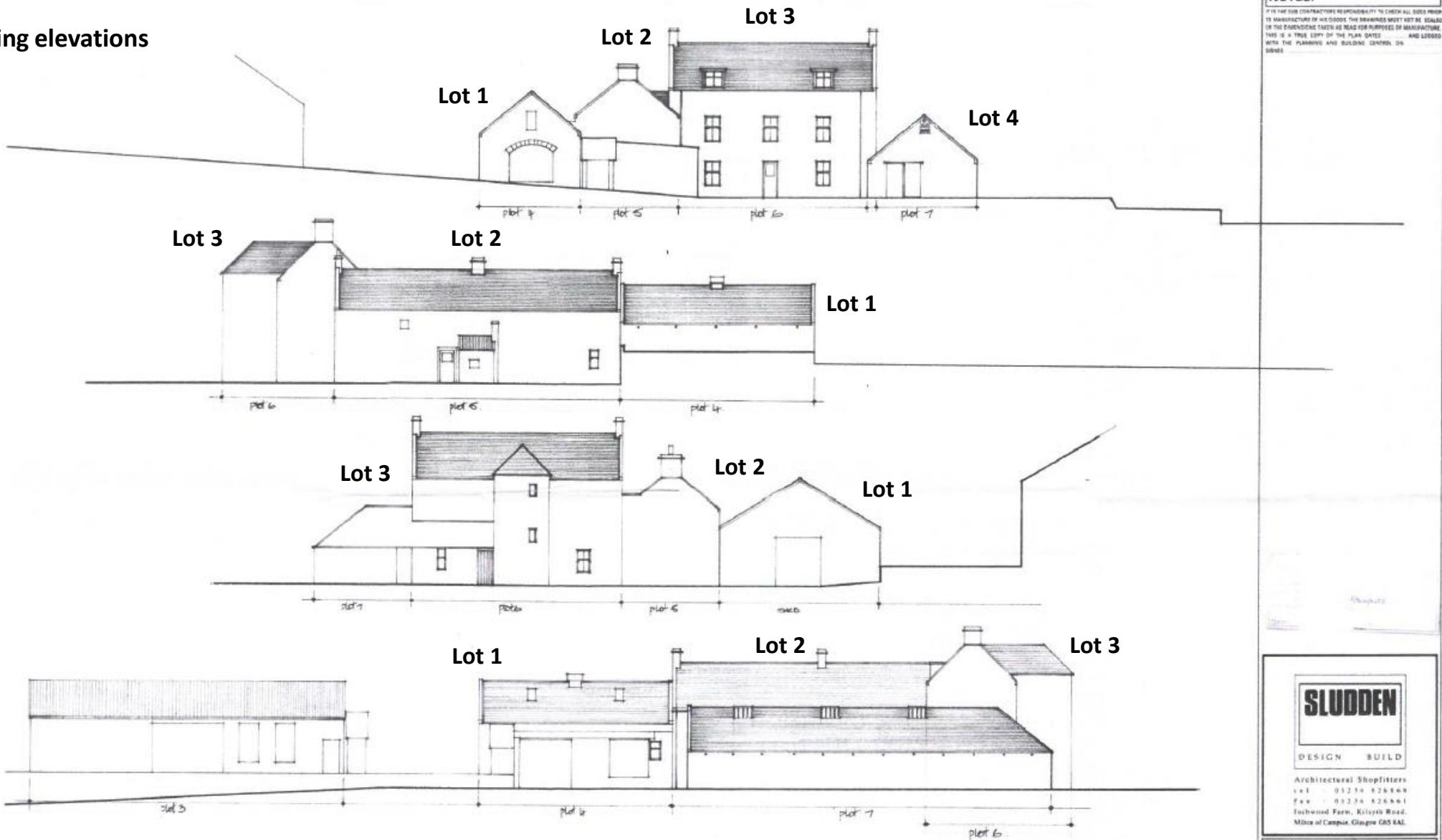


Possible
Lot 9 shed

Attractive
views



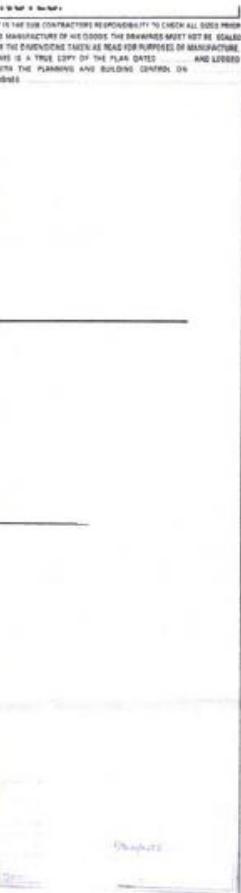
Existing steading elevations



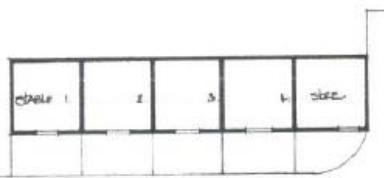
→ NORTH

FALKIRK COUNCIL DEVELOPMENT SHELF	
RECEIVED	0 JULY 2001
APPLICATION	Ref. No. 1518

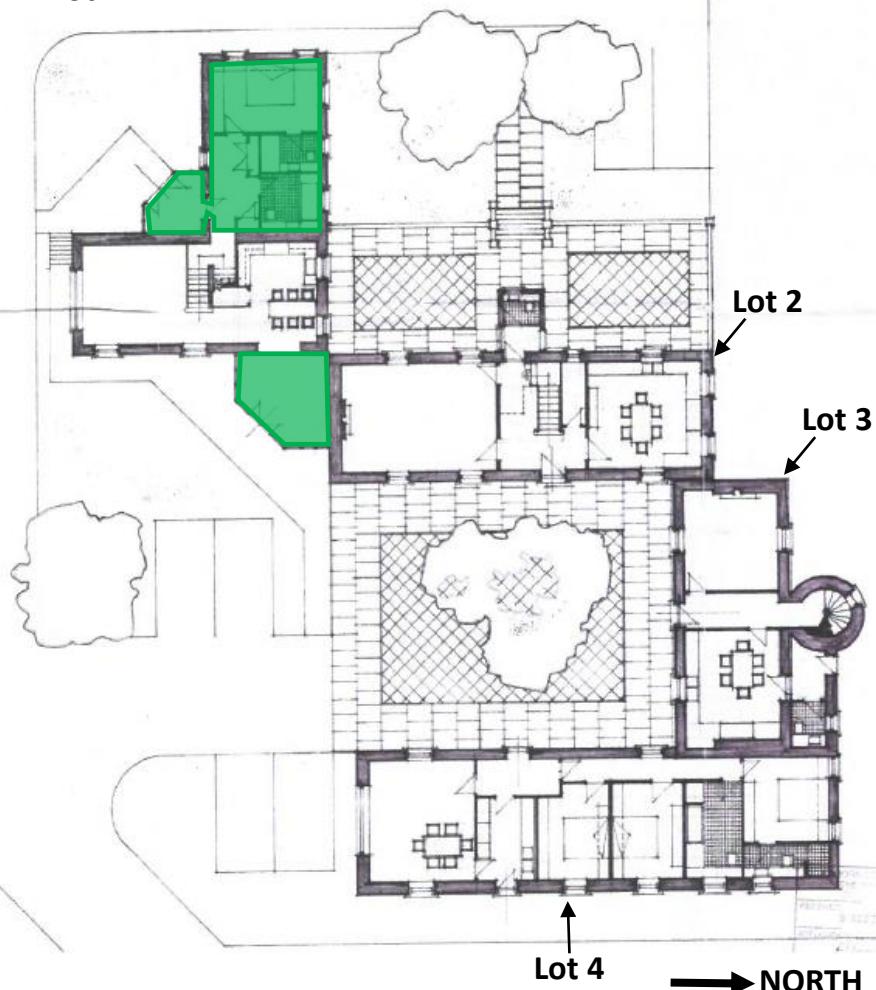
SLUDDEN	
DESIGN BUILD	
Architectural Shopfitters	
tel: 01236 826869	
fax: 01236 826861	
Inchwood Farm, Kilnay Road, Miles of Campus, Glesga G15 8AL	
PROJECT: ALTERATIONS AND ADDITIONS TO DEHOVAN MANS FARM DEHOVAN ROAD, FAIRFLE	
TITLE: EXISTING ELEVATIONS	
DATE	20/07/01
SCALE	1:100
REVISION	
F/450/07	



