

Linhouse Steading, Avonbridge, Falkirk, FK1 2JS (Two Residential House Plots and about 8 acres)



Accompanied viewing only



Please do not block the farm road. Park at
either end or to the east of the above shed

Linhouse Steading, Avonbridge, Falkirk

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 6.67 acres including an adjacent grass paddocks with a burn running through it. (Scope to create a pond)

Fixed Price

£185,000

Lot 2 – Barn (8m x 6m) & 1.32 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 1.32 acres. Also sheds within the yard adjacent and to the south and west of the house plot.

Sold



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



mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD

Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

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

1.32 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. The bottom gate over the bridge is not access into the bottom 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.

The main outlook is to the east where there is presently a large door. A large conservatory could be added without planning permission as it would be permitted development. This would give a southerly outlook. I think that the planners would allow a 20% increase in the footprint over and above the existing footprint. There is an extension on the south (69.79sqm), you could go back and make a variation of the existing planning consent by converting this extension plus try to secure an overall 20% increase but the seller would prefer to secure an immediate sale rather than subject to planning consent.

Lot 1 is still on the open market at a fixed price of £185,000. Lot 2 sold for £130,000 (the proposed house size is tiny compared to Lot 2). Some of the land could be sold off separately for £15,000/acre.

$$\text{Ground Floor} = 13.2\text{m} \times 9.64\text{m} = 127.25\text{m}^2$$

$$\text{First Floor} = 13.2\text{m} \times 6.625\text{m} = 87.45\text{m}^2$$

$$1.85\text{m} \times 1.3\text{m} \times 3 = 7.22\text{m}^2$$

$$\text{First Floor} = \underline{94.67\text{m}^2}$$

$$\mathbf{221.92\text{m}^2}$$

$$\text{Extension to South} = \underline{69.29\text{m}^2}$$

$$\mathbf{\text{Total} = 291.21\text{m}^2}$$

$$\mathbf{\text{Total} + 20\% = 349.45\text{m}^2}$$

$$\mathbf{\text{GF} + \text{Extension to South} + 20\% = 235.85\text{m}^2 + \text{FF} (94.67\text{m}^2) = 330.52\text{m}^2}$$

On the next page is a recent government policy document on the government trying to encourage development of brownfield sites. Because the original consent dates back to 2007, it could be argued that a newbuild house would be more economically viable with good foundations as opposed to a conversion where a kit house would be lowered into the existing shell.

Re-use vacant and derelict land and empty buildings

There is a clear case for acting now to prioritise the use of vacant and derelict land and properties. This has the potential to deliver significant benefits including sustainable, inclusive growth and reduced emissions as an integral part of our future sustainable and circular economy.

Scotland has too much vacant and derelict land – this is rightly regarded as unacceptable and an issue of national concern that needs to be urgently addressed. The consequences come at too high a price, directly impacting on health and blighting economic, social and environmental recovery. Vacant and derelict land introduces a level of redundancy that our society can ill afford. Whether it is large scale long-term dereliction, or small scale short-term vacancy, we need to set out a stronger policy framework that will give confidence to communities and public and private

sectors that vacant and derelict land represents an opportunity to stimulate a positive future whilst building on the legacy of the past.

Our national planning policies can complement wider work on vacant and derelict land. The Vacant and Derelict Land Taskforce has identified longstanding vacant and derelict sites which the planning system could play a role in bringing back into use and this is a key priority highlighted by the Scottish Land Commission which proposes this as a national priority for NPF to address, and the Vacant and Derelict Land Fund seeks to provide funding solutions to the issues.

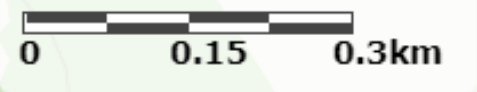
We must change the perception of vacant and derelict land from being a liability to becoming an asset. We could do much to inspire innovation and imagination in considering how we can achieve this. The strategy can set out spatial priorities and opportunities that help to guide future investment.

The relationship between town centres and suburbs and the role of the green belt will also benefit from a long term spatial perspective that reflects our net-zero and environmental ambitions. We will develop a vision for the future use of vacant and derelict land so that regional strategies and local development plans can work collectively to unlock the potential of land within our existing settlements to provide multiple benefits. Supporting this, stronger policies to limit greenfield development and recognise the potential for green belts to form a part of multifunctional green networks could help to achieve positive effects for biodiversity whilst also helping to realise the health and climate benefits of growth within existing urban areas.

We can strengthen our approach to vacant and derelict land, given the development challenges and potential benefits for climate change and quality of life. Ideas include use of this land for renewable energy, green infrastructure/naturalisation, community growing or city farms, employment and investment and housing. There is support for stronger prioritisation of brownfield development over the release of greenfield land. Development viability and the use of delivery mechanisms to unlock brownfield land and redevelop buildings at risk are also key considerations.

We have received email confirmation from Falkirk Council which states the following:

“I can confirm that planning permission was granted on 07 March 2007 under planning application 06/0099/FUL for the Alterations, Extension and Conversion of Farm Outbuildings to Form 4 Dwellings at Linhouse Farm. This consent was implemented and therefore remains live in perpetuity.”



