

TRADITIONAL LIVESTOCK FARM IN THE CENTRAL BELT OF SCOTLAND

OVERTON FARM • BY DENNY • FK6 5JE



DM HALL

HIGHLIGHTS

- **Rare opportunity to acquire an accessible working farm in a strategic location**
- **Excellent opportunities for diversification**
- **5 Bedroom Farmhouse**
- **Significant and productive area of grazing land**
- **Land may be suitable for afforestation and for bio-diversity net gain projects**
- **Opportunities for habitat management**
- **A range of traditional farm buildings**
- **Land and buildings which may present further development potential (subject to obtaining necessary planning consents) for other residential or commercial uses**

A substantial traditional livestock farm with a farmhouse, a range of traditional outbuildings and land extending to approximately 170.06 Ha (420.22 Acres) in the central belt of Scotland.

Stirling 9 Miles Glasgow 33 Miles Edinburgh 35 Miles

Lot 1: Field 1: Approximately 16.95 acres.
Offers over £50,000

Lot 2: Fields 19, 21 & 22: Approximately 38.87 acres.
Offers over £155,000

Lot 3: House, outbuildings and land extending to approximately 364.43 acres
Offers over £1,475,000

Or Available as a Whole

Offers over £1,680,000



SITUATION

Overton Farm is situated to the North East of Denny at approximately 179m above sea level, to the south of the River Carron, a site of special scientific interest.

The area is well resourced in terms of agricultural infrastructure, being served by a number of grain merchants, agricultural suppliers and machinery dealers in addition to an active machinery ring. Auction Marts and abattoirs can be found in Stirling.

The surrounding countryside of the Carron Valley is well regarded for outdoor pursuits with hacking routes, countryside walks and cycling routes nearby.

The village amenities of Denny are within 3 miles of the property, providing shopping for everyday needs and primary schooling. The secondary schooling for the area is Denny High School.

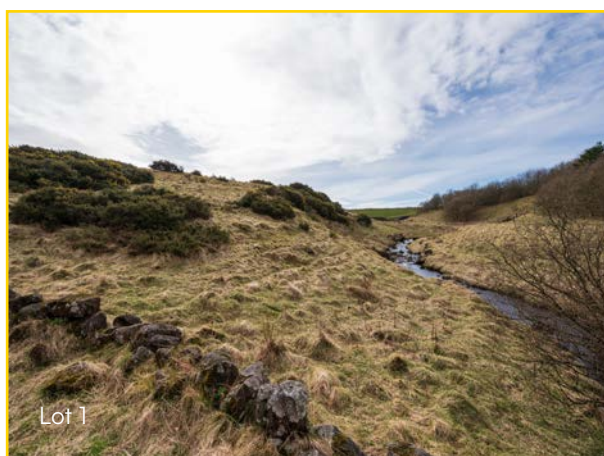
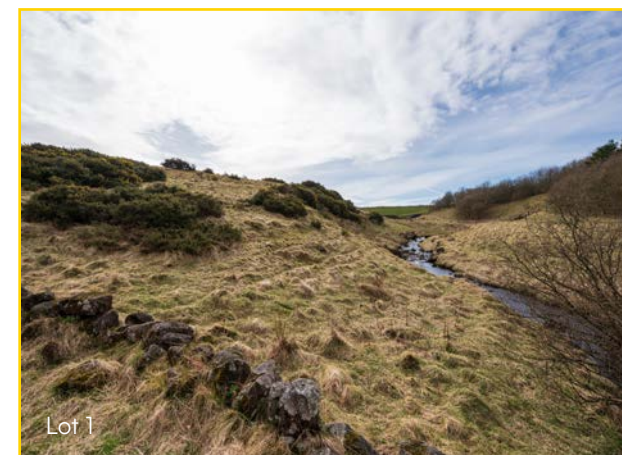
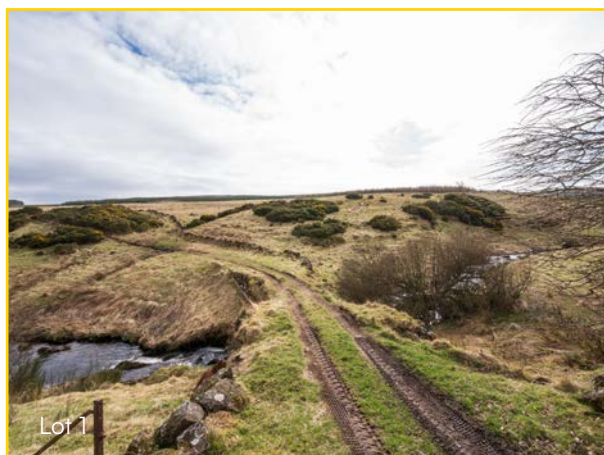
The property is ideally placed to access the amenities of both Falkirk and Stirling which include High Street shops, edge of town retailers, business amenities and sports / leisure facilities.