Proposed steading elevations Ground Floor

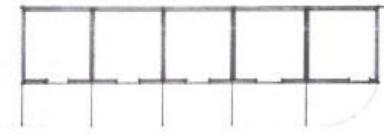


Lot 1 Green area is newbuild

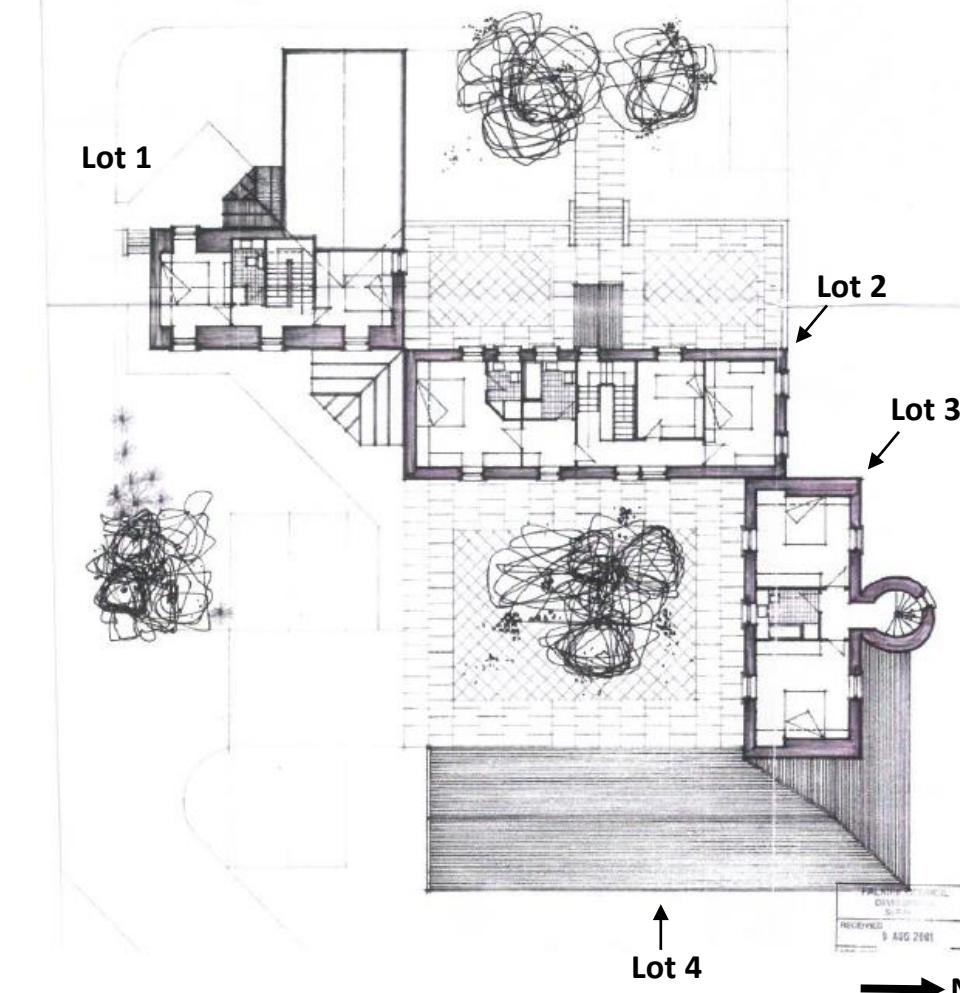


IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DRAWINGS
TO MAKE SURE THAT THEY ARE TO SCALE. THE DRAWINGS MUST NOT BE SCALED
OR THE DRAWINGS TAKEN AT REAR FOR PURPOSES OF BUILDCONSTRUCTION.
THIS IS A TRUE COPY OF THE PLAN SATES... AND LODGED
WITH THE PLANNING AND BUILDING CONTROL IN
SOUTH AFRICA.

Proposed steading elevations First Floor



Lot 1

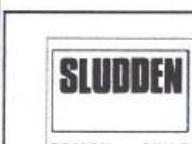


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Architectural Shopfitters
Tel: 012 948 82688
Fax: 012 948 82688
Techwood Farm, Klystrk Road,
Milnerton Campus, Gqeberha 6000 SAL

PROJECT:
ADAPTATIONS AND ADDITIONS TO
DENOVAN MAINS FARM
DENOVAN ROAD, PALEKERE
TITLE:
PROPOSED GROUND FLOOR PLANS
DATE: 20/07/01 DRAWN: Lp.
SCALE: 1:100 REVISION:
F/150/01



Architectural Shopfitters
Tel: 012 948 82688
Fax: 012 948 82688
Techwood Farm, Klystrk Road,
Milnerton Campus, Gqeberha 6000 SAL

PROJECT:
ADAPTATIONS AND ADDITIONS TO
DENOVAN MAINS FARM
DENOVAN ROAD, PALEKERE
TITLE:
PROPOSED FIRST FLOOR PLANS
DATE: 20/07/01 DRAWN: Lp.
SCALE: 1:100 REVISION:
F/150/01

Plots 1, 2 + 3
built out

SOLD

SOLD

Plot 1

Plot 4

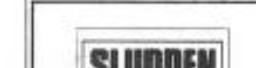
Plot 3

Plot 2

Possible
Plot 9

Two derelict portal
framed sheds

Possibly Plots 5, 6, 7
+ 8 for sale



SLUDDEN
Architectural Developers
T: 01234 325944
F: 01234 326681
Tiverton Field, Biffins Road,
Winton, Wiltshire, SN9 5RL

PROJECT: *Derelict plots, with additions to*
derelict plots, Main, Plot 9,
Plot 4, Plot 3, Plot 2, Plot 1.

TIME: *Proposed block and location plan*

DATE: *20/01/01* DRAWN: *2/01*