Coords: (292484,671135) Grid Ref: NS92487113

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MAGiC

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Lot 1 – 6.67ac

MAGiC

MAGiC

Lot 2 – 1.32ac

MAGiC

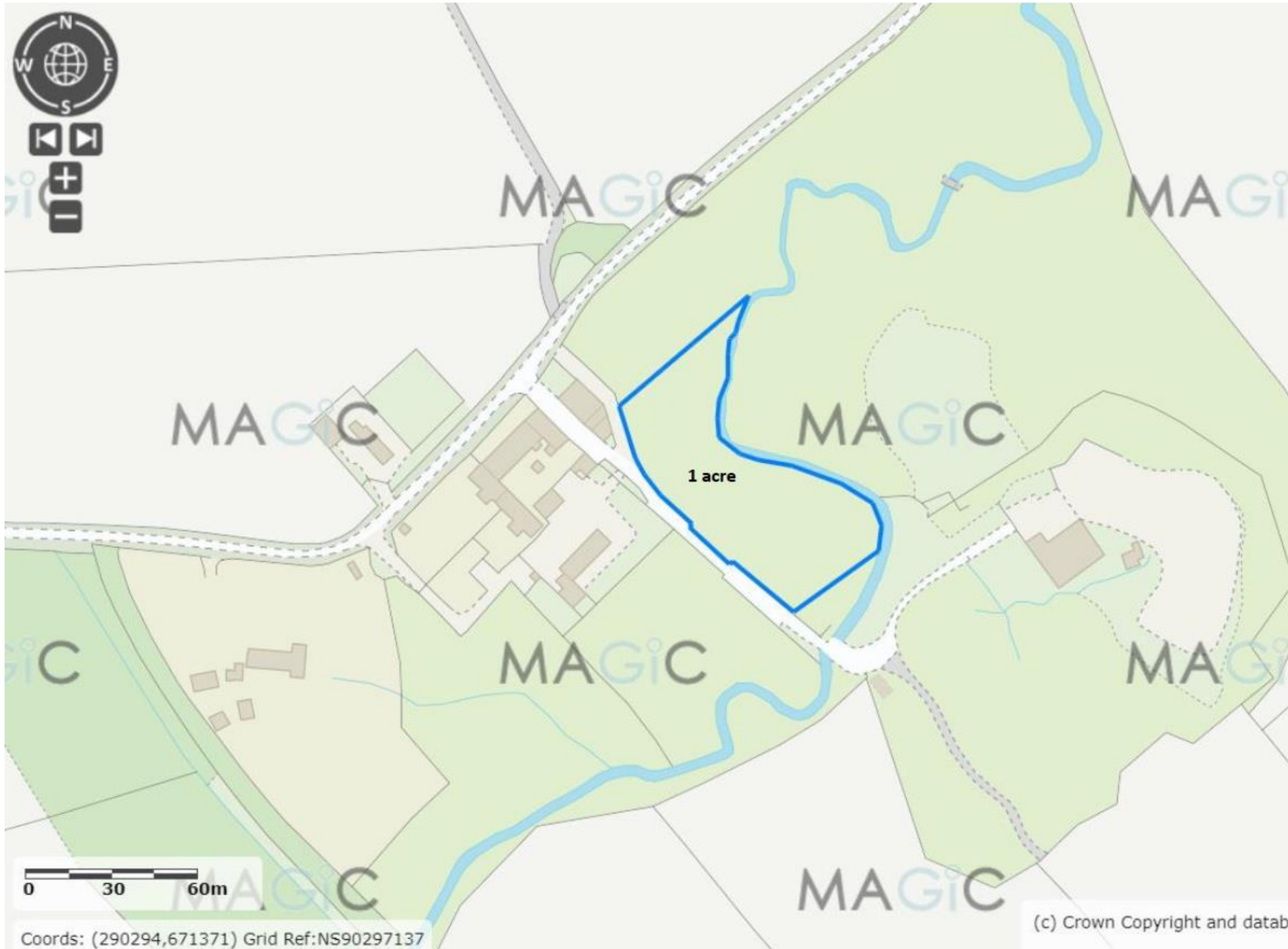
MAGiC

MAGiC

0 50 100m

Coords: (291046,671404) Grid Ref: NS91047140

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Option to purchase property minus 1 acre (the 1 acre is shown on plan).
This would put the property at a Fixed Price of £170,000



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



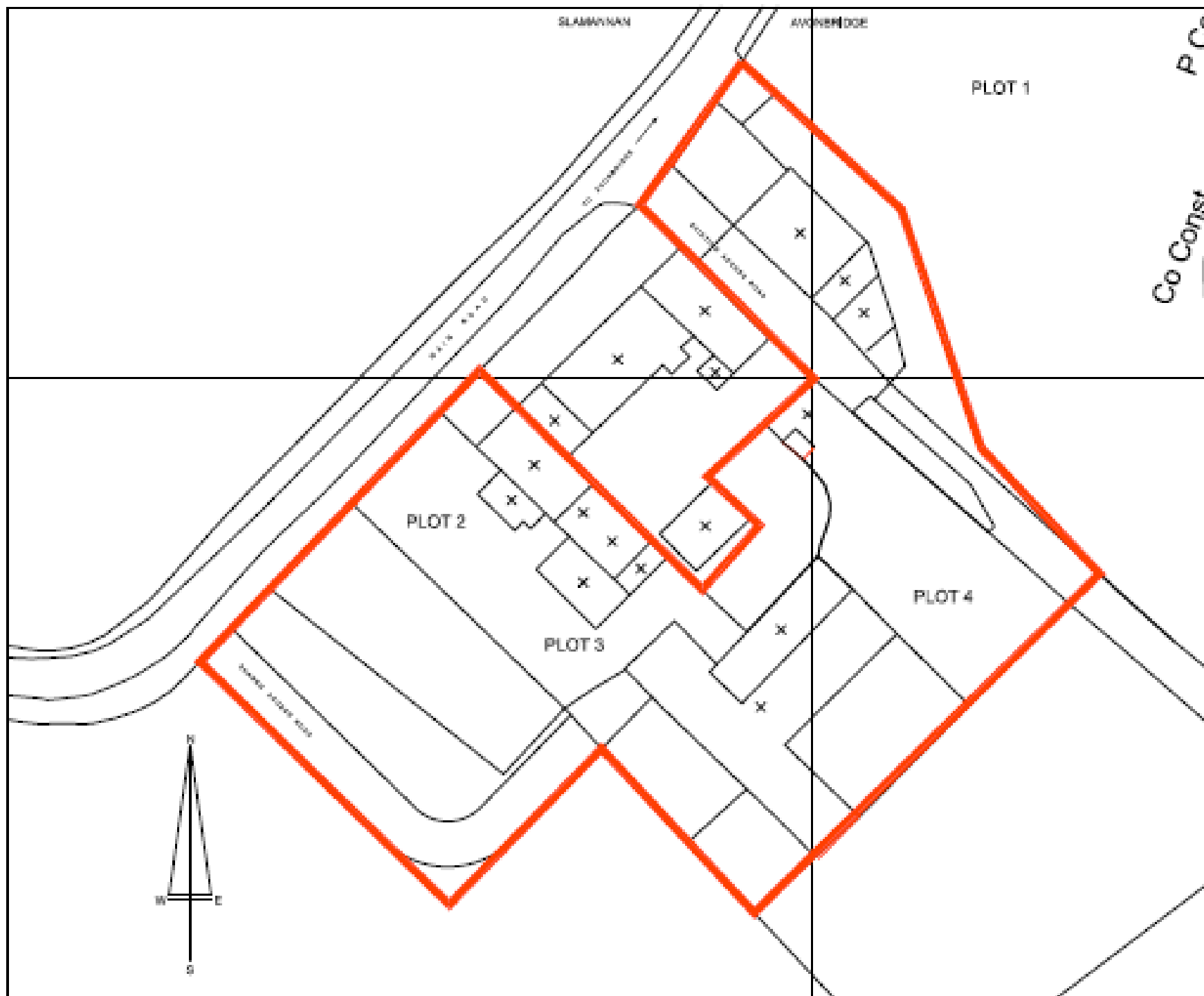
Lot 2 The south outlook from the plot



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



EXISTING BLOCK PLAN

EXISTING BLOCK PLAN

Drawing No. A-200-002
 Scale: (A3) 1:200 (A4) 1:50
 Date: January 2004

| Rev | Date | Comment |
|-----|------|---------|
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All dimensions and heights to be checked on site and confirmed before work commences. All work to be carried out in accordance with the relevant standards and specifications.

THIS IS A STANDARD DRAWING. It is not to be used for any other purpose without the written consent of the author.

