

ATTRACTIVE LAND DEVELOPMENT SITE SUBJECT TO OBTAINING THE NECESSARY CONSENTS
WESTER PIRLEYHILL FARM • SHIELDHILL • FALKIRK • FK1 2BH



DM HALL

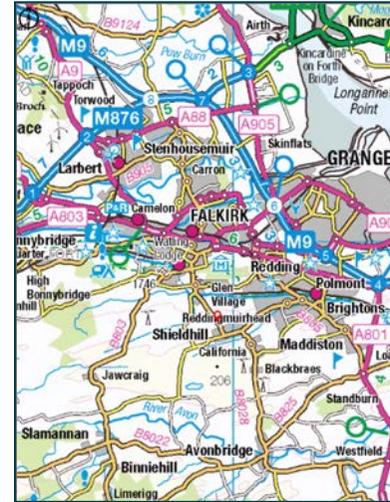
HIGHLIGHTS

Development opportunity rarely available to the market, a compact land holding with a farmhouse, multiple outbuildings and land parcel.

- Traditional farmhouse in need of modernisation
- Multiple outbuildings in need of repair
- Grazing land
- Extending in all to approximately 2 Ha (5 acres)

Falkirk 2.8 miles • Stirling 16.8 miles • Glasgow 25.9 miles
(All miles are approximate)

Offers over £325,000



LOCATION

Wester Pirleyhill Farm sits in a most private position with panoramic views towards Falkirk and Grangemouth beyond. The property is a short drive from the vibrant town of Falkirk, which features excellent transport facilities with accessible motorway links to Edinburgh, Glasgow, and beyond. Shieldhill has both primary and secondary schools within easy reach. Falkirk High train station provides excellent rail connections from east to west. Notable nearby attractions include the Helix Park and Kelpies, Historic Callendar House and Park, and the Falkirk Wheel.

DESCRIPTION

Wester Pirleyhill Farm offers a unique opportunity to acquire a rural property with great potential, which historically served as a traditional farm for many years. The property currently comprises of a two-storey 4 bedroom farmhouse in need of complete modernisation, extensive traditional farm outbuildings of mixed repair and grazing land extending in all to approximately 5 acres.

THE FARMHOUSE

The traditional farmhouse comprises of a rendered detached two storey house, under a slate roof. The property now requires modernisation throughout. It is noted that there is evidence of damp and water ingress on the western walls of the property. We would recommend specialist surveys are carried out to advise on any required repairs throughout the property. We understand that there are mains water and electricity connections at the site. However, we understand that there is no current central heating system in the house. Purchasers enquiring on available assistance with renewable heating sources may wish to consult with the Home Energy Trust on available grants or loan funding.

The accommodation comprises of:

Ground Floor: Galley kitchen with serving hatch, dining room with fireplace, inner hallway with storage cupboards including under the stairs, study/bedroom 1 with fireplace, living room with fireplace and dual aspect, WC with WHB, entrance porch.

First Floor: Hall landing with storage cupboard, principal bedroom 2 with fireplace and fitted wardrobes and partial coombed ceilings, bedroom 3 with partial coombed ceilings, bedroom 4 with partial coombed ceilings, family bathroom with shower over bath (no warranties), WC and WHB.



Council Tax: Band E

Rateable Value: 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

Drainage: Mains

Electricity: Scottish Power

Broadband: Purchasers should make their own enquiries in relation to connections and their preferred supplier

Heating: When the property was occupied, we believe heating was provided through coal fires and plug-in electric storage heaters only. No central heating is currently available at the property.

THE LAND

The land has historically been used for grazing purposes and is mildly undulating with the southern field sloping towards the Westquarter Burn. The grazing fields surround the property to all sides and the land is shown on the Hutton Institute Land Capability for Agriculture Plans (partial cover) as being of Class 3.2 in quality. The land, excluding the footprint of the buildings and roads, extends to approximately 1.49 Ha (3.68 acres). Some of the boundary fencing is in poor condition and any upgrades will be at the expense of the purchaser. There are two metal fields gates to the North and South from the main road.

