

FOR SALE **UNIQUE OPPORTUNITY TO ACQUIRE TWO ADJOINING PROPERTIES** WITH REDEVELOPMENT POTENTIAL
BADSHALLOCH STEADING • BADSHALLOCH ANNEX AND LAND • GARTOCHARN • G83 8SB



DM HALL

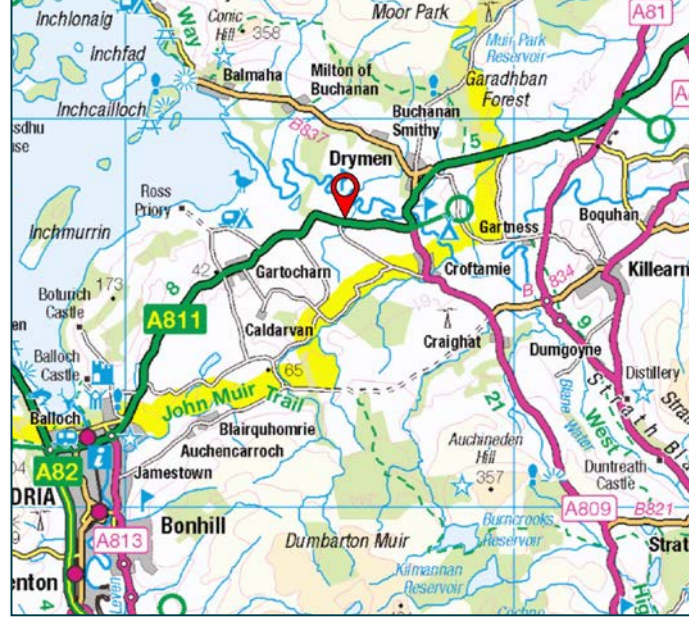
HIGHLIGHTS

Unique opportunity to acquire two adjoining properties with redevelopment potential and land extending in all, to approximately 0.62 Ha (1.54 acres) in the Loch Lomond and Trossachs National Park

- 2 Bedroom steading
- 2 Bedroom annex
- Rural location in the Loch Lomond and Trossachs National Park
- Useful paddock extending to approximately 0.52 Ha (1.29 acres).

Glasgow 18.2 miles (approximately) Stirling 23.7 miles (approximately)
Edinburgh 62.4 miles (approximately)

Offers over £480,000



LOCATION

The property is located just half a mile north east from Gartocharn and is surrounded by the tranquil expanse of rolling farmland. The local village offers useful local amenities, including two churches, a filling station, garage, and a weekly fruit and vegetable market held at the local France Farm. There is a co-operative supermarket in Balloch in addition to a number of independent retailers. Loch Lomond Shores by Balloch offers boat trips, retail outlets and restaurants.

Local schooling is at Gartocharn Nursery and Primary School. For secondary education, Vale of Leven Academy serves as one of the designated school for this catchment area.

There are a number of excellent golf courses in the local area, good riding and countryside walks to be enjoyed from the doorstep. Watersports can be enjoyed at the nearby Loch Lomond and there is a swimming pool in Drymen.

DESCRIPTION

The Steadings and adjoining annex offer a unique opportunity to acquire a rural property with significant redevelopment potential. The properties have a neighbouring agricultural outbuildings and rural properties within the vicinity of Badshalloch Farm.

The properties are accessed via a shared entrance road which leads to a gated private driveway, providing parking for several vehicles.

These properties were previously separated and have served as ancillary accommodation to Badshalloch Farm. While the Steadings are in move-in order throughout, the annex may benefit from some modernization and a potential reconfiguration, subject to obtaining the necessary consents. The annex may also be suitable for those requiring generous accommodation for a business based at home, subject also to the necessary consents.

Externally, the steading has a harled render under a slate roof and the annex is of traditional stone construction under a slate roof. There is a patio garden to the rear of the steading and a paved and stone chips surround to the annex.