REVISION: *1/01* APPROVED: *2/01*

FILE NUMBER: *F/460/01*

REVISION: *2/01* APPROVED: *2/01*



Falkirk Council

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

Detailed Planning Permission

Applicant:
Mr D Graham
Denovan Mains Farm
Denovan Road
Denny
Falkirk

Agent:
Sludden Design
Inchwood Farm
Kilsyth Road
Milton of Campsie
G66 8AL

Reference is made to your application registered on 06 September 2001 for **Detailed Planning Permission** for the following development:

Proposal : Conversion of Farm Buildings to Form Four Dwellinghouses and Erection of Three Dwellinghouses (Detailed)
Location : Denovan Mains Farm, Denovan Road, Denny

Falkirk Council, in exercise of its powers under the above mentioned Acts and Orders, hereby:

Grants **Detailed Planning Permission** for the said development in accordance with the plan(s) docqueted as relative hereto and the particulars given in the application subject, however, to the following condition(s):

- (1) The development to which this permission relates must be begun within five years from the date of this permission.
- (2) The new vehicular access to the site shall be formed from Denovan Road at approximately the position shown in red on the Location Plan on Drg. No. F/0450/01. The precise position for the access shall be approved by the Planning Authority prior to work commencing on its formation and the access shall thereafter be completed before the occupation of any of the dwellings.
- (3) The new access shall be formed to a width of 5.5 metres, with 6 metre radii and with the bellmouth constructed in accordance with the Council's 'Design Guidelines and Construction Standards within the Falkirk Area, October 1997, amended January 2000'.



