

# Linside Steading, Avonbridge, Falkirk, FK1 2JS

## (Two Residential House Plots and about 8.22 acres)



Accompanied viewing only

# Linside Steading, Linhouse Farm, Avonbridge, Falkirk, FK1 2JS

Avonbridge 1m, Westfield 2m, Bathgate 6m, Falkirk 8m, M8 10m, Glasgow 26m, Edinburgh 29m

## Lot 1 – Barn (14m x 11m) & 6.67 acres

Stone and brick barn with planning consent for a one and a half storey 4 bedroom 1 public room house or a 3 bedroom 2 public room house. Also about 6 acres including an adjacent grass paddocks with a burn running through it. (Scope to create a pond)

### Offers Over

£150,000



## Lot 2 – Barn (8m x 6m) & 1.55 acres

Stone Barn with planning consent to convert and extend into a 2 bedroom 1 public/kitchen house. Also two sheds (21m x 6m and 14m x 7m) set in a yard to the south and south west of the house about 1.55 acres with a burn running through it. (Scope to create a pond).

Also sheds within the yard adjacent and to the south and west of the house plot.

£110,000

£260,000

Planning consent was given by Falkirk Council for the above two plots in 2006 under reference number 06/0099/FUL (a copy of said consent is attached at the rear of these sale particulars).



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## Proposed house accommodation

### Lot 1 (Plot 2)

#### Ground Floor

Entrance Hall (W) 3.4m x 4.0m

With staircase to first floor and three storage cupboards.

Kitchen/Dining room (E, E, N) 8.2m x 5.6m

Utility Room (E) 3.1m x 4.1m

Rear entrance door

Family room (S, S, E) 6.5m x 4.1m

Large family room with patio doors to front garden. Lovely views over the field

Living Room/Bedroom 4 (E, S) 6.5m x 4.0m

Lovely views over the paddocks. French doors to dining room and entrance hall.

#### First Floor

Staircase/Landing 3.8m x 2.1m

Large dormer window over entrance hall

Bedroom 1 + Ensuite (E) 4.3m x 6.4m, 1.6m

Dormer window east

Bedroom 2 (W) 3.8m x 2.9m, 1.6m

Dormer window west

Bedroom 3 (E) 4.1m x 3.1m, 1.6m

Dormer window east

Shower room (E) 4.1m x 2.5m

Shower, wc, wash hand basin

6.67 acres of land

The farmhouse septic tank is in the northerly field

### Lot 2 (Plot 4) Existing shed

Entrance Porch (W) 3.3m x 3.2m, 1.7m

Lounge/Kitchen Dining Room (W, W, W, N + E) 4.7m x 7.6m

Bedroom 1 (E) 3.36m x 4.41m

Bedroom 2 (E) 2.16m x 3.67m

Shower Room (W) 2.0m x 1.6m

Toilet

Bathroom (W) 2.0m x 1.5m

Toilet, wash hand basin

Sheds 21m x 6m, 14m x 7m

Fenced yard area with big double gates

1.55 acres of land

There is a vehicular right of access down the farm track to the house gates and to the gate at the end of the field. Both lots have a burn running through the fields and the burn could be dammed to create lochs. The fields would be ideal for having pods or log houses for renting out. This would require planning consent.



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Lot 1 – 6.67ac

Lot 2 –  
1.55ac

0 50 100m

Coords: (291046,671404) Grid Ref: NS91047140

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Lot 1 Eastern Elevation



Lot 1 The west side of the shed to be converted



Lot 1 South eastern views from lot 1 house. The field beyond the tree is cut for hay



Lot 1 The burn running through the fields which provide water for horses. The hay field is on the right