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

Overton Farm has been in the same family ownership for many generations. It has predominantly served as a beef cattle farm with some sheep grazing. The farm is being offered for sale in three separate lots or as a whole.

The land is predominantly comprised of grasslands, and has been used for cattle grazing in recent years. The land is undulating and lies at approximately 150 — 179 metres above sea level. The land is shown on the Hutton Institute Land Capability for Agriculture Plans as being predominantly of Class 3.2 in quality and as such is deemed to be suitable for the growing of grass for grazing purposes and to have some limited potential for cropping. It is recognised that the area may offer significant woodland planting potential, especially for native species. The land has F2 & F3 Class status on the National Soil Map for Scotland in relation to the capability which offers good flexibility for the growth and management of tree crops. The soils are described on the Hutton Institute Soil Plans as being non-calcareous gleys of the Rowanhill Soil Association. Field boundaries consist mainly of post and wire fencing with good access from the B818 and minor roads to the south connecting to Denny.



Lot 1: Field 1: Approximately 16.95 acres

Lot 1 is identified as the most westerly field, outlined in blue on the sales plan. In addition to the environmental and agricultural value, this field may also hold amenity value with a charming B Listed bridge over the Faughlin Burn. It is in close proximity to the hutters by the Takmadoon Road and the reservoir offering fishing. Whilst there are no planning consents on the site, it has vehicular access and may appeal to a private individual who wants to explore the potential for further shepherds huts on the site or there may be tourism to be provided for in the area in terms of a campsite, all subject to obtaining the necessary consents. Planning was granted in 2023 for a nearby site to the north east for 12 huts and associated track, car parking and paths, reference P/23/0108/FUL. This is also an interesting site for buyers looking to acquire parcels of land for biodiversity net gain or woodland creation projects.

The land is classed as 5.2 for agriculture and class F4 for forestry according to the James Hutton Institute. The land is affected by surface water flooding on the eastern and western boundary, identified on the current SEPA flood maps.



Lot 2: Fields 19, 21 & 22: Approximately 38.87 acres

Lot 2 is identified as the most northerly fields, outlined in black on the sales plan. The land is all parcelled together on the north of the B818, separating it from the lands surrounding Overton Farm. The soil is classed as 4.2 for agriculture and class F3 for forestry according to the James Hutton Institute. The land is affected by areas of surface water flooding identified on the current SEPA flood maps. The land is suitable for arable, silage cropping and permanent grazing to support livestock enterprises. There are also a wealth of opportunities across this land to establish nature based projects to improve biodiversity net gain and carbon capture. The northern boundary of Field 19 sits within the Carron Valley, an area of special scientific interest.



Lot 3: House, outbuildings and land extending to approximately 368.66 acres

Lot 3 is outlined in red on the sales plan. The farmhouse, sits next to the outbuildings, central to the holding. This vacant property is now presented for modernisation and development throughout. The Farmhouse extends to approximately 2489 sq ft (232 square metres).

The accommodation comprises:
Ground Floor: Entrance vestibule. Shower room with WC and WHB. Kitchen. Dining Room. Sitting Room. Bedroom 1. Bedroom 2.
First Floor: 3 Further Bedrooms. Linen Store. Family bathroom (bath, WC and WHB).