Falkirk Council

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

Detailed Planning Permission

× (4) The access road to the development shall be constructed from the bellmouth at Denovan Road to a point immediately east of the development where a turning area shall be provided which will be sufficient for bin lorries and other service vehicles. Details of the proposed construction and layout of the access road and turning area shall be submitted to the Planning Authority for approval prior to the commencement of any part of the development.

× (5) A 4.5 x 140 metre visibility splay shall be provided to the north from the new access and a splay provided from 4.5 metres depth to the outside of the bend to the south. There shall be no obstruction to visibility over 1 metre in height above carriageway level within these splays.

(6) The driveway shall be suitably surfaced to ensure that no surface water discharges or loose material is carried out onto the public road.

(7) All drainage shall comply with the requirements of the Scottish Environment Protection Agency and the East of Scotland Water Authority and evidence of such compliance shall be exhibited to the Planning Authority on demand.

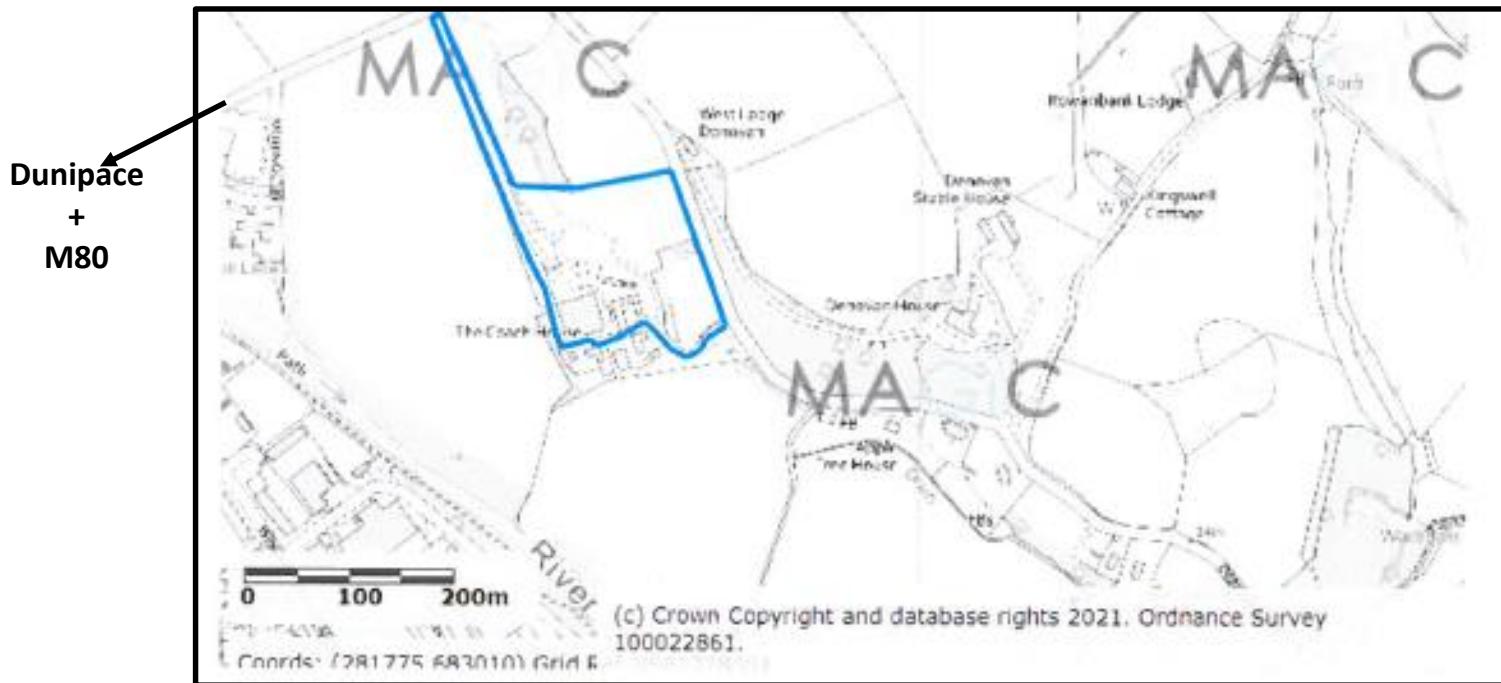
(8) Before any work is commenced on site, a scheme to deal with contamination on the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:

