

View South West

WESTER BARNEGO, DUNIPACE,
FALKIRK, FK6 6BQ

DM HALL
CHARTERED SURVEYORS

Particulars of Sale

A picturesque land parcel of over 105 acres with panoramic views in central Scotland.

Stirling 7.5 miles (approximately)
Falkirk 8.6 miles (approximately)
Glasgow 22.4 miles (approximately)

Offers over £250,000

LOCATION

Wester Barnego is situated to the North West of Denny at approximately 170m – 210m above sea level, on the North bank of the River Carron.

The surrounding countryside is ideal for outdoor pursuits with hacking routes, countryside walks and cycling routes nearby.

The village amenities of Dunipace are within 2 miles of the property, providing shopping for everyday needs and primary schooling. The secondary schooling for the area is Denny High School.

The property is ideally placed to access the amenities of both Falkirk and Stirling which include High Street shops, edge of town retailers, business amenities and sports / leisure facilities.

Edinburgh and Glasgow are within easy reach of the subjects via the M9 / M876 / M80 motorway network which are only 3 miles from the property. Edinburgh and Glasgow airports are also readily accessible by road.

DESCRIPTION

The property is located to north west of Mid Barnego Farm. The road is of mixed repair and 4x4 vehicular access is recommended. It is assumed that a prescriptive right has been formed over the access road, over forty years, as highlighted in Yellow on the enclosed plan. The property is accessed via a metal field gate. No farming equipment is included within the sale.

A true hidden gem, Wester Barnego is a secluded and most private land parcel, with a farmstead ruin. The land is predominantly used for grazing purposes and comprises a range of permanent pasture, rough grazing and hill ground interspersed with pockets of woodland. The property extends to approximately 42.83 hectares (105.83 acres) in total. The land has been historically let on an annual grazing agreement.

| | Ha | Acres |
|-------------------|-------|--------|
| Permanent Pasture | 20.84 | 51.49 |
| Rough Grazing | 4.23 | 10.45 |
| Hill | 16.08 | 39.73 |
| Woodland | 1.25 | 3.10 |
| Buildings & Track | 0.43 | 1.06 |
| Total | 42.83 | 105.83 |

The land is shown on the Hutton Institute Land Capability for Agriculture Plans (partial cover) as being of Class 5:1 in quality. The soils are described on the Hutton Institute Soil Plans (partial cover) as being a mixture of brown soils and mineral gleys. There are a number of specimen trees dispersed over the property and Peaty podzols may be present. There are large areas of bracken, wet rushes and gorse over the land. The land generally is undulating pasture sloping to the south. There are areas of mixed broadleaf woodland which extend to approximately 1.25 hectares (3.1 acres).

According to Canmore.org the farm of Wester Barnego, which is now ruinous, is for the most part of 19th-century date, but a building on the south side of the enclosure may be as old as the 17th century. It is believed to have consisted of a rectangular single storey building with bee boles, some independent records state that it was thatched. Further information is available from <https://canmore.org.uk/site/45969/wester-barnego> It is alleged by some that this rustic farmhouse was burnt down in 1914 by soldiers in training for WWI. The ruins are not listed.

View North East



Track leading west





Entrance and view north east



Entrance gate and cattle court



Farmstead ruin south

DRAINAGE/ SEPA

According to SEPA flood maps, there appears to be minor sections in the south east affected by potential surface water flooding.

BOUNDARIES

The land is generally enclosed by a mixture of post and wire fencing of mixed repair. March fencing is maintained on a mutual basis with neighbouring owners. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

NATURAL CAPITAL & AFFORESTATION POTENTIAL

Wester Barnego may have significant natural capital potential. The site borders a SSI to the southern boundary and the site also lends itself to enhancement of the mosaic of habitat types present including open grassland and peaty podzols which may appeal to buyers seeking to enhance biodiversity value.

Subject to necessary consents, the land may be suitable for native woodland creation. The Land is classified as F3 for capability for forestry. A full site survey, including bird, archaeology and ground investigations, would be required to identify the potential and constraints to prove viability.

The land lies within the Central Scotland Green Network Contribution Area and may therefore be eligible for grant funding for forestry creation.

Funding remains available through the Scottish Government's Forestry Grant Scheme. Approved schemes would also be eligible to be registered on the Woodland Carbon register which offers opportunity to trade the associated carbon credits.

There are currently no grant schemes in operation over the land. Further details on grants for woodlands and felling permissions can be obtained from Scottish Forestry – www.forestry.gov.scot.

RESIDENTIAL DEVELOPMENT

Purchasers enquiring on the viability of residential development should refer to the National Planning Framework spatial strategy for Scotland. <https://www.gov.scot/publications/national-planning-framework-4/>. For further information and contact details for DM Halls appointed planning consultants please contact the Selling Agents.

IACS

The land is IACS registered. There are no BPS entitlements included with the sale. There are no existing grant schemes in place.