BADSHALLOCH STEADINGS

This generously proportioned two-bedroom semi-detached cottage under a slate roof offers a bright and welcoming living space with open views over the paddock and countryside beyond. The open-plan kitchen dining room provides an excellent area for entertaining guests and provides direct access to the annex. Each bedroom is en-suite and the property has been very well maintained throughout providing very comfortable accommodation on one level.

The accommodation comprises of:

Ground Floor: Entrance vestibule, living room with electric fire, kitchen/dining room with stove and wall and floor units, Inner hall, WC with WHB, bedroom 1 with built in wardrobes and en-suite bathroom (shower over bath, WC and WHB) , Bedroom 2 with built in wardrobe and en-suite bathroom (shower over bath, WC and WHB).

EPC:	D (64)
Council Tax:	Band F
Water:	Mains
Electricity:	Mains Mains (Shared supply but metred at the property)
Drainage:	Septic Tank, located in the paddock
Heating:	Oil fired central heating system and electric immersion heater (Situating out with the boundary)
Broadband:	Yes

BADSHALLOCH ANNEX

The Annex, to the rear of the steading, provides a most unique, spacious and flexible living space over two levels. The property is ideally suited to extend the living accommodation of the Steading or may have income potential from short term or long term lets subject to obtaining the necessary consents. The property really must be viewed to appreciate the generous proportions and potential.

The accommodation comprises of:

Ground Floor: Entrance porch, Inner hallway with storage cupboard, Kitchen and Dining room, Family Bathroom 3, Living Room.

First Floor: Studio/Living room*, Inner hallway, Bathroom with showering cubicle a WC and WHB, office/Bedroom* with storage cupboard. *Subject to the necessary consents under accommodation description.

EPC:	D (55)
Council Tax:	Band G
Rateable Value :	There are no other rates applicable to this property. The subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk .
Water:	Mains
Electricity:	Mains (Shared supply but metred at the property)
Drainage:	Septic Tank
Heating:	Oil fired central heating system and electric immersion
Broadband:	Yes



STEADINGS



STEADINGS



PADDOCK

The grazing land extends to 1.29 acres and is class 3.2 for agriculture, according to the James Hutton Institute. A field gate gives direct access to the paddock from the driveway which may be suitable for equestrian or smallholding purposes. The paddock has boundary fencing and hedging.

DRAINAGE/ SEPA

According to SEPA flood maps, the property is not currently affected by current or future flood risk. Interested parties can access SEPA future flood maps via this link <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

BOUNDARIES

The land is generally enclosed by post and wire fencing and herbaceous shrubs. The ground for sale is as is described and warrandice will be excluded for any area where the fence line lies outside the legal boundary. Replacement fencing will be the responsibility of the purchaser.

PLANNING

The vendor has informed us that planning permission was granted in December 2006 for 'Alteration and change of use of an agricultural building to comprise of ancillary living accommodation' which was conditional on the approved living accommodation not being used as a separate house. If purchasers wish to consider the planning position further, we recommend that they seek professional planning advice.

If purchasers wish to consider the planning prospects further, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk 0785 256 8874 for independent advice.

For parties considering further planning applications on the site, the National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and Scottish Planning Policy. The full document can be accessed here <https://www.gov.scot/publications/national-planning-framework-4/>

A neighbour notification affects this property: Land Adjacent (WNW) To Kerrknowe Badshalloch Road Gartocharn Alexandria G83 8SB, where a new build to the South East of the sale subjects is proposed. For further information please reference: 2022/0310/MSC on the Loch Lomond and Trossachs planning portal.

IACS & DESIGNATIONS

There are no BPS entitlements included with the sale. There are no existing grant schemes in place. We are not aware of any designations.