Lot 1 Easterly views from the house plot



Lot 1 Linside Steading from the east



Lot 2 North and east elevation



Lot 2 The barn to convert is on the left. The entrance gates are on the right



Lot 2 The east shed within the yard



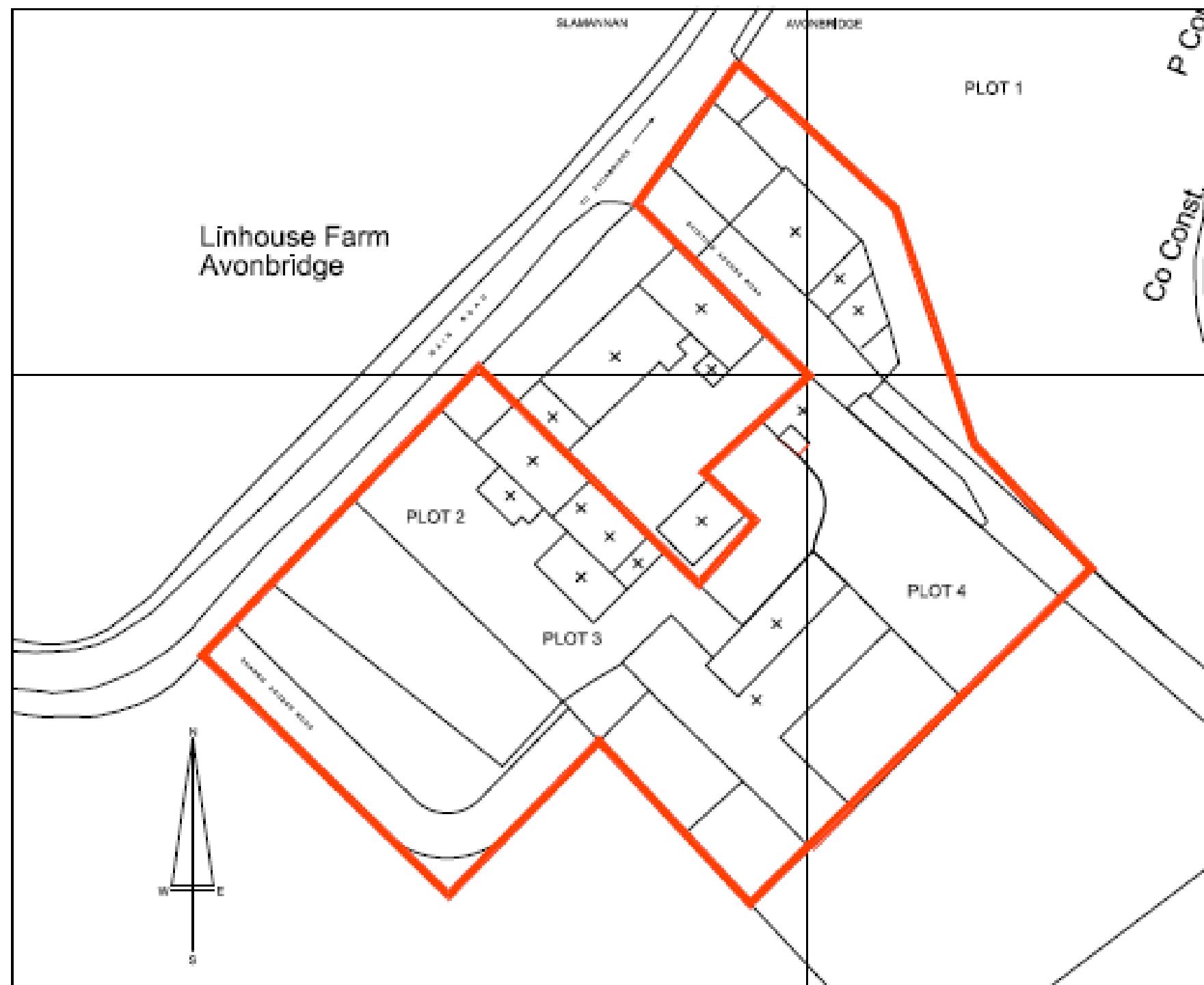
Lot 2 The south outlook from the plot



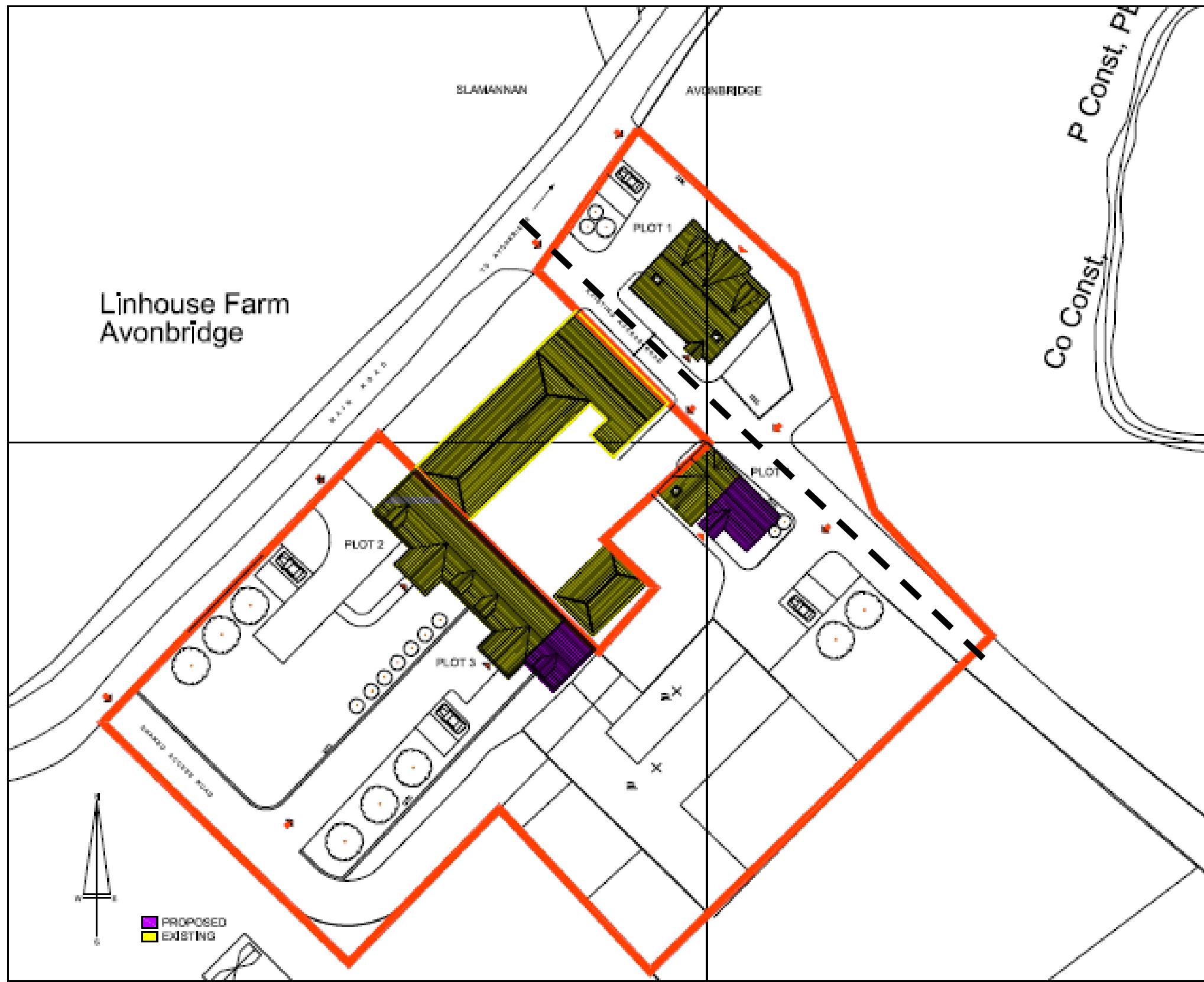
Lot 2 Paddock from the south. The house plot sheds and yards are beyond the trees.