Drawn: _____
 Date: 2004



Lot 2 * Plot 4
access road



PROPOSED BLOCK PLAN



PROPOSED SITE LAYOUT

Drawing No: A-200-204
 Date: 12/01/2021 (R3) N/A
 Date: January 2024

| NO. | DATE | COMMENT |
|-----|------------|---|
| A | 12/01/2021 | amendment of boundary, existing arrangement. |
| B | 12/01/2021 | change of plot 1-4 |
| C | 12/01/2021 | change of plot 1-4 proposed new parking on existing existing parking of services 1. |

LEGEND

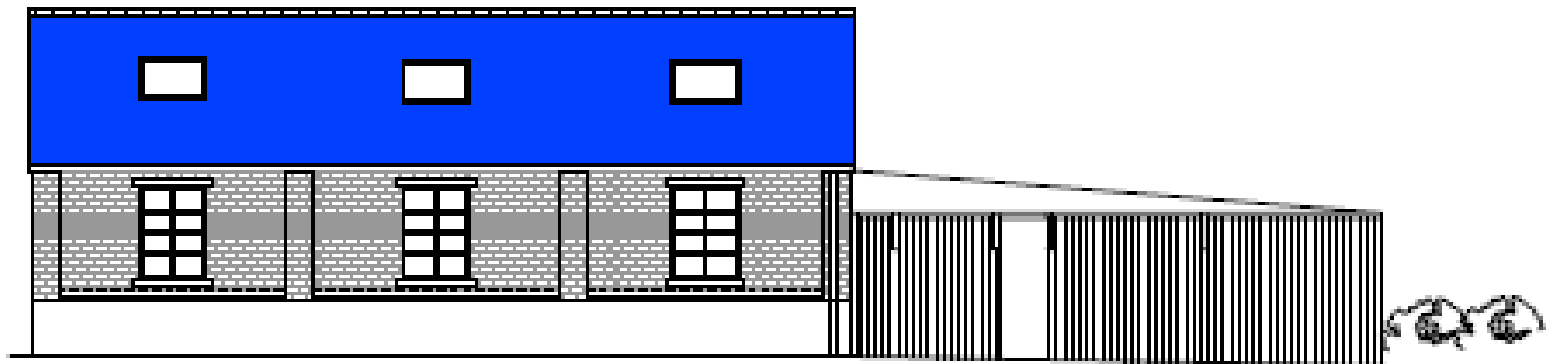
| | |
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| | existing |
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All dimensions and boundaries to be checked on site and confirmed before work commences. This plan may be subject to change.

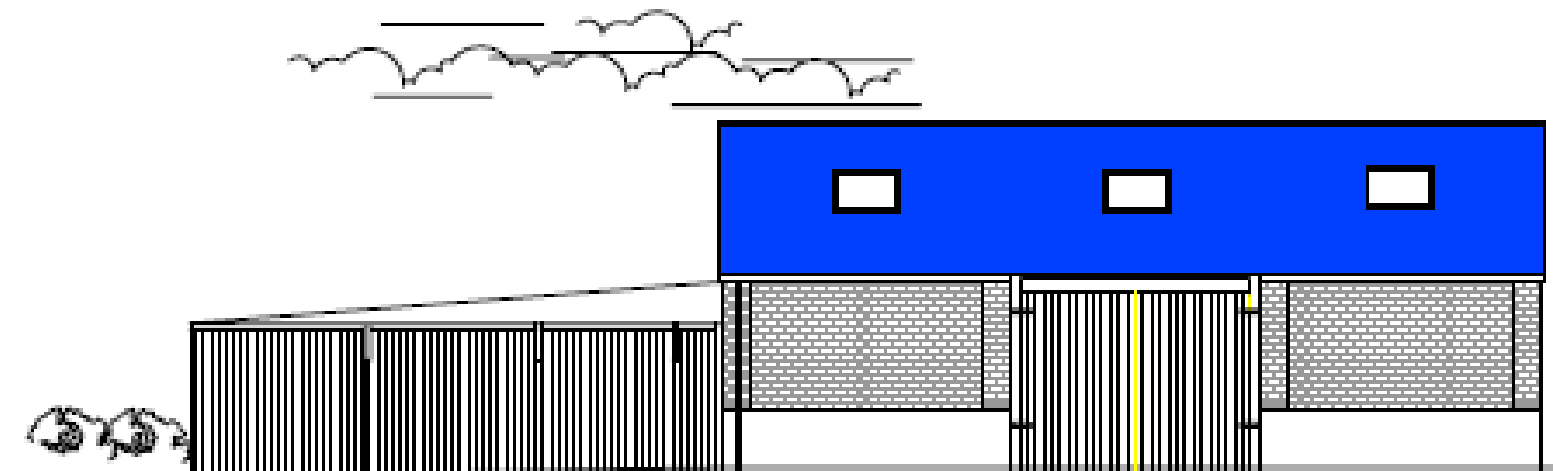
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

The dimensions of the site are referred to in the accompanying table.