Water	Mains supply
Drainage	Septic Tank
Heating	Oil fired central heating system
Council Tax	Band F
EPC	F28

FARM BUILDINGS

The farm buildings comprise of a mixed range of modern and traditional structures, including an original stone cottage. The farm buildings appear to be in a mixed state of repair and some attention to roof coverings and maintenance is required.

Buildings include:

Cattle Court	147ft x 131ft (45m x 40m approximately)
Grain Store	42ft x 11ft (13m x 11.6m approximately)
Cattle Shed	101ft x 78ft (31m x 24m approximately)
Stone Cottage	32ft x 16ft (10m x 5m approximately)
Stables	42ft x 13 ft (13m x 4m approximately)
General Purpose Shed	59ft x 45ft (18m x 14m approximately)
Store	30ft x 20ft (9.2m x 6.3m approximately)
Store	32ft x 15ft (10m x 4.7m approximately)
Dutch Barn	72ft x 49ft (22m x 15m approximately)
Barn	45ft x 32ft (14m x 10m approximately)
Lean-to	41ft x 36ft (12.5m x 11m approximately)

No items are included unless specifically mentioned in these particulars. Some plant and machinery may be available by separate negotiation. Please contact the selling agents for further information.

House, outbuildings and land extending to approximately 364.43 acres and is parcelled to the south of the B818, as outlined in red on the sales plan, surrounding Overton Farmhouse and outbuildings, with good access. A former quarry is situated on field 27. The soil is classed as 4.2 for agriculture and class F3 for forestry according to the James Hutton Institute. The land is affected by areas of surface water flooding identified on the current SEPA flood maps. The land is capable of a mixed livestock and arable enterprise. There are also a wealth of opportunities across this land to establish nature based projects to improve biodiversity net gain and carbon capture, the fields to the west are indicated on the HabMoS EUNIS Land Cover Scotland Map to have category D1 areas (raised and blanket bogs). Field 15 contains a steading ruin. Field 31 borders a housing estate within the town of Fankerton, to the north west of Denny. Field 3, 4, 5, 8 and 9 are within a Site of Scientific Interest.



ENVIRONMENTAL DESIGNATIONS AND GRANT SCHEMES

Field 1 is by a category B listed Bridge: <https://canmore.org.uk/site/141927/faughlin-burn-bridge>. Historic maps reference a well on field 15. Field 25 is closest to Myot Hill, a monument to an Iron Age fort (Further details available through Historic Environment Scotland reference SM2381). The Carron Valley is an area of Special Scientific Interest. We have not been made aware of any grant schemes over the land or further designations.

BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller but are not included in the sale of the land. The buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2025 year will be retained by the seller. The buyer will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2025 for the rest of the scheme year.

IACS

All the farmland is registered for IACS purposes.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area.