THE OUTBUILDINGS

Opposite the kitchen door there are a range of traditional farm steadings, of stone construction under a slated roof. They form three store rooms a stable and three steadings, one of which has a brick extension.

To the left of the entrance drive to the farm there are four agricultural sheds:

Shed 1: 10.4 x 5.5m approximately of timber frame and brick construction with corrugated sheet roofing and sliding timber doors.

Shed 2: 22.5m x 9.6m approximately of steel portal frame construction with concrete block and corrugated sides and corrugated roof panels

Shed 3: 36m x 17.4 approximately of concrete portal frame construction with corrugated roof panels

EPC

G01

DRAINAGE/ SEPA

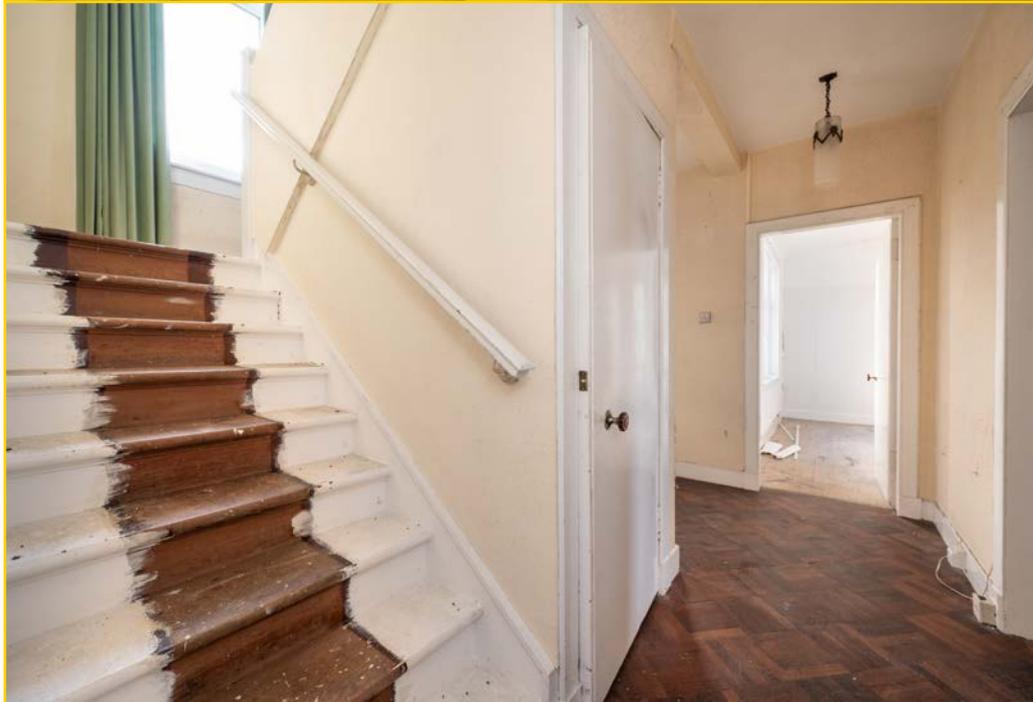
According to SEPA flood maps, the property is only affected in minor areas by the potential of surface water flooding. Interested parties can access SEPA future flood maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

BOUNDARIES

The land is generally enclosed by post and wire fencing of mixed repair. 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.
Residential Development

It is noted that the site as a whole may be suitable for development, subject to obtaining the necessary consents.





RESIDENTIAL DEVELOPMENT

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. Relevant Policy has been extracted and recorded below though the full document can be accessed here <https://www.gov.scot/publications/national-planning-framework-4/>

“Brownfield, vacant and derelict land and empty buildings

Policy Intent:

- To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.
- Policy Outcomes:
- Development is directed to the right locations, maximising the use of existing assets and minimising additional land take.
- The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

Policy 9

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.”

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

CLAWBACK CLAUSE

A negotiable clawback clause is proposed in the event of the purchaser obtaining planning permission for additional residential dwellings on any part of the property. A clawback provision may be inserted in the missives of sale allowing the vendor to recoup 50% of the uplift in value over a 25 year period. For more details please contact the Selling Agents.