- (i) the nature, extent and types of contamination on the site
- (ii) measures to treat / remove contamination during construction works
- (iii) condition of site on completion of scheme.

Before any residential unit is occupied, the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

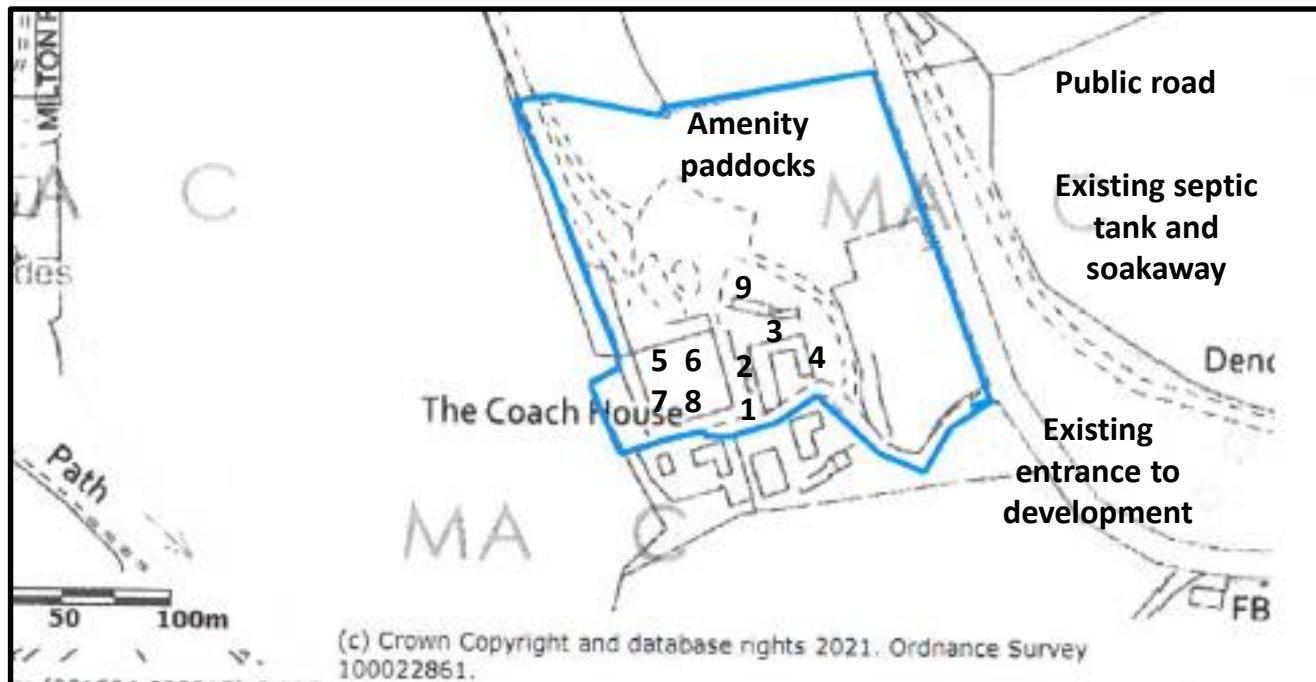
(9) Notwithstanding any specification on the Approved Plans or application form and before any work is commenced on the site, a detailed external material specification and samples, which shall include natural slate for the roofs and natural stone for the external walls, shall be submitted to and approved by the Planning Authority.