Lot 2 The southerly outlook over the field south of the plot and trees

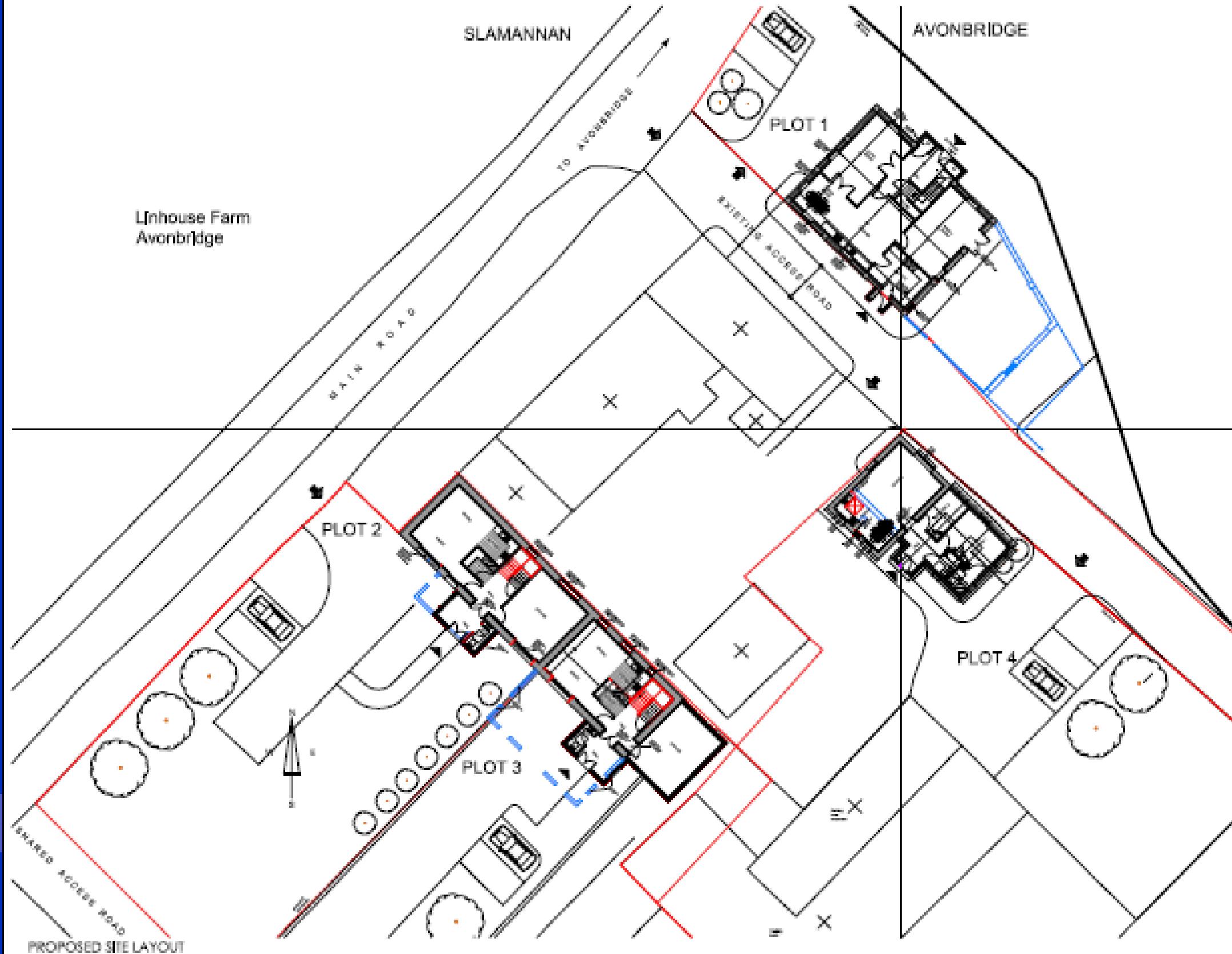


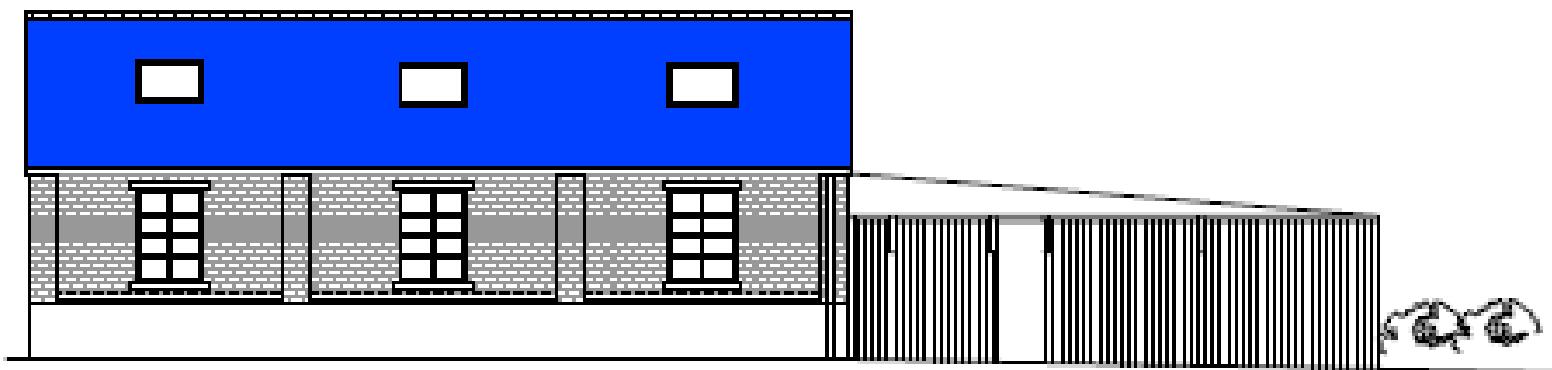
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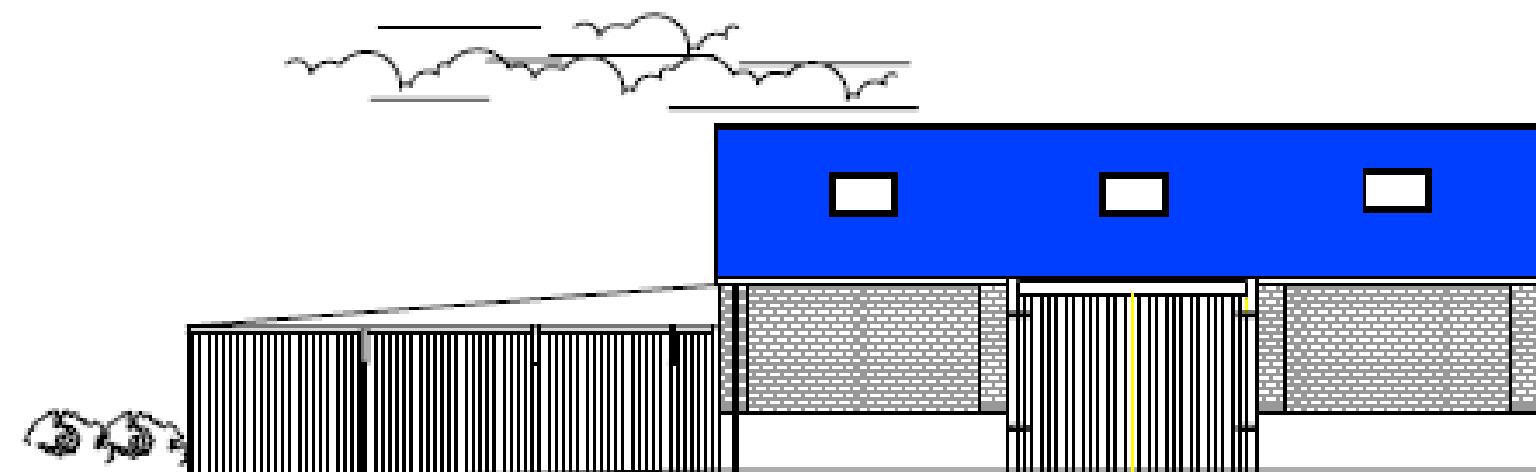
PROPOSED BLOCK PLAN