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.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE (SGRPID)

HAMILTON
Scottish Government
Agriculture and Rural Economy
Cadzow Court, 3 Wellhall Road
Hamilton, ML3 9BG
Tel: 0300 244 3665
SGRPID.hamilton@gov.scot

LOCAL AUTHORITY

West Dunbartonshire Council
16 Church Street
Dumbarton
G82 1QL
<https://www.west-dunbarton.gov.uk/contact-us/>
01389 738282

SOLICITOR

Holmes Mackillop
35 William Street
Johnstone
PA5 8DR

THIRD PARTY SERVITUDES AND BURDENS

The entrance road is owned by a third party, though full and unrestricted access rights are in place in favour of the seller, over the blue area shown on the sale plan. The septic tank for Badshalloch Farmhouse sits in the paddock. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

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ELECTRICITY SUPPLY

Please note that quotations have been obtained to split the services and provide the Steading with its own supply, which is currently metred from the farm.

HEALTH AND SAFETY

This property adjoins a working farm and appropriate caution should be exercised at all times, particularly in reference to the farm buildings and any livestock in the neighbouring fields.



STEADINGS



STEADINGS



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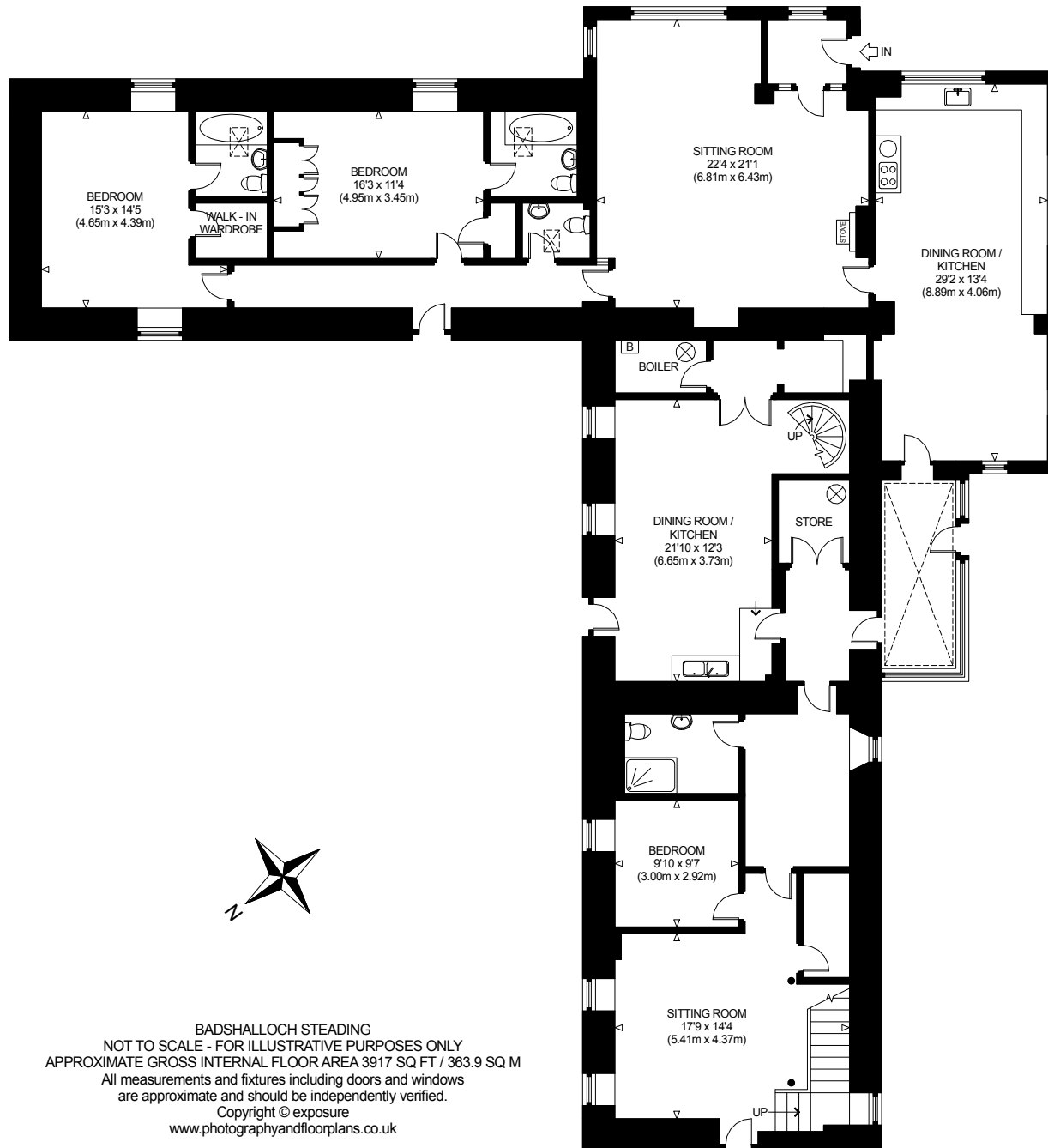