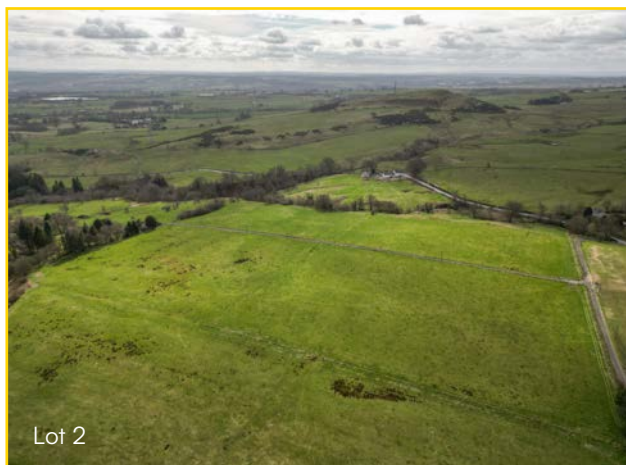
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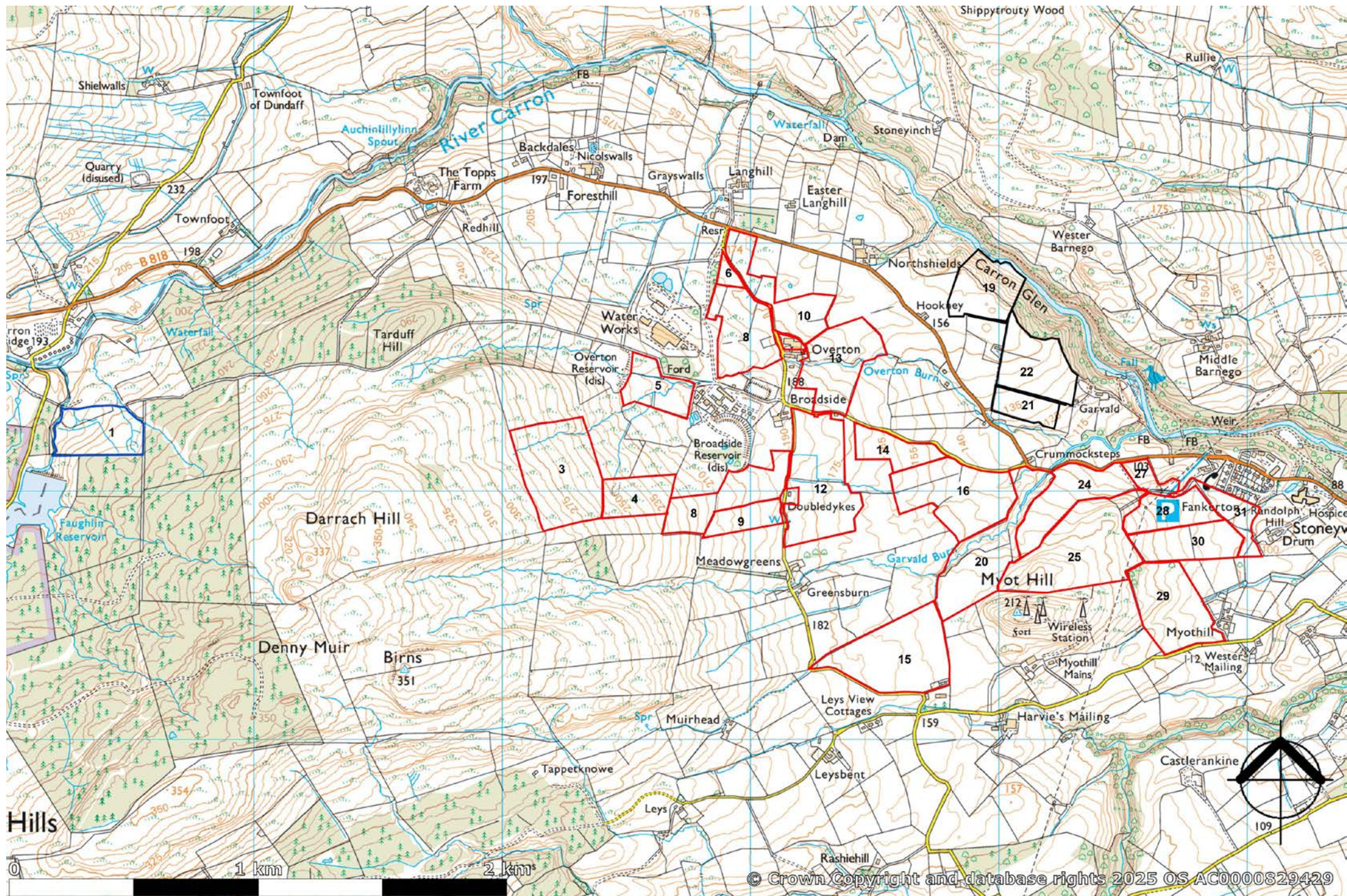
Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX

T: 01738 602000
F: 01738 602001

LAND MANAGEMENT OPTIONS

There are no Land Management Options currently in place on the land.