ENVIRONMENTAL AND HERITAGE CONSERVATION

The land to the south of the border forms part of the Carron Glen, Site of Special Scientific Interest. Further information is available from NatureScot: <https://sitelink.nature.scot> Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

VAT

In the event that the seller has elected to tax, VAT may be payable on the purchase price.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE (SGRPID)

Scottish Government
Agriculture and Rural Economy
Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
Tel: 0300 2445400
SGRPID.perth@gov.scot

LOCAL SCOTTISH FORESTRY OFFICE

Upper Battleby
Redgorton
Perth
PH1 3EN
Tel: 0300 067 6005
Email: panda.cons@forestry.gov.scot

LOCAL AUTHORITY

Falkirk Council
4 Central Park
Central Boulevard
Larbert
FK5 4RU
<https://falkirk.gov.uk/contact-us/>
01324 506070

SOLICITOR

Kerr Stirling
10 Albert Place, Stirling,
FK8 2QL

THIRD PARTY SERVITUDES AND BURDENS

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds. An access right may be granted to lands at Shippytroutie which adjoins Wester Barnego and is owned by a third party, as highlighted in Blue on the enclosed plan.

VIEWINGS

Are by appointment though may not be accompanied. Viewers should ensure compliance to the Scottish Outdoor Access Code is adhered to at all times. 4x4 vehicular access is recommended over the access road.

DIRECTIONS

The postcode FK6 6BQ will direct you to the neighbouring farm, Mid Barnego. Continue North West on the track. Alternatively, please use the following link: <https://w3w.co/soulful.mixes.card>

HEALTH AND SAFETY

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the ruin farm building, uneven land surfaces and the access road. Vegetation may prevent access to all areas.

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.