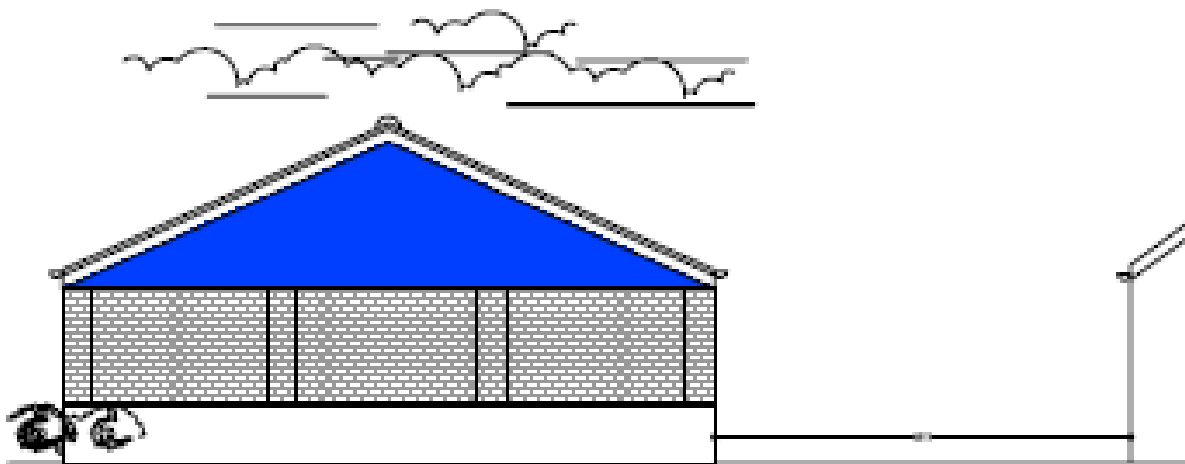
Scale: 1:500



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

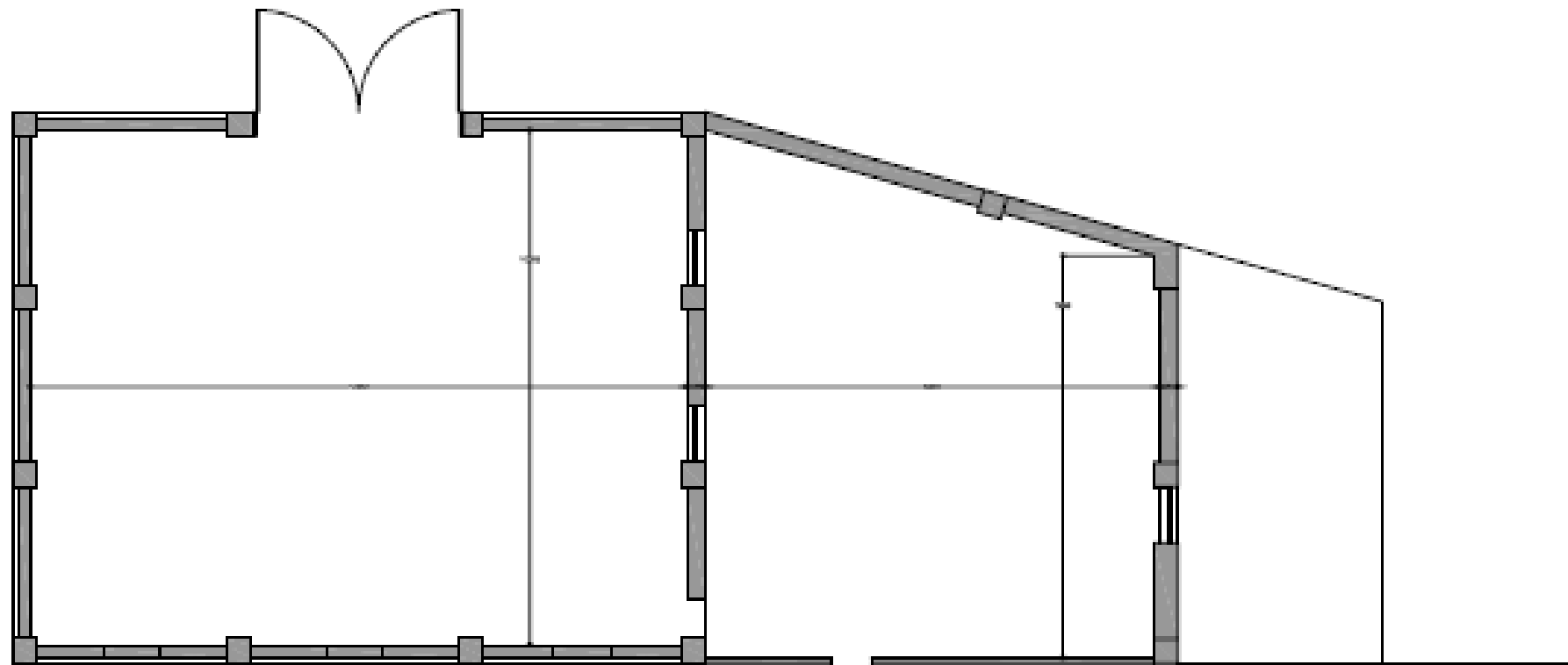
ARCHITECTURAL
 FLOOR
 DRAWING NO: A-001-001
 Scale: (AS) 1:100 (AS) 1:100
 Date: January 2008

| No. | Date | Content |
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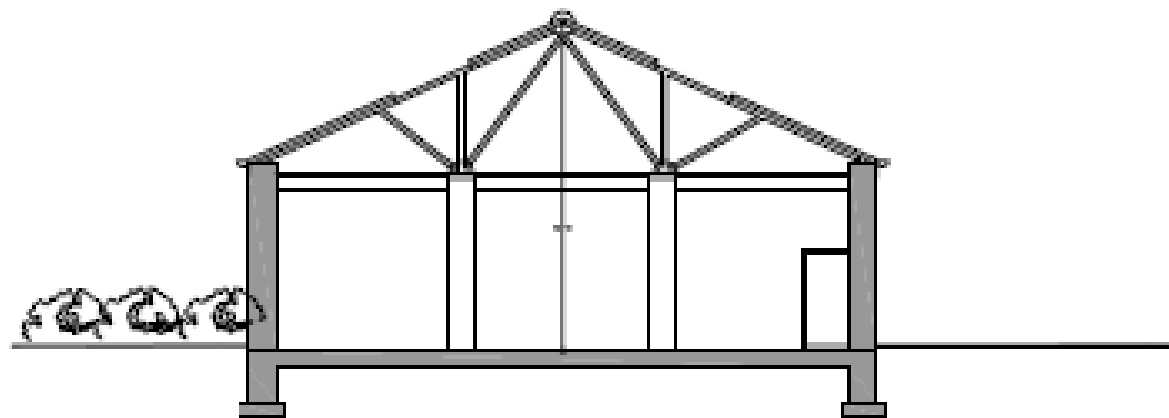
All dimensions and heights to be checked on site and confirmed before work commences. All work to be carried out in accordance with the Building Regulations.

This is a subsidiary of the firm referred to in the contract documents.

EXISTING PLAN SECTION
 FLOOR 1
 Drawing No: A-400-004
 Scale: (A3) 1:100 (A4) 1:150
 Date: January 2004