THIRD PARTY RIGHTS AND SERVITUDES

Fields 5, 16 and 20 contain former Scottish Water sites which have been transferred to third parties in recent years. Larbert Water Trustees wayleave and servitude rights are referenced, within the deeds. A number of overhead lines cross the lands, particularly on Lot 3, we have assumed that Scottish Power wayleaves exist across the farm. 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 as satisfied themselves in respect thereof.

LOCAL AUTHORITY

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

MINERALS

The minerals are owned by a third party. Further information is available from the selling agents.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

DIRECTIONS

For satnav purposes the property postcode is FK6 5JE.
What3Words:

Lot 1: Location: <https://w3w.co/milkman.disbelief.bordering>

Lot 2: Location: <https://w3w.co/repeat.brother.trickster>

Lot 3: Location: <https://w3w.co/crows.camper.wheat>

HEALTH & SAFETY

The property is a working farm and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, the land and any livestock.



VIEWINGS

Strictly by appointment with the Selling Agents, viewings will be accompanied at all times. No asbestos surveys have been carried out on the buildings.

DATE OF ENTRY

Date of entry and vacant possession shall be by mutual agreement.

PURCHASE AND DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

OFFERS

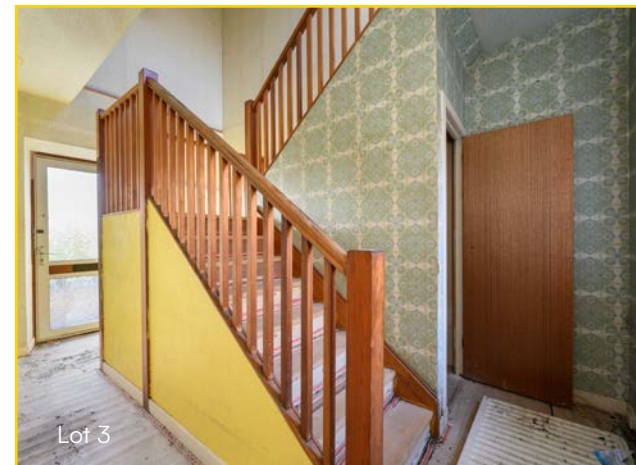
Offers in Scottish Legal Form are to be submitted to the selling agents DM Hall. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