Lot 2 \* Plot 4  
access road  
- - -

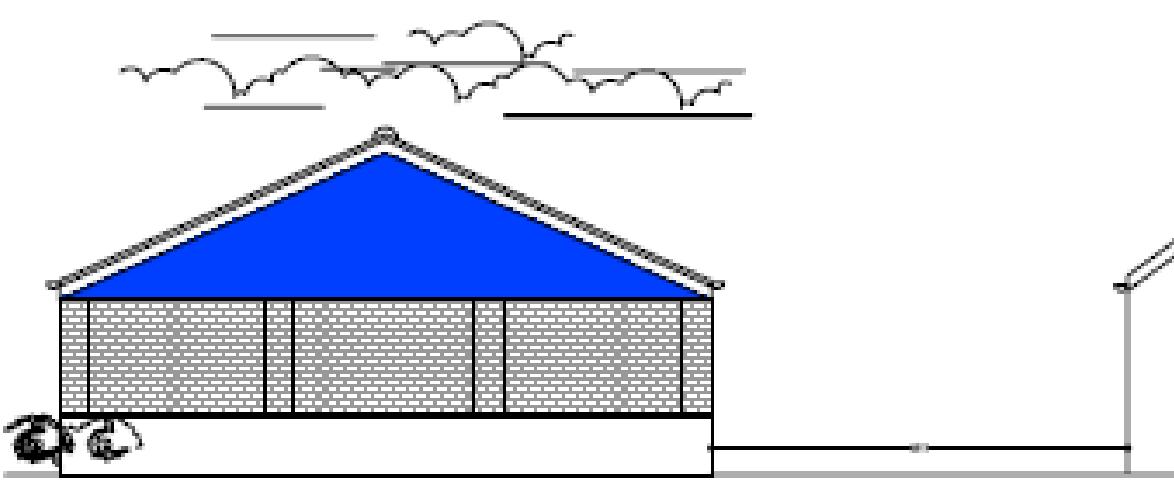




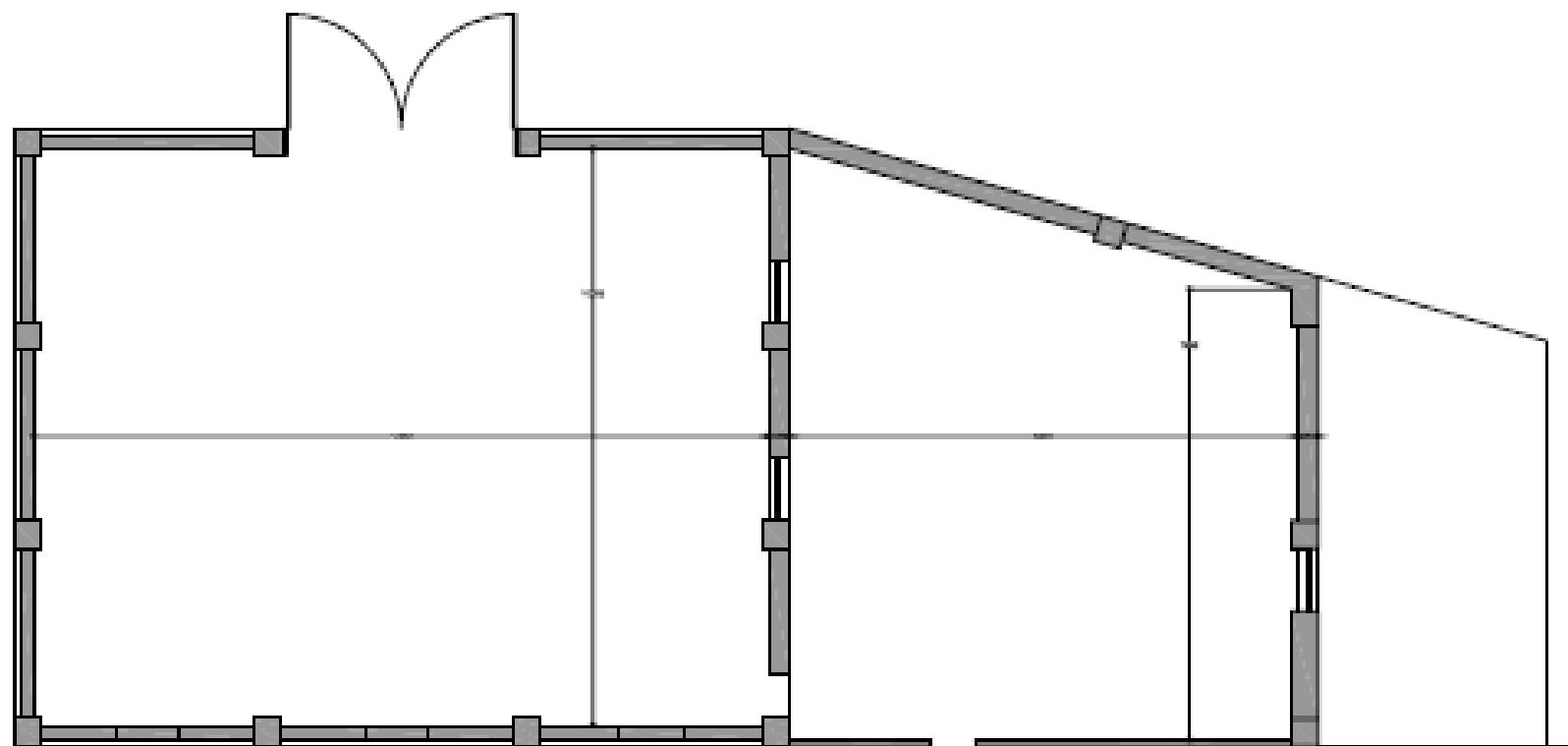
### EXISTING FRONT ELEVATION



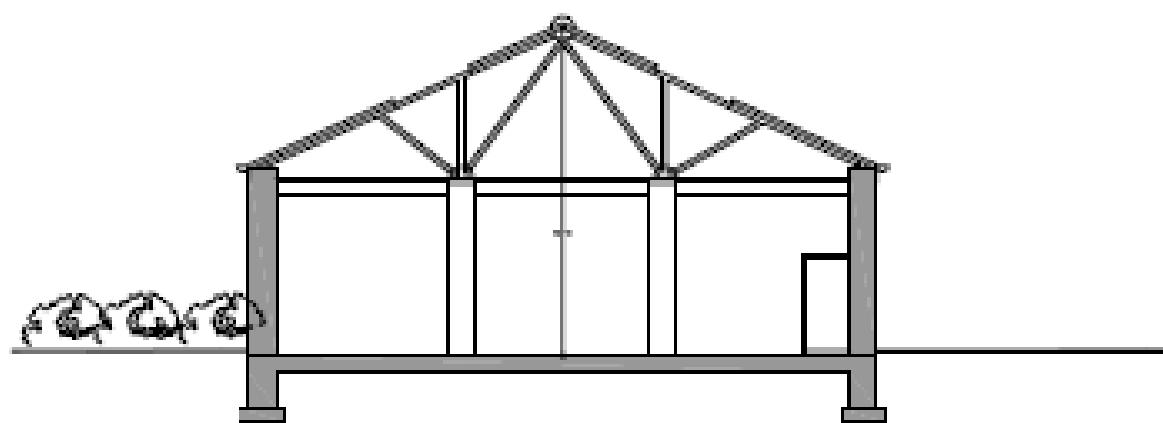
### EXISTING REAR ELEVATION



### EXISTING SIDE ELEVATION

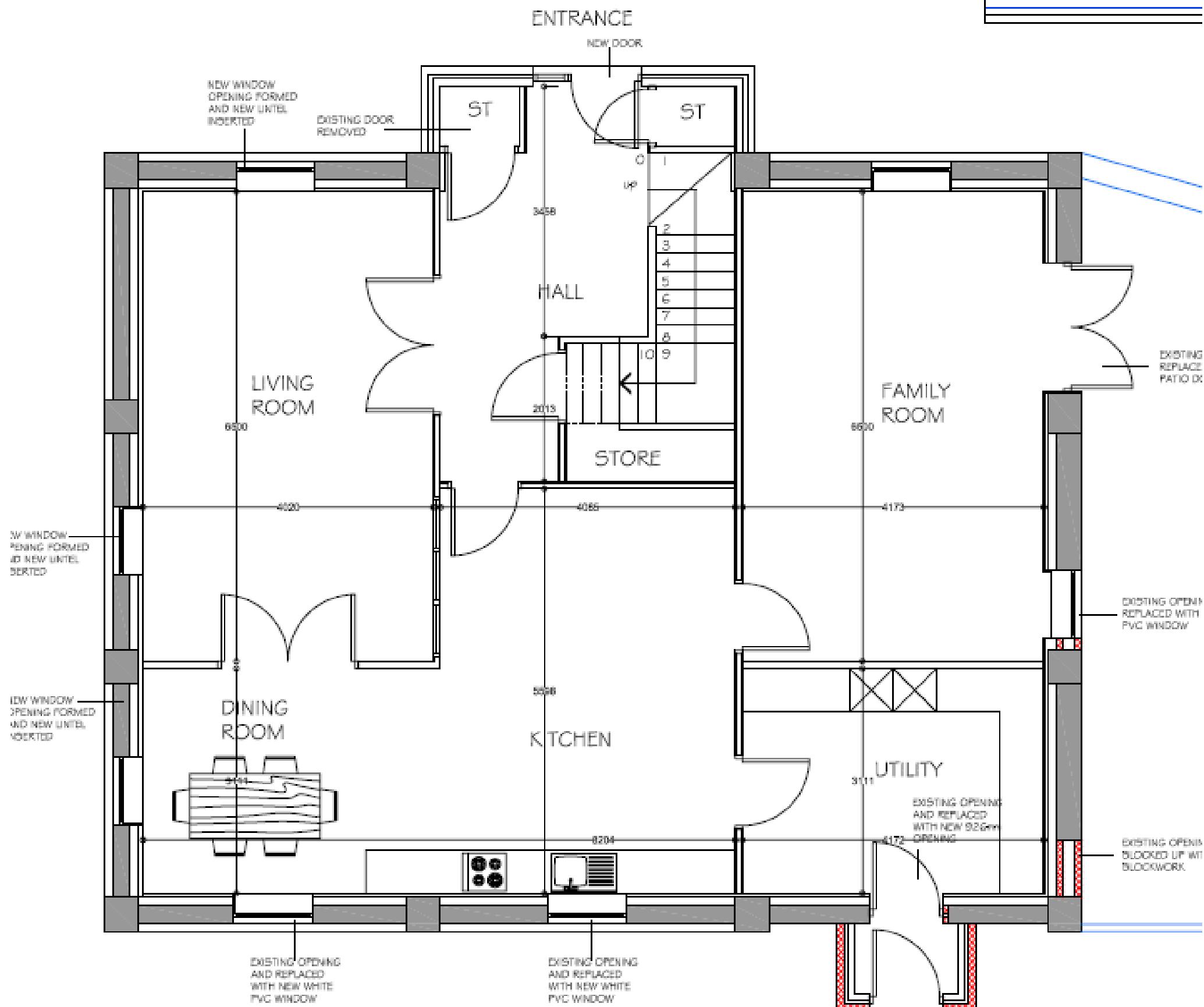


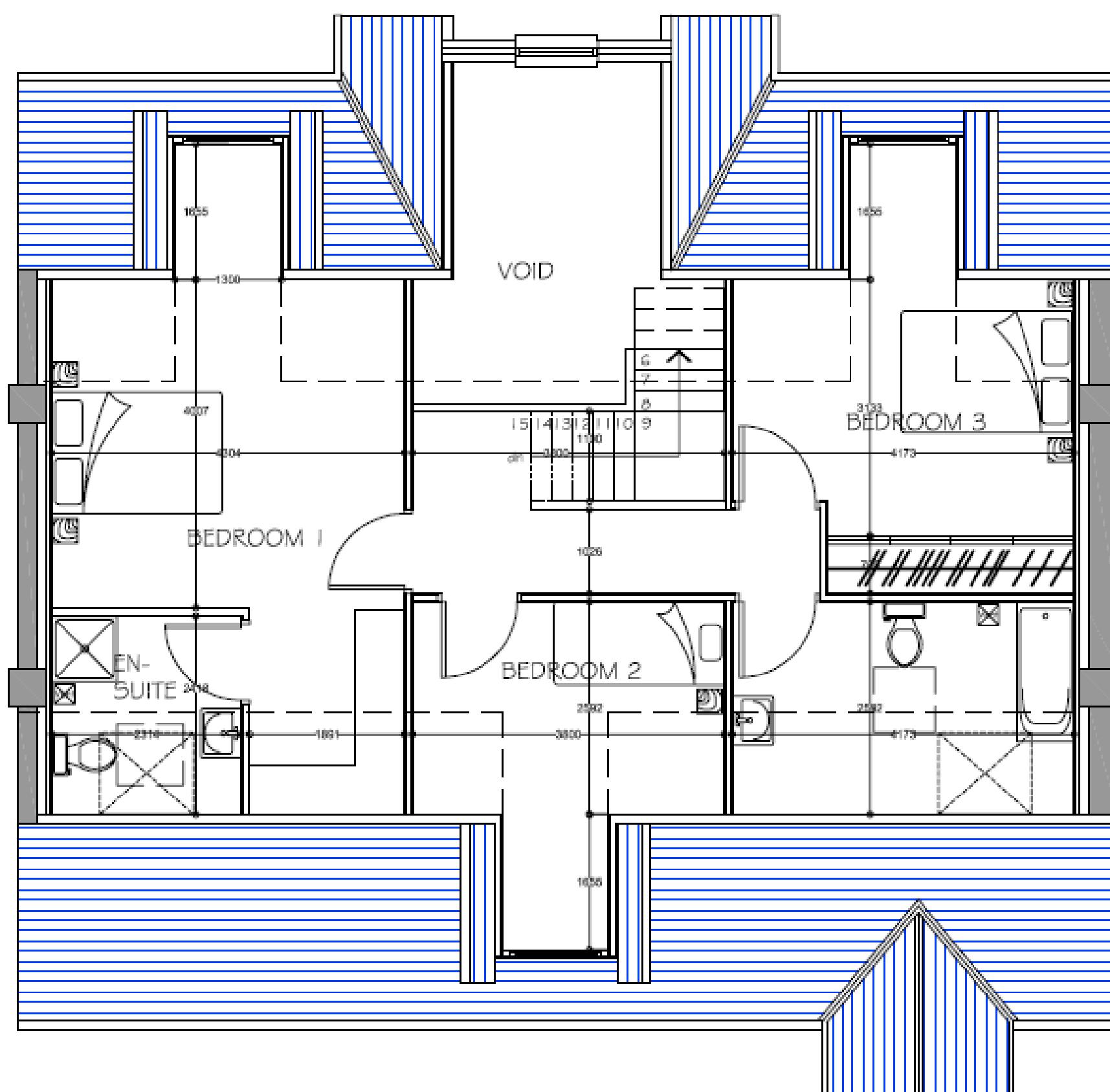
EXISTING PLAN



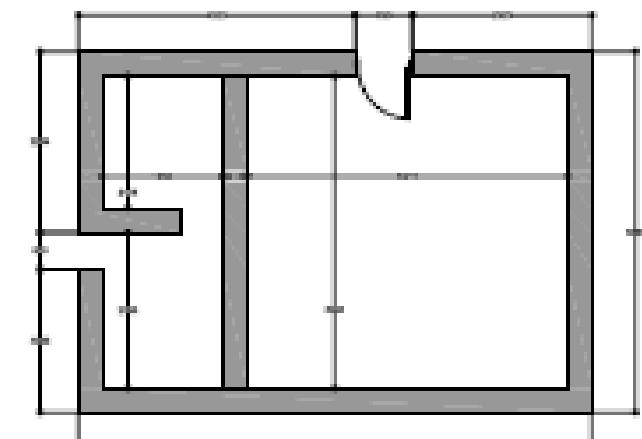
SECTION THROUGH EXISTING BUILDING

EXISTING PLAN SECTION	
PLATE 1	
Designation Ref A -000- 000	