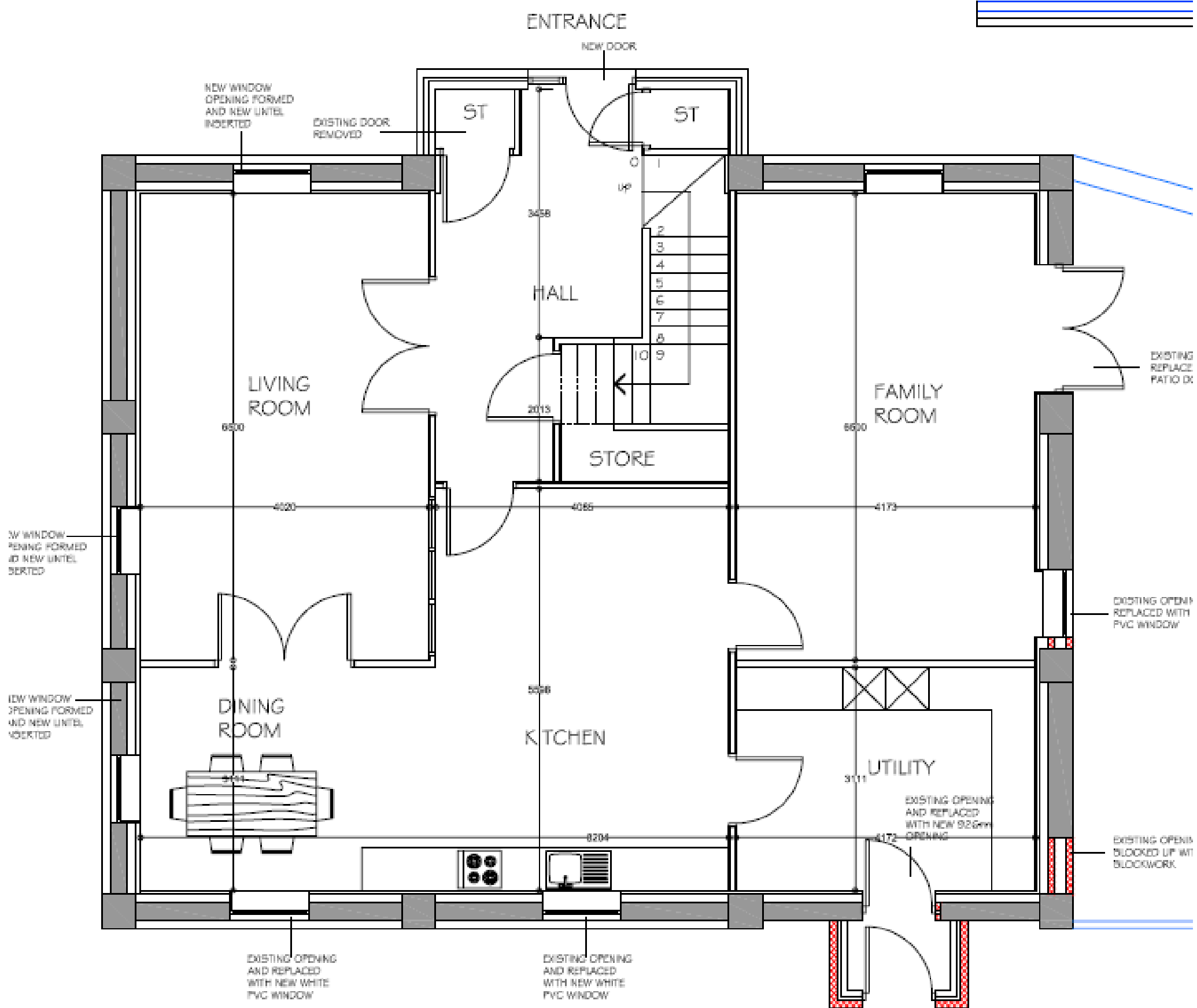
EXISTING PLAN

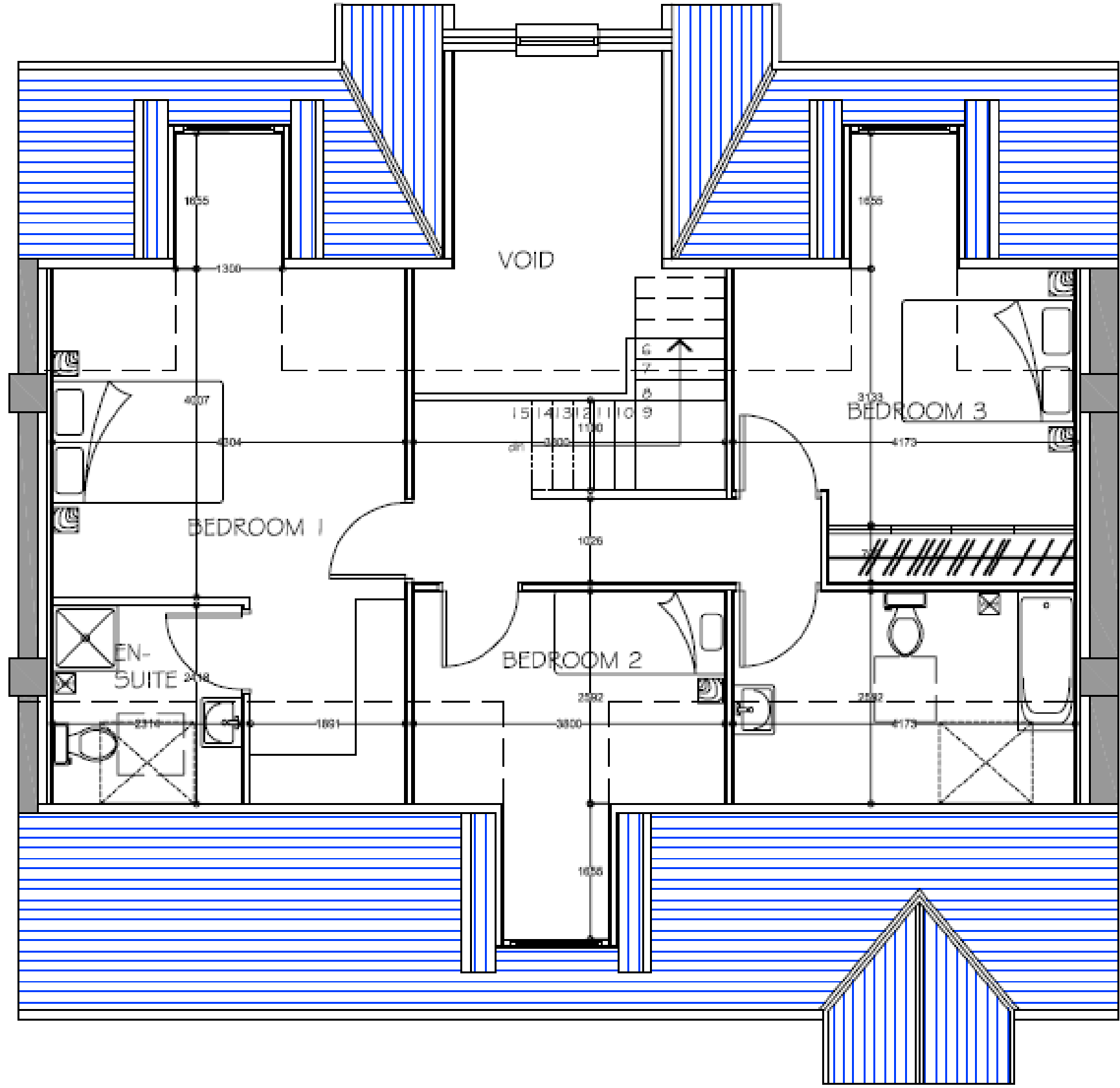


SECTION THROUGH EXISTING BUILDING

| No. | Date | Comment |
|-----|------|---------|
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All dimensions and heights to be checked on site and confirmed before work commences. Refer to the plans and specifications for further details.
BUILDING STANDARDS BOARD APPROVED
 This is a revision of the plan referred to in the following document: _____
 Date: _____
 Scale: _____