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)

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

LOCAL AUTHORITY

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

SOLICITOR

Anderson Strathern
58 Morrison St
Edinburgh
EH3 8BP

THIRD PARTY SERVITUDES AND BURDENS

A gas pipe runs from approximately North East to South West of the most southern field, towards the burn. A copy of the SGN plan showing the location of the gas pipes which run through the sale subjects, are available through the selling agents. There are Deeds of Servitude which relate to these which will be provided to the successful purchasers' solicitor with the rest of the titles for review. 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.

HEALTH AND SAFETY

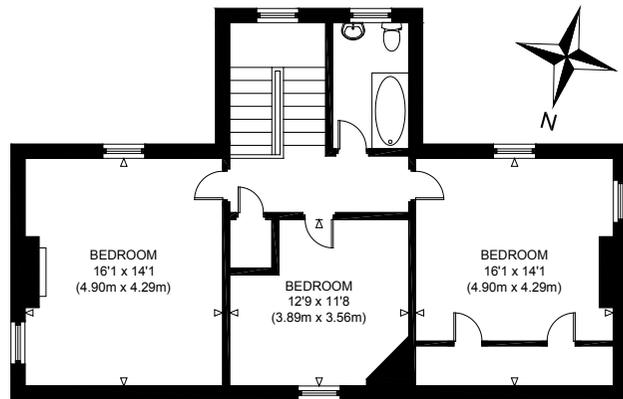
This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the farmhouse and farm buildings at risk and uneven land surfaces. Internal access to the farmhouse is at the viewers own risk as there have been no structural, damp or timber surveys. There have been no asbestos surveys carried out in relation to all the buildings and purchasers should seek specialist advice in this regard.

VIEWINGS

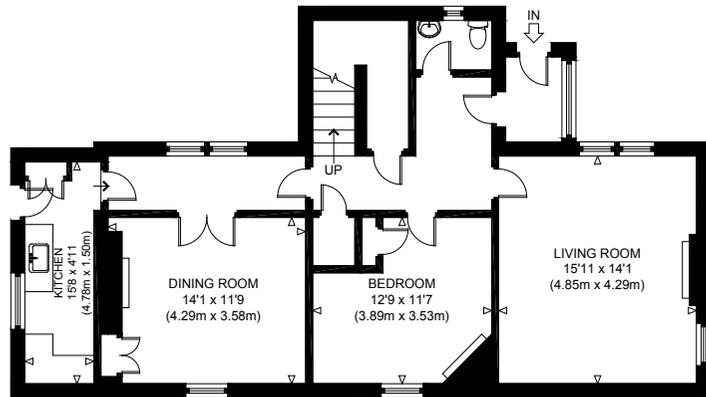
By appointment with the Selling Agents. To schedule a viewing please call 01786 833800 or email Kirstie.mclachlan@dmhall.co.uk. Details of your current address, buying position and finances will be required before a viewing can be scheduled.