(10) Before any work is commenced on the site, details of the height, location and construction of all fences, walls and other means of enclosure shall be submitted to and approved by the Planning Authority.



↑
NORTH

**6.68 acres available
including Denovan
Farm Steading**





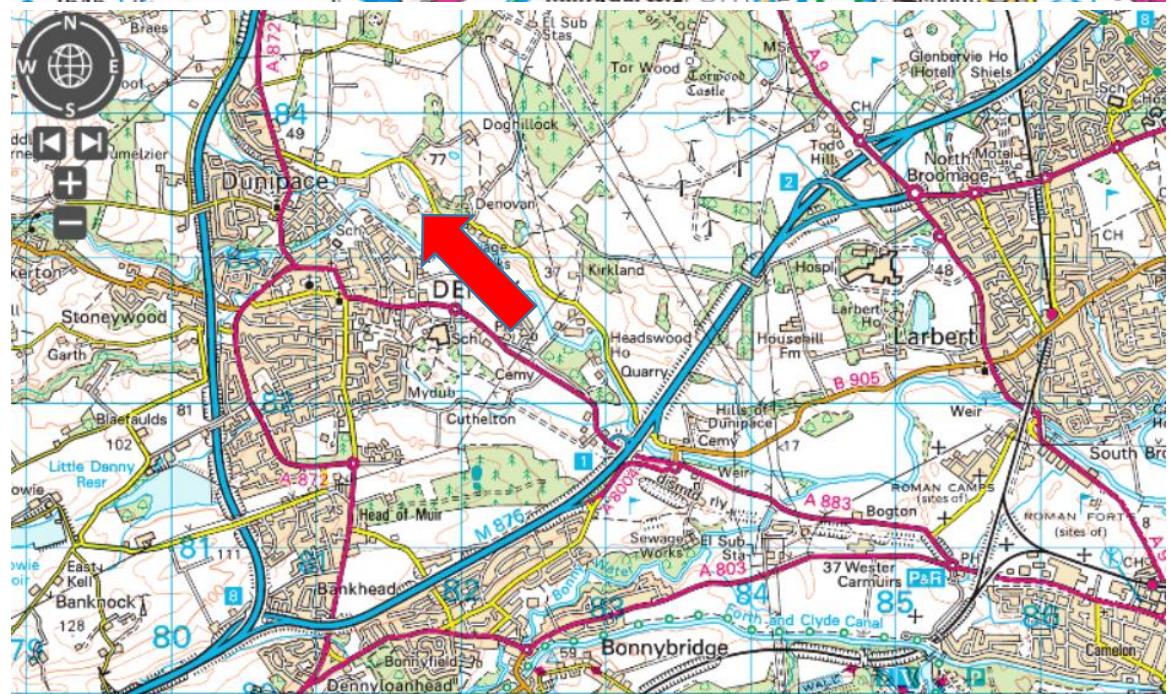
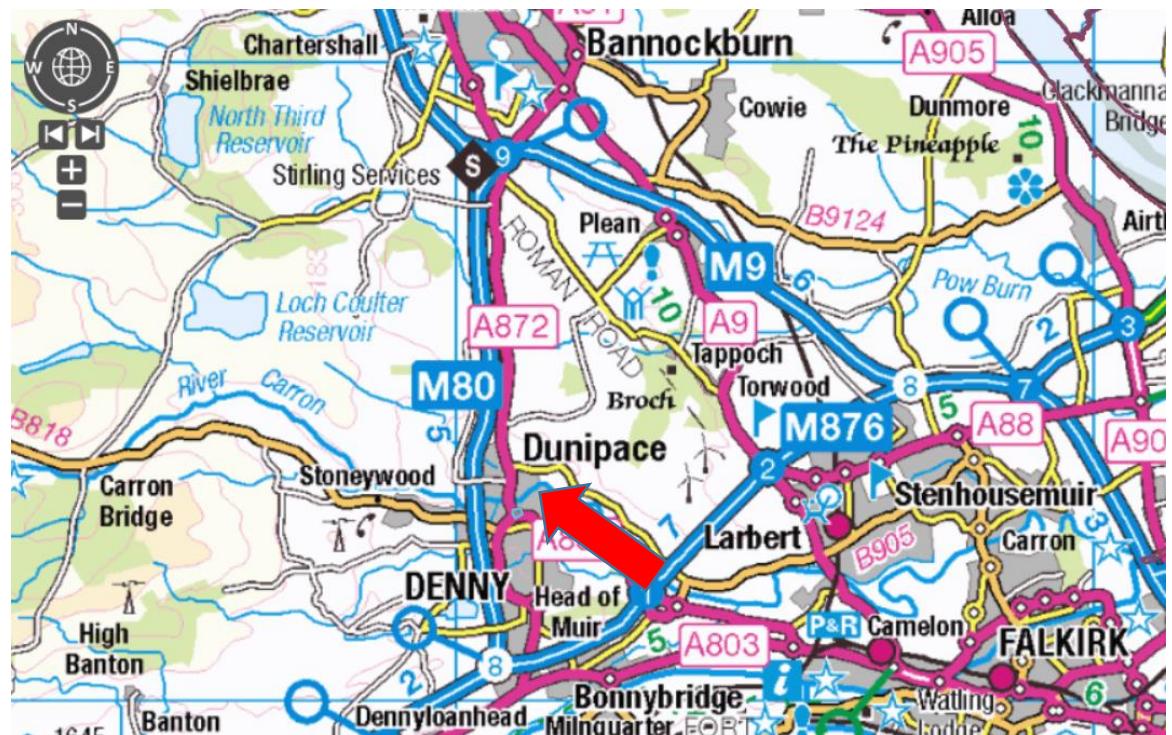
DIRECTIONS