SOLICITORS

Russel + Aitken Denny LLP
22/24 Stirling Street
Denny
FK6 6AZ

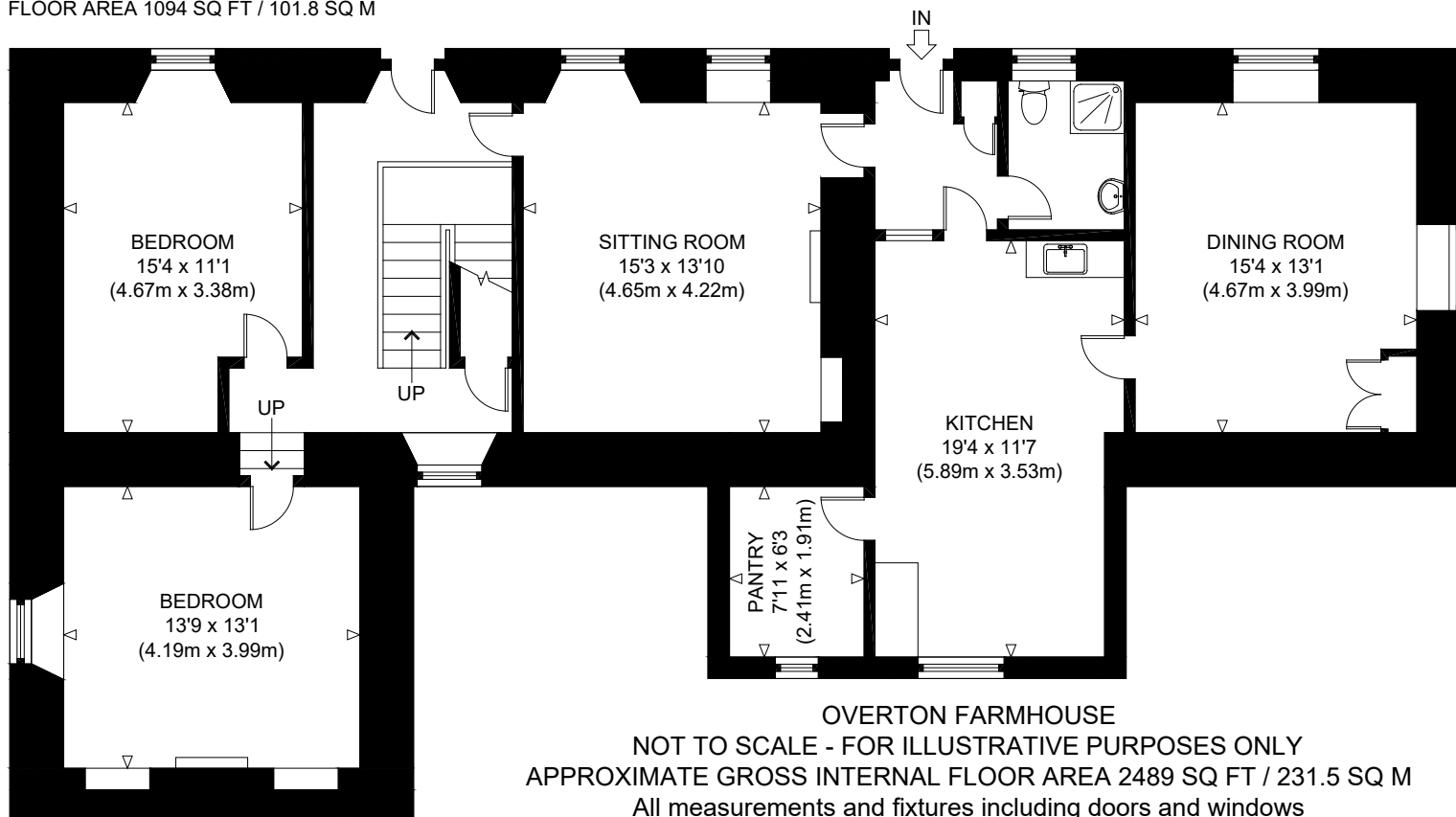
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or b) Copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy of ID for AML purposes. Failure to provide this information may result in an offer not being considered.