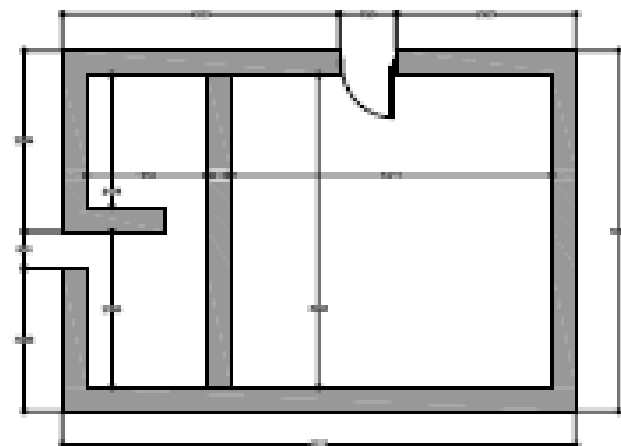




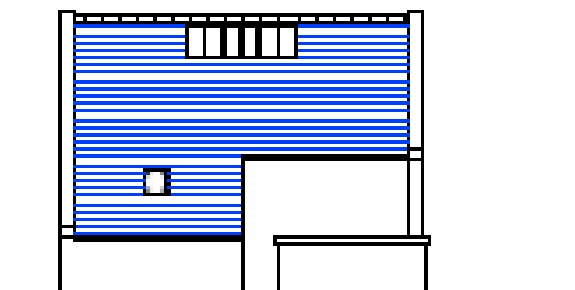
PROPOSED UPPER FLOOR PLAN

EXISTING PLAN - PLOT 4

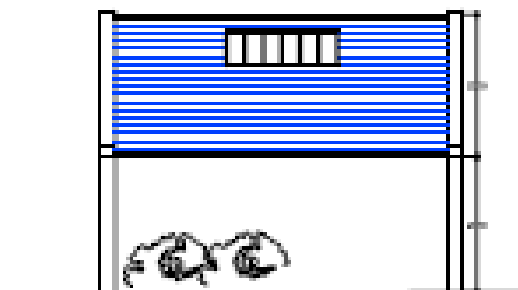
Drawing No. A-400-010
Scale: 1/20 (A4) 1/30 (A3)
Date: January 2004



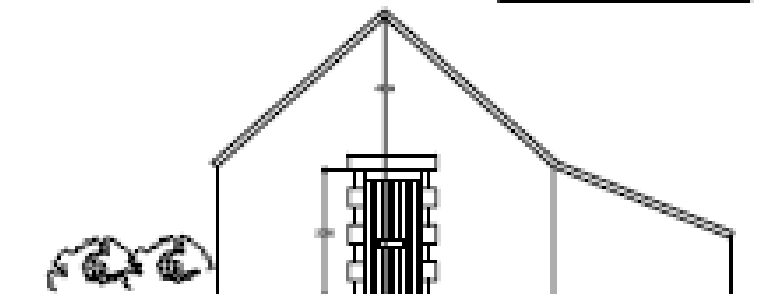
EXISTING PLAN - PLOT 4



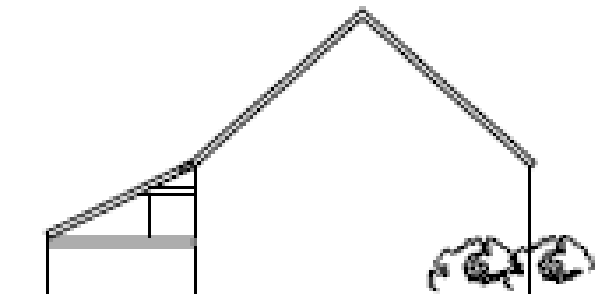
EXISTING FRONT ELEVATION - PLOT 4



EXISTING REAR ELEVATION - PLOT 4



EXISTING SIDE ELEVATION - PLOT 4



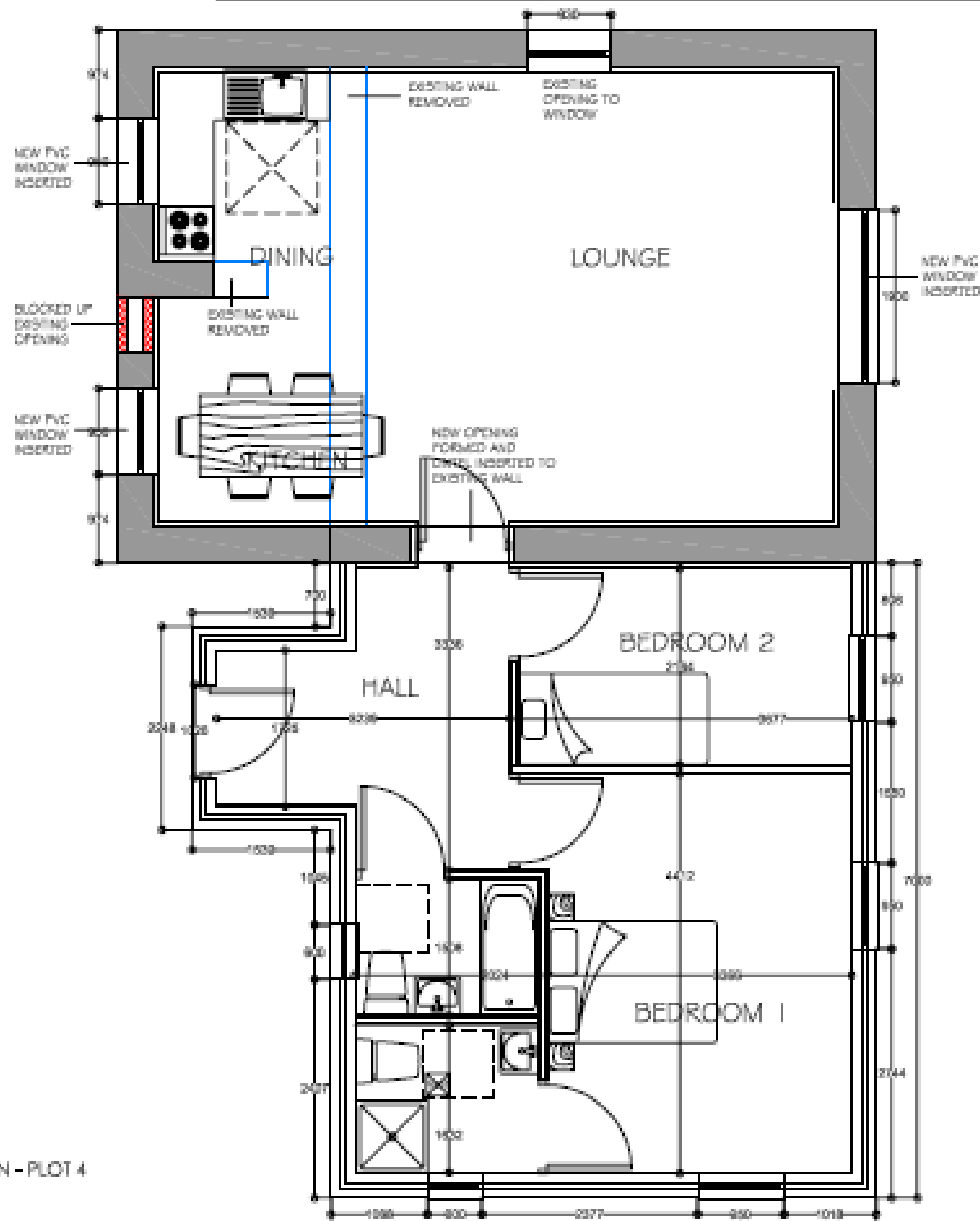
EXISTING SIDE ELEVATION - PLOT 4

| Rev. | Date | Content |
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All dimensions and heights are to be checked on site and confirmed before work commences. All work shall conform to current building regulations.