Scale (1:1) 1:100 (1:100 100)	
Date January 2004	
Architectural Drawing	
Architect	Designer
Mr. James Conroy	Mr. James Conroy
Drawing No. 1	
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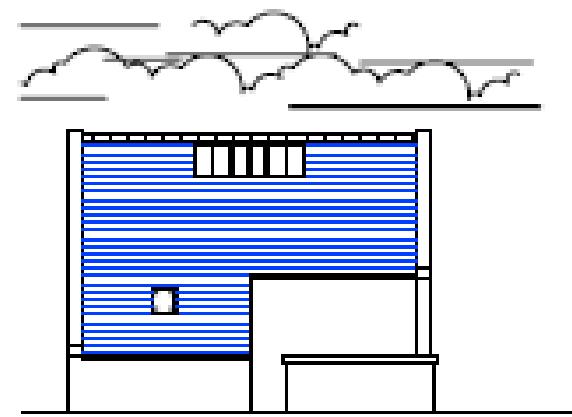




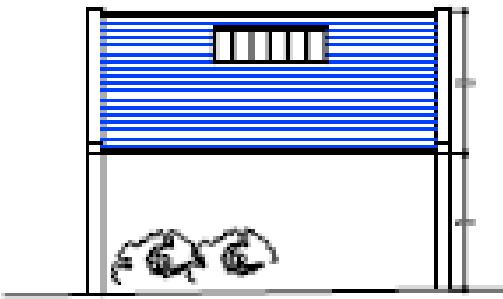
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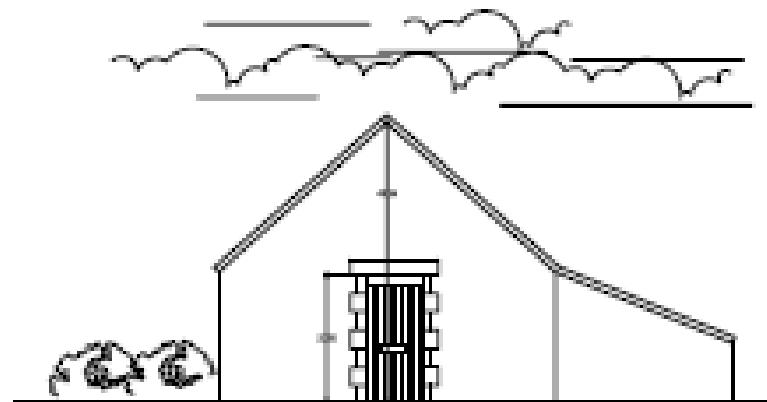
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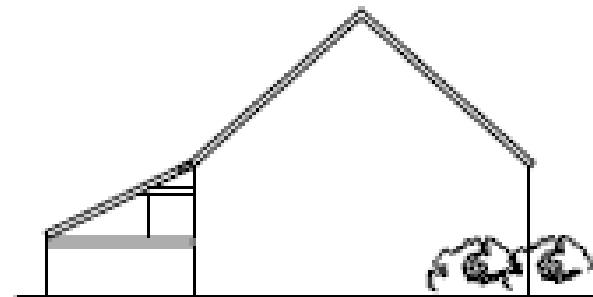
### EXISTING FRONT ELEVATION - PLOT 4