From Falkirk:

Head west out of Falkirk on the A803 for approximately 2 miles. Then turn off the A803 onto the A883 for just over a mile, then head north onto the B905, then turn left at the T junction to continue on the B905 for about 1 and a half miles, and Denovan Mains Farm can be found on the left.

From Stirling:

Head south out of Stirling along the A872. Continue on the A872 for approximately 3 and a half miles, then just after the zebra crossing lights turn left onto Denovan Road for just under a mile and Denovan Mains Farm will be on your right.



HOUSE BUILDERS

AGB Developments Ltd

Allan Brown

Unit 10 Nether Friarton Industrial Estate

Friarton Road

Perth

PH2 8PF

01738 587610

allan@agb-developments.co.uk

S Ewing and Sons Ltd

Jordan Ewing

5/6 Oakley Industrial Estate

Carnock Rd

Dunfermline

KY12 9QB

0808 100 2092

jordan@sewingandsons.co.uk

Gradual Peak Ltd

Cupar Road

Pitscottie

Fife

KY15 5TB

01334 828800

07967 595414

Claymore Homes Ltd

Aden Business Park

Newlands Road

Mintlaw

AB42 5BP

01779 821115

Hillfoot Homes Ltd

Paul Edney

The Roundel

Hillfoots Farm

Dollar

Clackmannanshire

FK14 7PL

01259 740000

pauledney@hotmail.com

www.hillfoothomes.com

Master Houses Ltd

23 Newlands

Birchwood Grange

By Kirknewton

EH27 8LR

01506 885588

grantmasterton@btinternet.co.uk

FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop or sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland

1 Wilderhaugh

Galashiels

TD1 1QJ

01896 752271

www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd

Dalchonzie

By Comrie

Perthshire

PH6 2LB

01764 670424

www.robroyhomes.co.uk

Scotframe Timber Engineering Limited

Units 3:1 & 3:8

Discovery House

Gemini Crescent

Dundee Technology Park

Dundee

DD2 1SW

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Iain Mitchell

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Montgomery Forgan Associates

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Cupar

Fife

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