STEADINGS



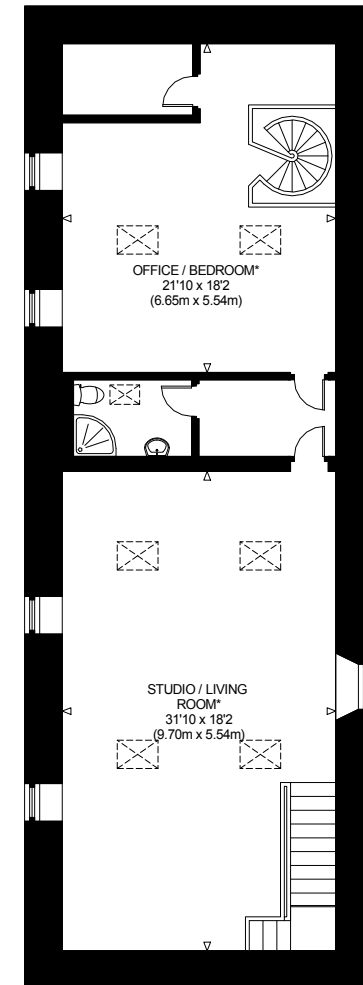
STEADINGS





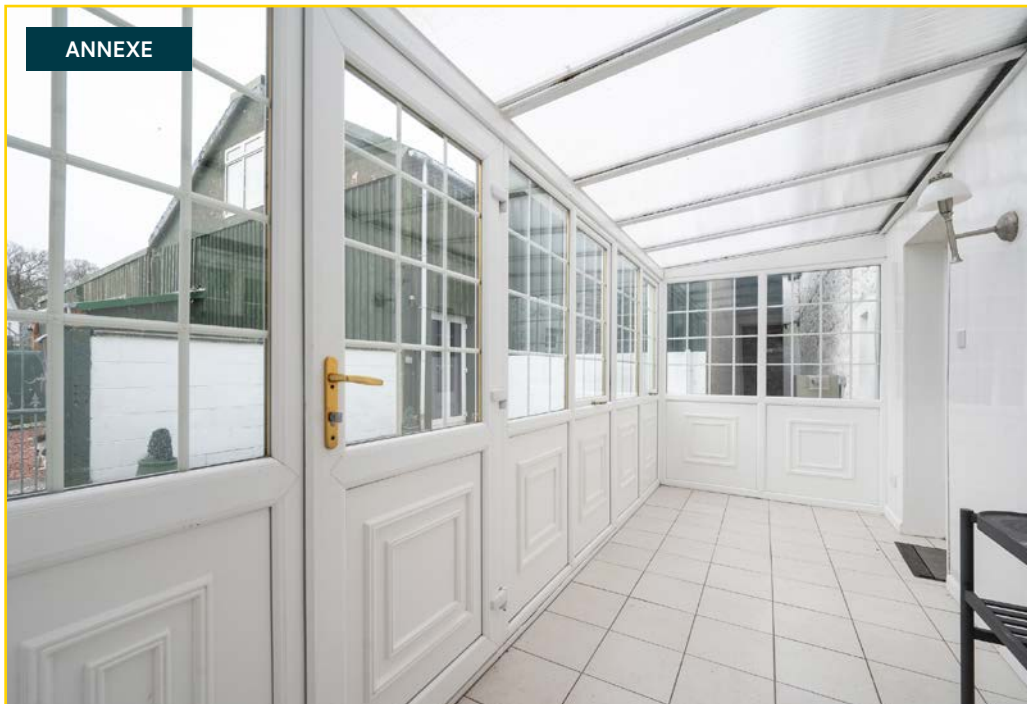
BADSHALLOCH STEADING
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3917 SQ FT / 363.9 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk

GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2827 SQ FT / 262.6 SQ M

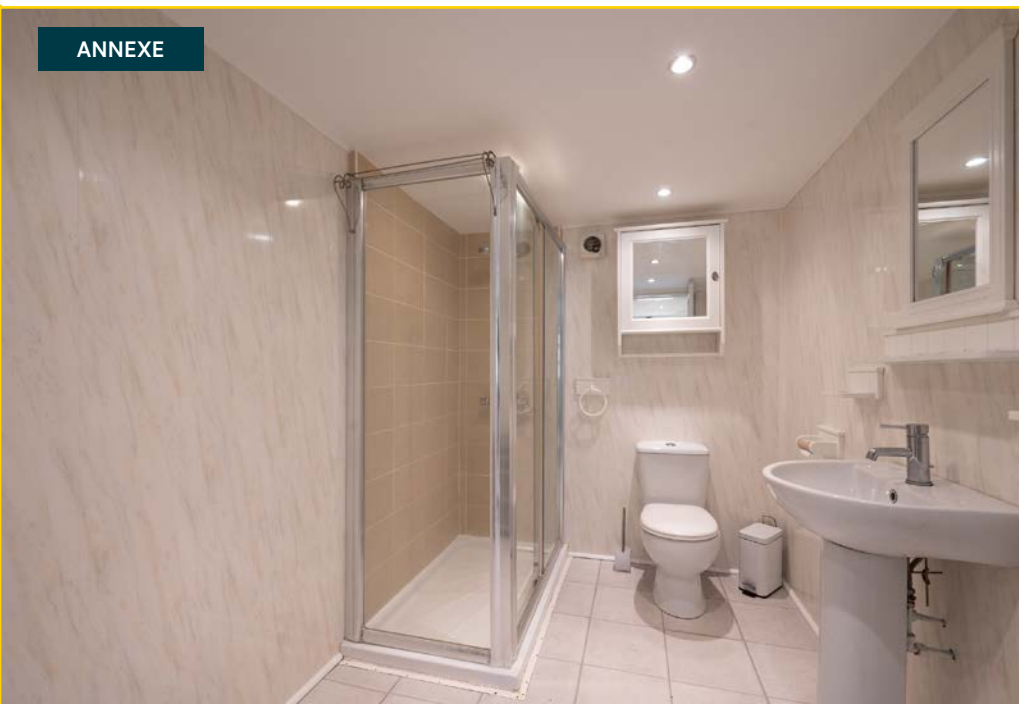


FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1090 SQ FT / 101.3 SQ M

ANNEXE



ANNEXE



ANNEXE



ANNEXE



Paddock



Paddock



Paddock



Paddock



VIEWINGS

By appointment with the Selling Agents. To schedule a viewing please call 01786 833800 or email rural@dmhall.co.uk. Details of your current address, buying position and finances will be required before a viewing can be scheduled.

DIRECTIONS

For satnav purposes the property postcode is G83 8SB. The property can also be located via the what3words <https://w3w.co/starters.colleague.tripling>

ENTRY

By mutual agreement.

OFFERS

Offers are invited for our client's heritable interest. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred. 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.





Trough

Badshalloch
Farm

Badshalloch
Steadings

26.3m

Paircview

26.5m





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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 February 2024. Particulars prepared February 2024.