### EXISTING REAR ELEVATION - PLOT 4

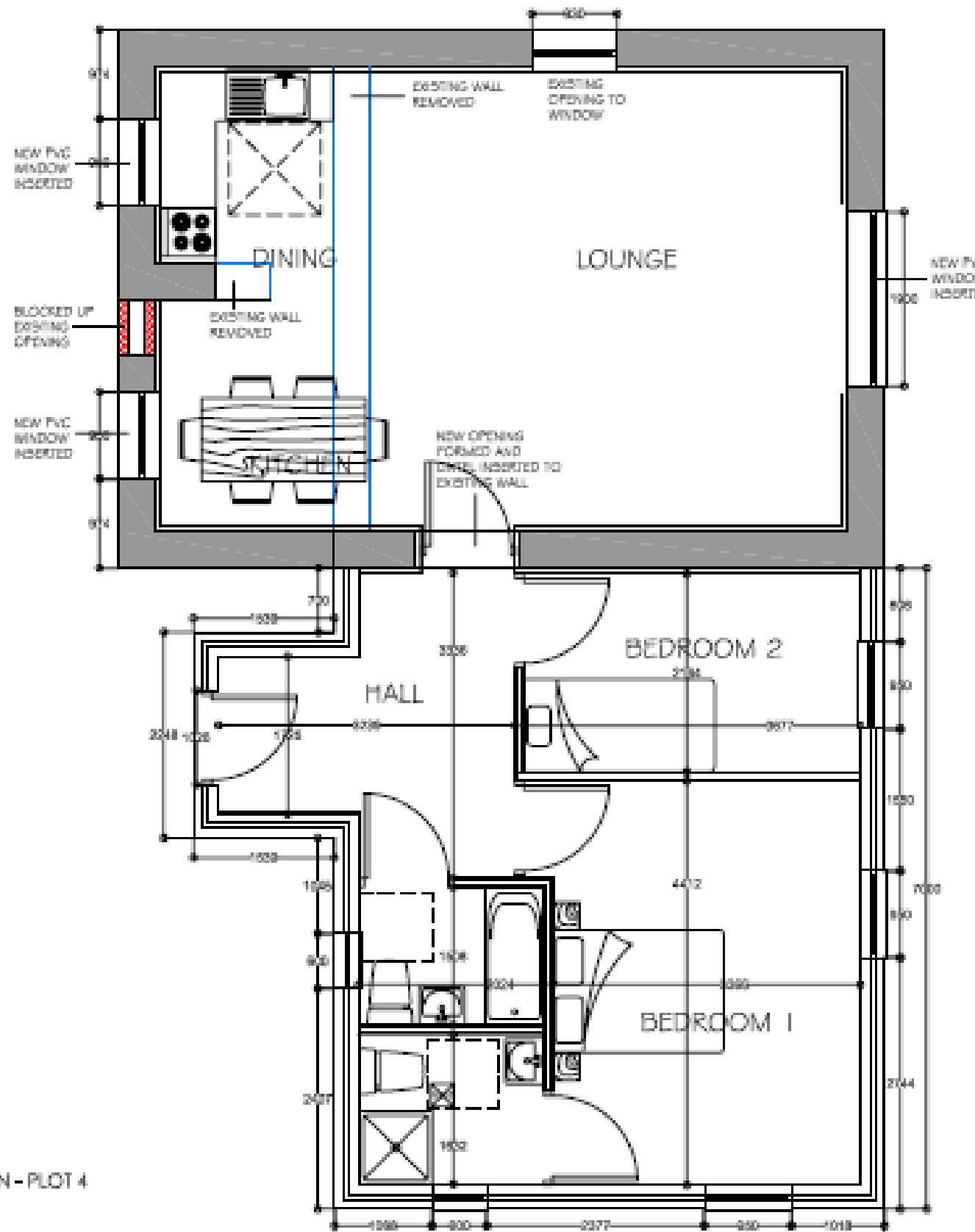


### EXISTING SIDE ELEVATION - PLOT 4



### EXISTING SIDE ELEVATION - PLOT 4

Sample	Label	Comments
1		



PROPOSED FLOOR - PLOT 4	
Drawing ref: A4000 - 044 Scale: 1:1000 (A4) H100	
Date: 11/02/07 (A4) H100	
Conroy, James	
Building type:	Residential
1. Method:	
2. Method:	Chipped out and removed
3. Method:	Proposed reduction in existing opening reduced to minimum
Legend:	
<span style="background-color: #808080;">■</span>	EXISTING WORK
<span style="background-color: #00FFFF;">■</span>	DEMOLITION WORK
<small>These drawings and dimensions have been checked on site and are believed to be correct. They are for guidance purposes only.</small>	
<small>Planning and Building Regulation approval has been given for the proposed works to the above specification.</small>	
<small>These drawings and dimensions have been checked on site and are believed to be correct. They are for guidance purposes only.</small>	
<small>Planning and Building Regulation approval has been given for the proposed works to the above specification.</small>	
<small>These drawings and dimensions have been checked on site and are believed to be correct. They are for guidance purposes only.</small>	
<small>Planning and Building Regulation approval has been given for the proposed works to the above specification.</small>	

MON0002810000-00014  
Drawing Ref A0-A0-078  
Scale 1:1000 (P4) M10  
Date: January 2004

Section	Code	Comment
A	Model	
B	Proposed	Altitudes shown for existing buildings from which the proposed elevations are derived.
C	Outline	Split levels of existing buildings from 200mm to 1000mm.
D	Notes	Shaded indicates areas.



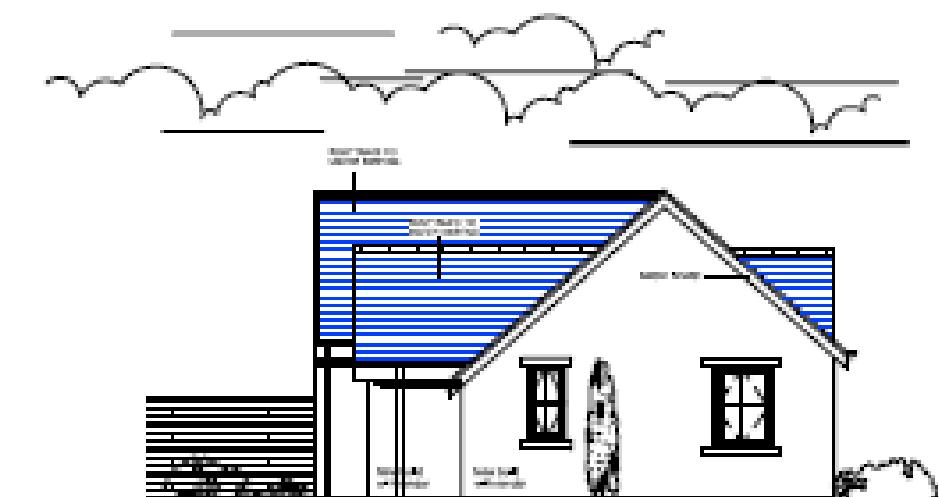
PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