Building Standard Building Code Book
The Building Regulations refer to the Building Code.

Scale: 1/20 (A4) 1/30 (A3)



PROPOSED PLAN - PLOT 4
 Drawing No: A-000-014
 Date: (A) 1/10/20 / (A) 1/10/20
 Date: January 2020

| Rev | Date | Content |
|-----|----------|-----------------------------------|
| 1 | 10/10/20 | Issue for planning |
| 2 | 10/10/20 | Changes to plan |
| 3 | 10/10/20 | Proposed changes to existing plan |

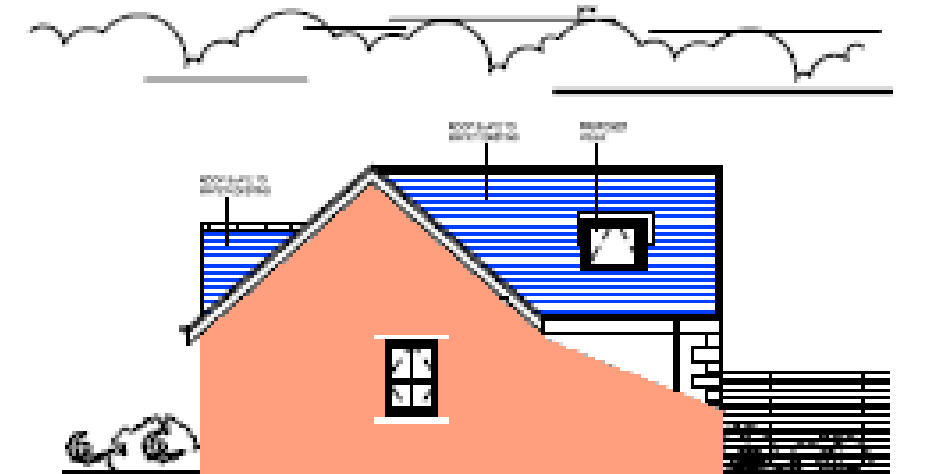
PROPOSED GROUND FLOOR PLAN - PLOT 4

PROPOSED ELEVATIONS - PLOT 1
 Drawing No: A-200 - 018
 Scale: (AS) 1:200 (A4) 1:100
 Date: January 2024

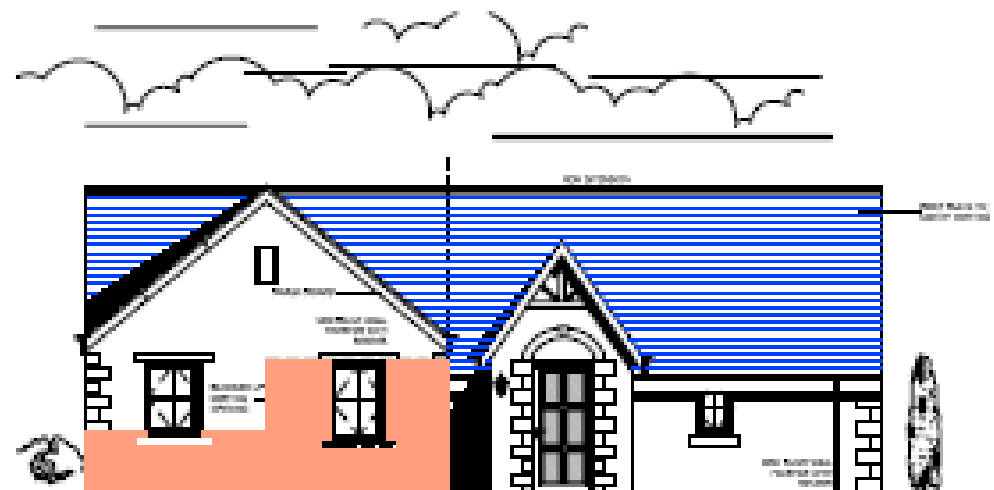
| Control No. | Content |
|-------------|---|
| A | March 24 |
| B | 24/03/24 - Revision showing the existing building details to be retained, the extent of new work. |
| C | 24/03/24 - Will reduce of eaves overhang from 200mm to the 100mm. |
| D | 14/04/24 - Revised retained areas. |



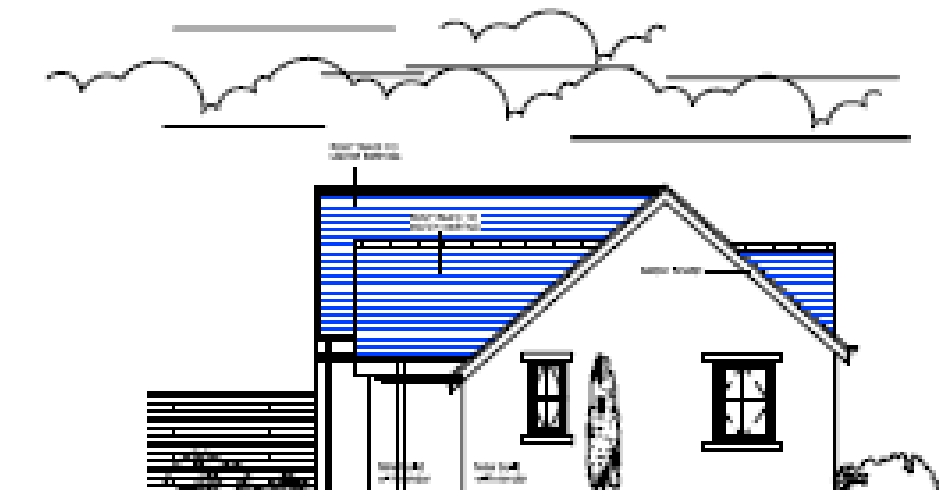
PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION

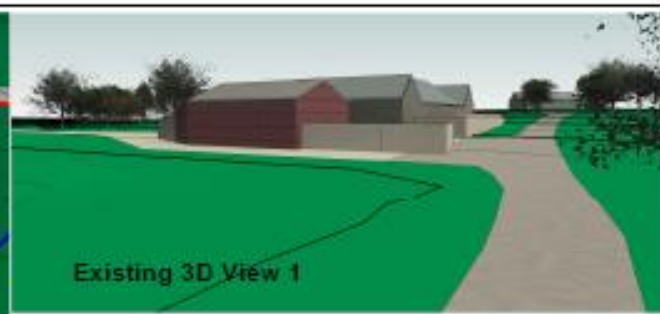
Legend

EXISTING STRUCTURE RETAINED

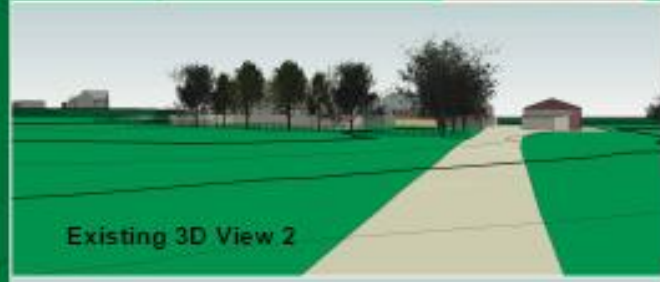
All dimensions and heights are to be checked on site and confirmed before work commences. The client is responsible for obtaining all necessary permissions and consents from the relevant authorities. The client is responsible for ensuring that the proposed works comply with all applicable regulations and standards. The client is responsible for ensuring that the proposed works do not affect the structural integrity of the existing building. The client is responsible for ensuring that the proposed works do not affect the safety of the building. The client is responsible for ensuring that the proposed works do not affect the appearance of the building. The client is responsible for ensuring that the proposed works do not affect the value of the building. The client is responsible for ensuring that the proposed works do not affect the health and safety of the building. The client is responsible for ensuring that the proposed works do not affect the environment. The client is responsible for ensuring that the proposed works do not affect the community. The client is responsible for ensuring that the proposed works do not affect the future of the building. The client is responsible for ensuring that the proposed works do not affect the legacy of the building. The client is responsible for ensuring that the proposed works do not affect the spirit of the building. The client is responsible for ensuring that the proposed works do not affect the soul of the building. The client is responsible for ensuring that the proposed works do not affect the heart of the building. The client is responsible for ensuring that the proposed works do not affect the mind of the building. The client is responsible for ensuring that the proposed works do not affect the body of the building. The client is responsible for ensuring that the proposed works do not affect the soul of the building. The client is responsible for ensuring that the proposed works do not affect the heart of the building. The client is responsible for ensuring that the proposed works do not affect the mind of the building. The client is responsible for ensuring that the proposed works do not affect the body of the building.



Existing Site
1:500



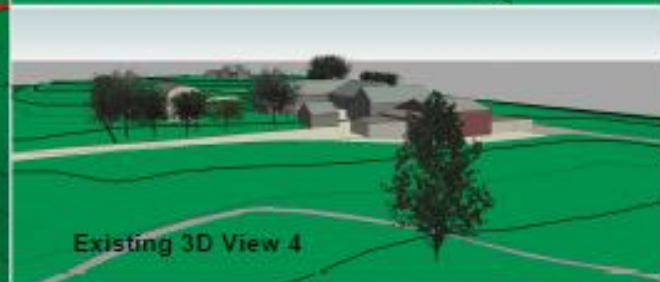
Existing 3D View 1



Existing 3D View 2



Existing 3D View 3



Existing 3D View 4

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A1
Sheet 1 of 1

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Project
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| Scale As Indicated | Drawn by Author |
| Date 26/04/2022 10:34:58 | Checked by Checker |

Drawing Name
Existing

Drawing Number
A101

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Existing Elevation South
1:200



Existing Elevation East
1:200

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.

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 misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

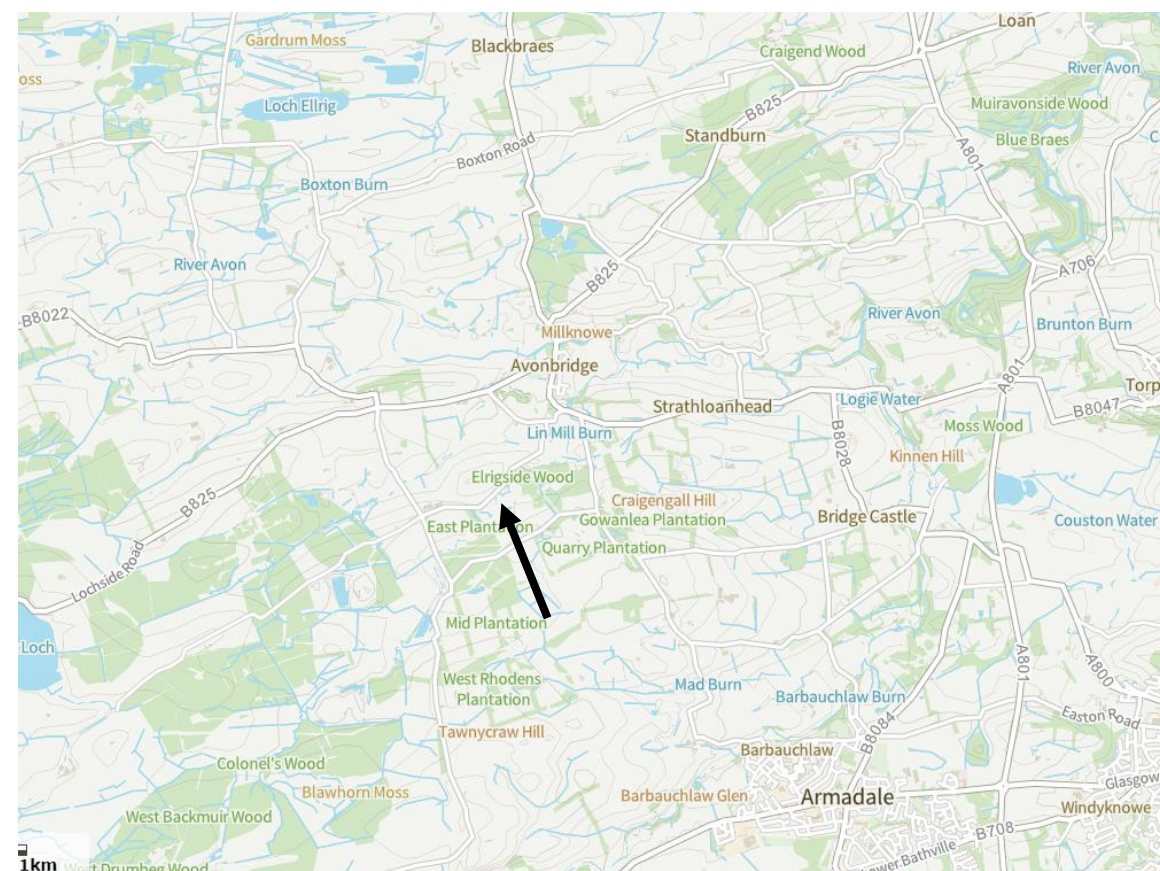
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2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty 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 misstatement 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.

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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 misstatement 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.
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Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

HOUSE BUILDERS

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Cupar
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[01337 831900](tel:01337831900)
info@claymoretimberframe.co.uk

AGB Developments Ltd
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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

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www.dan-wood.co.uk

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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

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

This is the architect who secured the planning consent for the house conversions 6/12/2006
Raymond Angus would be pleased to discuss practicalities 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.

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.



Falkirk Council

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS AS AMENDED

Detailed Planning Permission

Applicant:

Mr James Conroy

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 powers conferred upon me by or under the above legislation, hereby

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.

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, shrub 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 56 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