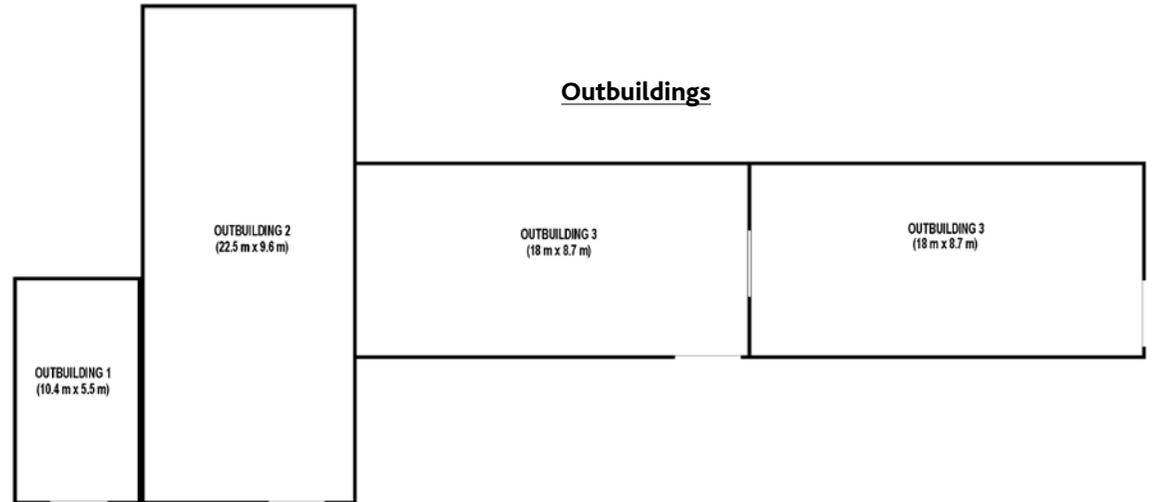


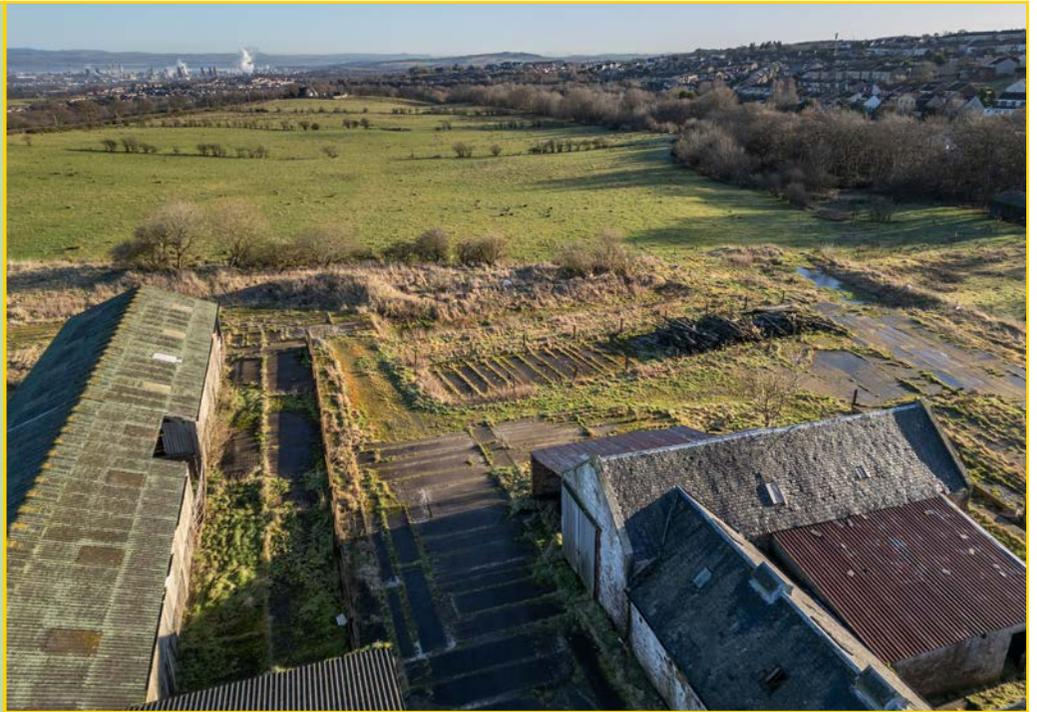
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 796 SQ FT / 74.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 924 SQ FT / 85.8 SQ M

WESTER PIRLEYHILL FARM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1720 SQ FT / 159.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk









DIRECTIONS

For satnav purposes the property postcode is FK1 2BH. The property can also be located via the what3words app: ///tracks.prices.grass

ENTRY

By mutual agreement.

OFFERS

Offers are invited for our client's heritable interest. In the event of the holding attracting development enterprises, the anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser. All offers should include a Guaranteed Minimum Price. Please also refer to the negotiable Clawback Clause referred to in these particulars, for parties not pursuing development. Each party will be responsible for paying their own legal costs. 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.





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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 January 2024. Particulars prepared February 2024.