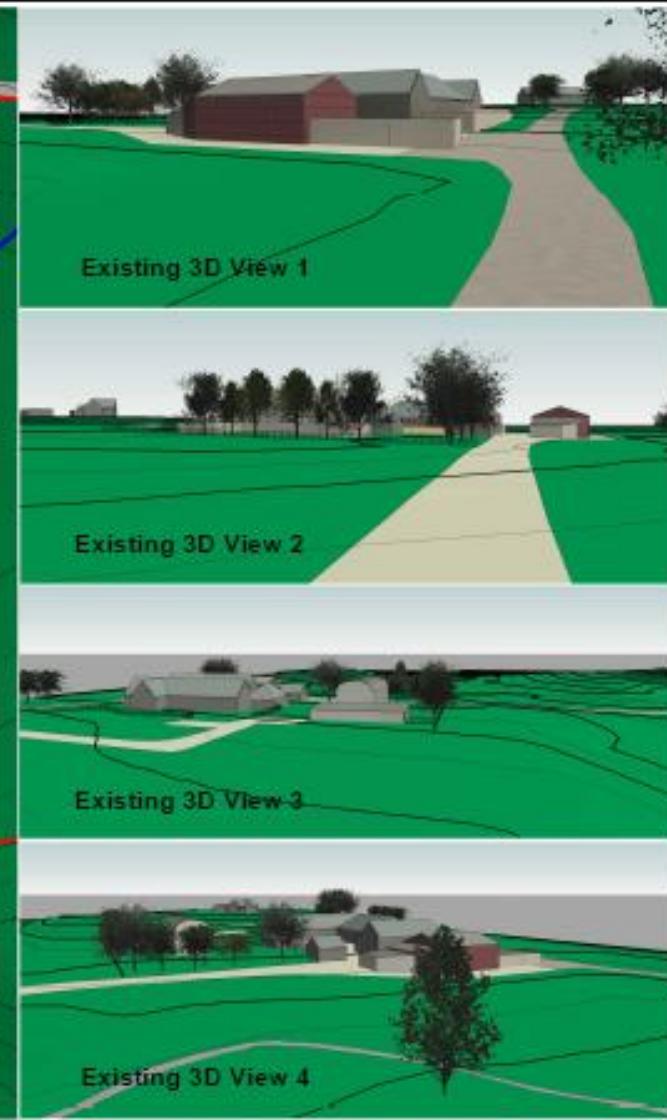
PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION

■ EXISTING STRUCTURE RETAINED

These dimensions and heights are to be checked on site and confirmed before commencing. Tel: 01099 491210 Fax: 01099 491201  
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Printed \_\_\_\_\_  
Page \_\_\_\_\_



These stated dimensions the dimensions shown are subject to limited  
allowance of the relevant authority Local Authority Officers, Surveyors,  
Engineers, Fire Officers and the like. They are copyright project  
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with the express written or verbal consent of Brian J Currie, Chartered  
Architect.

A1 Sheet 1 of 2



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Client  
George + Fraser Melville

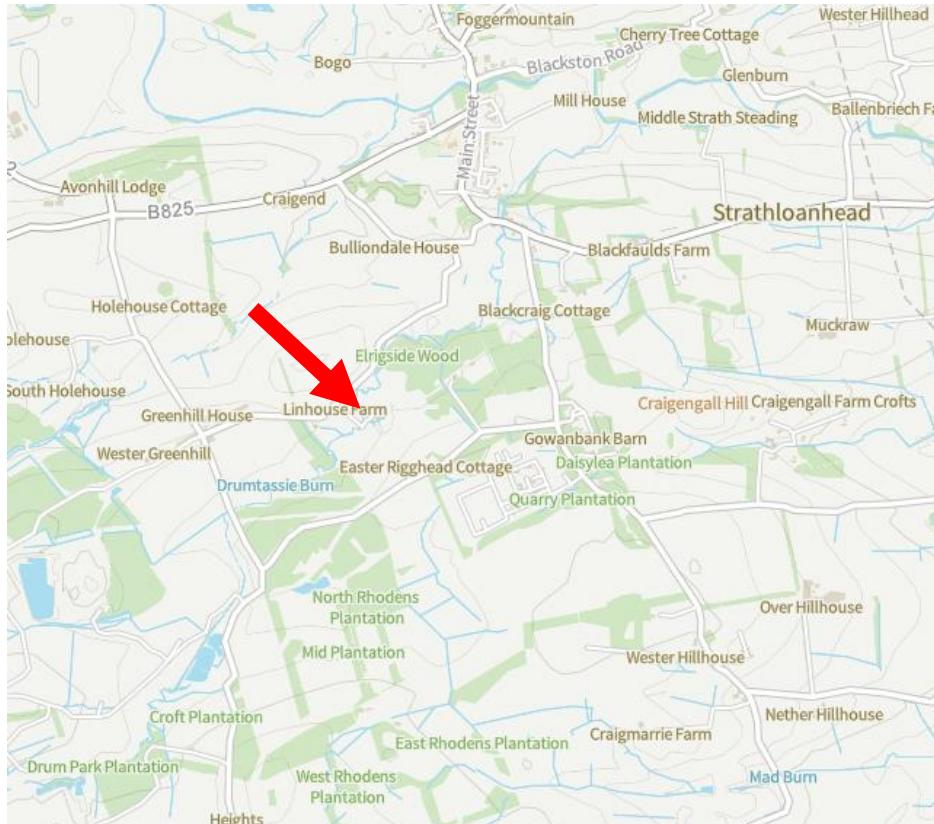
Project  
Linhouse Steadings

**BRIAN J CURRIE RIBA ARB**  
CHARTERED ARCHITECT  
DIRECTOR  
INSTITUTIONS PARK NORTH BARRACK  
BALT LOTHIAN EH2 4BL  
Telephone: 0131 449 0040  
Mobile: 07722 034 986  
Email: brian@briancurry.com

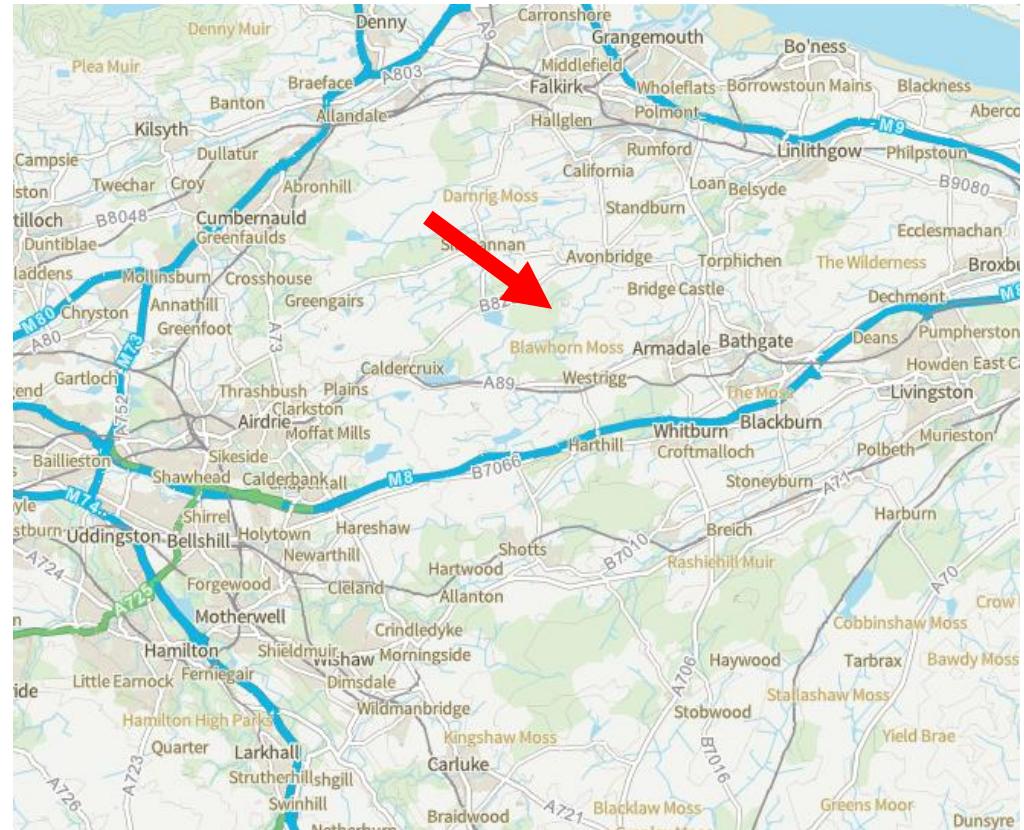
Date	As Indicated	Drawn by	Author
Date	26/04/2022 10:34:58	Drawn by	Checker