ENTRY

By mutual agreement.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

ANTI-MONEY LAUNDERING COMPLIANCE

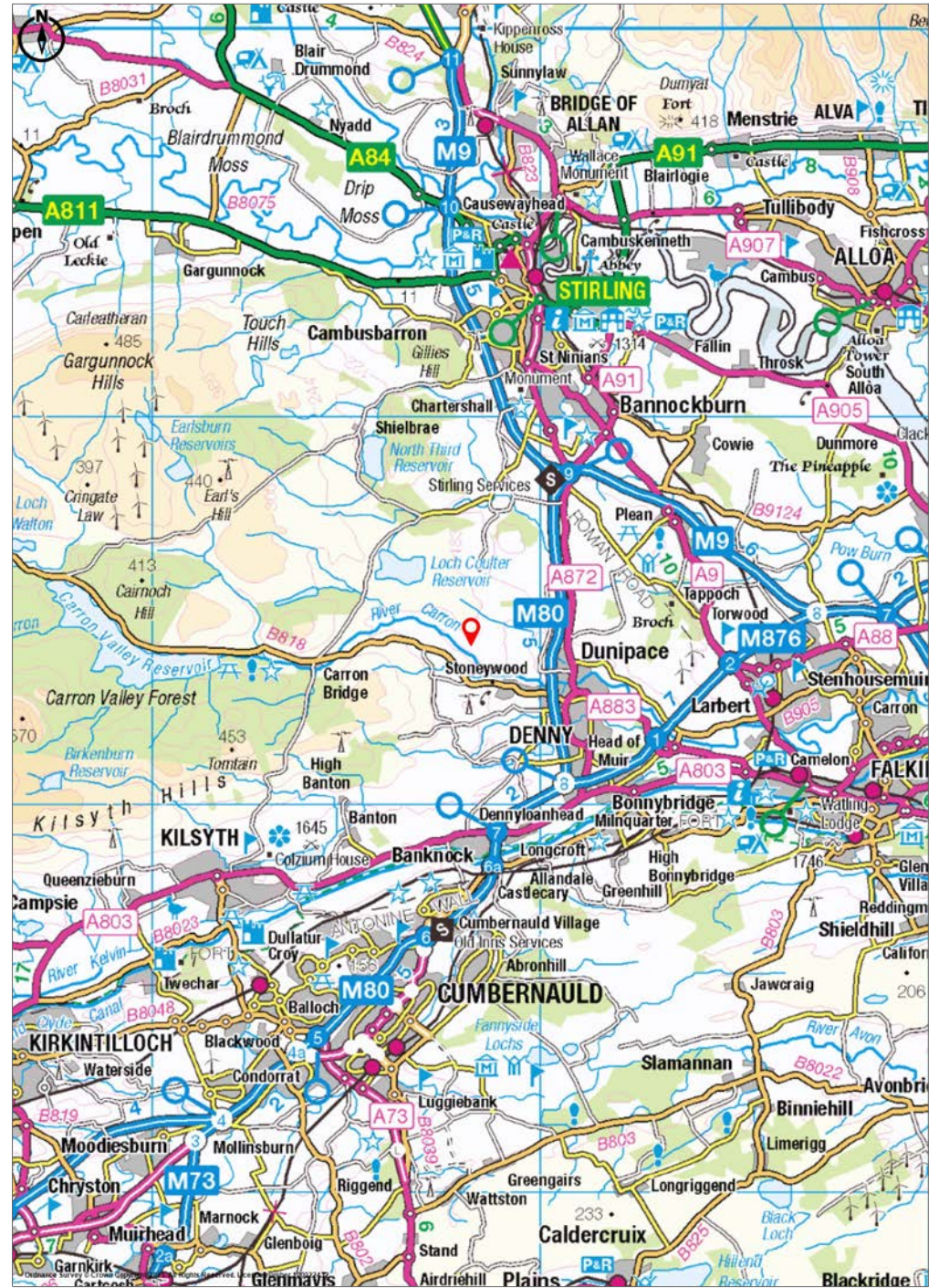
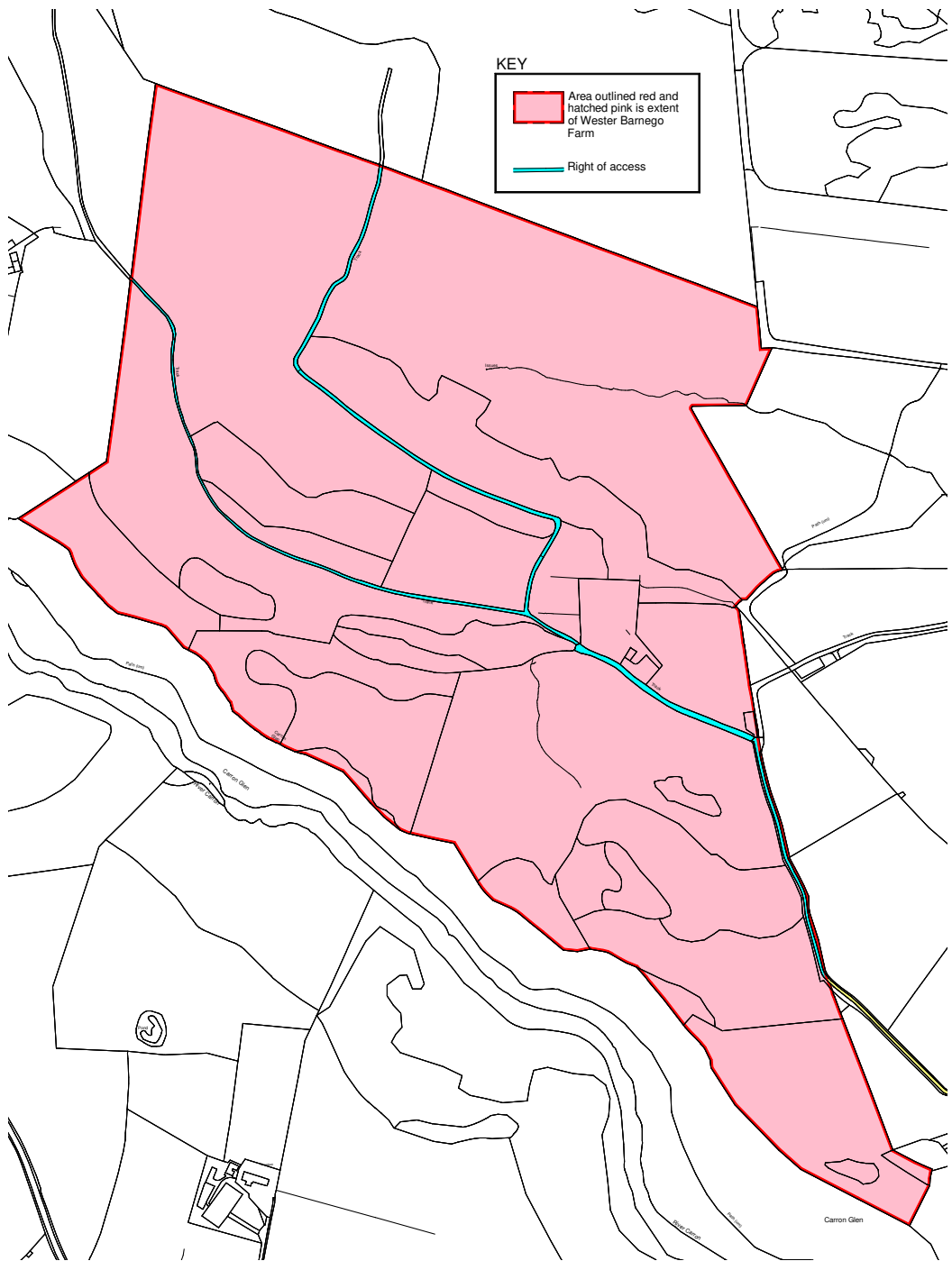
DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

Farmstead ruin west



Farmstead ruin





Land to the South

PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken July 2023. Particulars prepared July 2023.

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