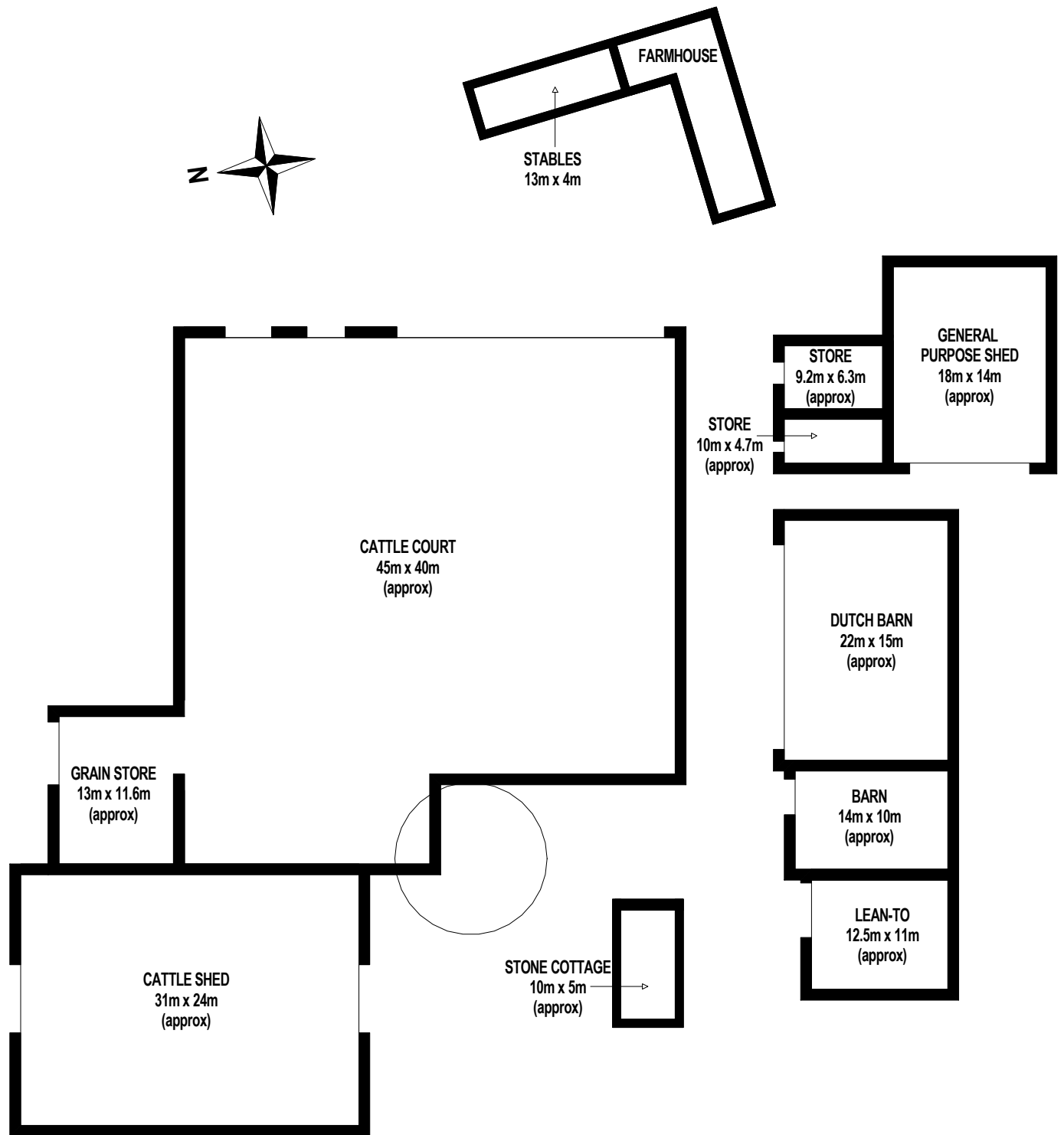
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1094 SQ FT / 101.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1395 SQ FT / 129.7 SQ M

OVERTON FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2489 SQ FT / 231.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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www.photographyandfloorplans.co.uk





Field Plan

Field	Ha	Acres	Land Capability	Land Capability	BPS Ineligible
			Soil Class	Forestry Class	Area (Ha)
Lot 1					
1	6.85	16.93	5.2	F3 & F4	0
Lot 2					
19	6.02	14.88	3.2 & 5.2	F3	0.09
21	2.7	6.67	3.2	F2 & F3	0.15
22	7.01	17.32	3.2 & 5.2	F2 & F3	0
Lot 3					
3	12.22	30.20	5.2	F4 & F5	0
4	4.29	10.60	5.2	F4	0
5	4.4	10.87	3.2	F3 & F4	0.59
6	0.79	1.95	3.2	F3	0
7	6.94	17.15	3.2 & 5.2	F3 & F4	0
8	7.44	18.39	3.2 & 5.2	F3	0
9	3	7.41	3.2	F3 & F4	0.01
10	6.28	15.52	3.2 & 5.1	F3	0.03
12	11.92	29.45	3.2	F3	0.04
13	8.22	20.31	3.2 & 5.1	F3	0.22
14	3.79	9.37	3.2	F3	0
15	11.86	29.31	3.2	F3	0.02
16	10.69	26.41	3.2	F3	0.02
20	10.22	25.25	3.2	F3	0.3
24	7.27	17.96	3.2	F2 & F3	0.05
25	14.08	34.79	5.3 & 5.2	F3	0.72
27	1.74	4.30	3.2 & 5.2	F2	0.44
28	4.63	11.44	3.2 & 5.2	F2	0
29	8.96	22.14	3.2	F2	0.02
30	5.66	13.99	3.2	F2	0
31	3.08	7.61	3.2	F2	0
Total	170.06	420.22			







Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800
or email rural@dmhall.co.uk

DM HALL



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RICS

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