Drawing Name	Existing
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Drawing Number	A101
C:ARCHITECTURE PROJECTS/MACKENZIE BUILDERS/Linhouse Steadings/Linhouse Steadings EXISTING.nw	



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100022861.



## Directions:

### From the M8

Edinburgh to Glasgow road take junction 4 Whitburn East and head north signposted Bathgate on the A801. Continue on this road by going straight on at the first 3 roundabouts (don't go into Armadale on the 3<sup>rd</sup> one). At the fourth roundabout turn left onto the B8047 to Westfield. Go along the north side of Westfield. The road turns into the B8028. Go straight on and just as the road veers right into Avonbridge take the left hand turn. Turn first left and the Linside Steading is next on the left after 1000 metres.

### From the M9

Edinburgh Stirling Road exit at junction 4. Continue onto A801 for 3000 metres to a roundabout. Take the 3<sup>rd</sup> left on the B825 to Standburn. Continue on this road to Avonbridge and turn left on the main street. The road swings round to the left at the bottom of the village. Turn first left after the trees. Turn first left and Linside Steading is first on the left after 1000m.

## Viewing and registering an interest

**Viewing is strictly by appointment only.** To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

## Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures 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.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

## Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is **FK1 2JS**

## Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

## Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars. The shipping container is not included.

## Council Tax Band

Council Tax Band

## Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

## Solicitors

## Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

## Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

## Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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## HOUSE BUILDERS

Claymore Timber Frames  
Pine Lodge, Cupar Rd, Ladybank  
Cupar  
KY15 7RB  
[01337 831900](tel:01337831900)  
[info@claymoretimberframe.co.uk](mailto:info@claymoretimberframe.co.uk)

AGB Developments Ltd  
Allan Brown  
[allan@agb-developments.co.uk](mailto:allan@agb-developments.co.uk)  
Unit 10 Nether Friarton Ind Est  
Friarton Road  
Perth PH2 8PF  
01738 587610

Gradual Peak Ltd  
Cupar Road  
Pitscottie  
Fife  
KY15 5TB  
01334 828800/07967 595414

Paul Edney  
Hillfoot Homes Ltd  
The Roundel  
Hillfoots Farm  
Dollar  
Clackmannanshire  
FK14 7PL  
Phone: 01259 740 000  
[pauledney@hotmail.com](mailto:pauledney@hotmail.com)  
Web: [www.hillfoothomes.com](http://www.hillfoothomes.com)

Master Houses Ltd  
23 Newlands  
Birchwood Grange  
By Kirknewton  
EH27 8LR  
01506 885588  
[grantmasterton@btinternet.co.uk](mailto: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/sell it.

## TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland  
1 Wilderhaugh  
Galashiels  
TD1 1QJ  
[01896 752271](tel:01896752271)  
[www.dan-wood.co.uk](http://www.dan-wood.co.uk)

Rob Roy Homes (Crieff) Ltd  
Dalchonzie,  
By Comrie  
Perthshire  
PH6 2LB  
01764 670424  
[www.robroyhomes.co.uk](http://www.robroyhomes.co.uk)

Scotframe Timber Engineering Limited  
Units 3:1 & 3:8  
Discovery House  
Gemini Crescent  
Dundee Technology Park  
Dundee  
DD2 1SW

## ARCHITECT

ANGUS DESIGN ASSOCIATES  
ARCHITECTURE + PROJECT MANAGEMENT +  
PLANNING  
The Building Design Centre  
125 Muir Street  
Hamilton  
ML3 6BJ  
Tel 01698 421210  
[raymond@angusarchitects.co.uk](mailto:raymond@angusarchitects.co.uk)

This is the architect who secured the planning consent for the house conversions 6/12/2006  
Raymond Angus would be pleased to discuss practical ties regarding building warrants, supporting the building of the houses.

The development was started within the 5 year consent period (two have been finished) so planning consent is accordingly granted.

Application No.  
06/0099/FUL

FILE NO.	14 MAR 2007
FILE DATE	
14 MAR 2007	
FALKIRK COUNCIL	



Falkirk Council

This Decision Notice is issued under the Town and Country Planning (Scotland) Acts. It should be read, together with the accompanying plans; if any details differ, then the Decision Notice takes priority.

#### TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS AS AMENDED

##### Detailed Planning Permission

###### Applicant:

Mr James Conroy  
Linhouse Farm  
Falkirk  
FK1 2JS

###### Agent:

Angus Design Associates  
The Building Design Centre  
125 Muir Street  
Hamilton  
ML3 6BJ

In respect of the application registered on 6 December 2006 for the proposals described below,

Development Alterations, Extensions and Conversion of Farm Outbuildings to Form 4

Dwellinghouses

Location Linhouse Farm, Falkirk, FK1 2JS,

and in accordance with the plans docquotted as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

6. There should be no obstruction to visibility over 1m in height above the carriageway level within 2.5m of the road channel over the full frontage of the site with the public road.
7. At the proposed access to the site from the main road; there shall be no building, structure, tree, scrub or other obstruction to visibility above carriageway level within a visibility splay of 2.5m by 90m in both directions.

Reason(s):

1. To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To safeguard the visual amenity of the area.
3. To ensure that adequate drainage is provided.
4. To ensure the ground is suitable for the proposed development.
- 5-7. To safeguard the interests of the users of the highway.

7 March 2007

Director of Development Services

##### Grants Detailed Planning Permission

This decision is issued subject to the following condition(s):-

1. The development to which this permission relates must be begun within five years of the date of this permission.
2. Prior to the commencement of work on site, full details of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.
3. Prior to the commencement of work on site, full details of the proposed surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority.
4. Development shall not begin until a scheme to deal with contamination on the site has been 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(s) of contamination on the site.
  - II. measures to treat/remove contamination to ensure the site is fit for the use proposed.
  - III. measures to deal with contamination during construction works.
  - IV. condition of the site on completion of decontamination measures.

Before any unit is occupied the measures to decontaminate the shall be fully implemented as approved by the planning authority. In addition, in appropriate circumstances, a condition covering monitoring measures may be included.

5. The driveways shall be constructed so that their gradients do not exceed 1 in 10 and so that no surface water is discharged or loose material is carried out onto the public road.

FILE NO.	14 MAR 2007
FILE DATE	
14 MAR 2007	
FALKIRK COUNCIL	