# DENOVAN MAINS FARMHOUSE & STEADING DEVELOPMENT SITE, DUNIPACE, BY FALKIRK, FK6 6JB

## 4 CONVERSION HOUSE PLOTS WITH PLANNING CONSENT AND 5 POSSIBLE NEW BUILD HOUSE PLOTS, SUBJECT TO SECURING PLANNING CONSENT AND 6.68 ACRES

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

# Denovan Mains Farm, Dunipace, By Falkirk, FK6 6JB

Falkirk 5 miles, Stirling 8 miles, Cumbernauld 9 miles, Kincardine 10 miles, Grangemouth 11 miles, Glasgow 20 miles, Edinburgh 34 miles

**8-10 DETACHED HOUSE PLOTS**

**Great opportunity for a developer to purchase the whole site of 8-10 house plots Phase 2 has consent for 4 houses (offers over £450,000) plus £100,000 a plot for up to 5 newbuild houses subject to planning consent.**

**OR**

**Unique opportunity to purchase a farmhouse and 3 individual rural house plots to build self-build houses. Lots 1 to 4 are B-listed and have detailed planning consent for 4 houses.**

**Lot 1 – 733.38sqm – 0.236ac + 0.5ac extra Offers Over £100,000**

**Lot 2 – 35m x 25m, 958.13sqm – 0.236ac + 0.5ac extra Offers Over £100,000**

**Lot 3 – 3 Storey Farmhouse936.5sqm – 0.23ac + 0.5ac extra Offers Over £120,000**

**Lot 4 – 733.38sqm – 0.18ac + 0.5ac extra Offers Over £110,000**

**Possible consent for four or five other newbuild houses on the footprint of five derelict portal framed shed, all subject to planning consent being given.**

**Lot 5 – 922.75sqm – 0.228ac + 0.5ac extra Offers Over £100,000**

**Lot 6 – 770sqm – 0.19ac + 0.5ac extra Offers Over £100,000**

**Lot 7 – 816.75sqm – 0.202ac + 0.5ac extra Offers Over £100,000**

**Lot 8 – 1093.13sqm – 0.270ac + 0.5ac extra Offers Over £100,000**

**Lot 9 – 1093.13sqm - 0.25ac + 0.50ac extra Offers over £100,000**

**0.50ac split off to go with each house above leaves 2.18ac extra**


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Chartered Surveyors, Estate Agents, Planners & Valuers

McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD 01383 722454



rightmove.co.uk The UK's number one property website
Zoopla
PrimeLocation
RICS

**PHASE 2 OF THE DENOVAN FARM STEADING DEVELOPMENT. ALL WITH EXISTING PLANNING CONSENT PLUS PRIVATE DRAINAGE INSTALLED**

## LOT 1

**GROUND FLOOR (11.2m x 5.9m, 7.8m x 5.9m)**
South east entrance vestibular / sun room (S, E) 4m x 4m

Dining room (E, N, N) 5m x 4m

Staircase (E)

Lounge (E, E, S) 4.5m x 4.5m

Kitchen (E, E, S, S) 3.5m x 4.0m

South west entrance / sun room (S, W) 3.5m x 3.5m

Bedroom 1 (N, W, W) 3.5m x 3.5m

**FIRST FLOOR (11.2m x 4.5m)**
Landing (E) 3.0m x 3.2m

Bedroom 2 (E, W) 3.6m x 2.5m

Bedroom 3 (E) 2.8m x 2.7m

Family Bathroom 2.4m x 1.2m

**Lovely views to the south + east**

## LOT 2

**GROUND FLOOR (16.9m x 5.75m)**
Entrance Vestibule (W) 5.0m x 5.0m

Hallway/staircase (W)

Lounge (W, W, E, E) – All patio doors 6.0m x 5.0m

Kitchen dining room (W, E) – Patio doors 4.5m x 5.0m

**FIRST FLOOR (16.9m x 4.75m)**
Landing/staircase & Hall (W, E, E) 4.8m x 3.9m

Bedroom 2 north end (N, W) 3.9m x 3.9m

Bedroom 3 (E) 2.4m x 2.8m

Family bathroom (W) 2.4m x 2.8m

Bedroom 1 (W) 3.9m x 2.6m

Ensuite (E + W) 3.9m x 1.9m

First floor has 3 dormer windows to east and 4 to the west

**Lovely views to the north, south + east**

## LOT 3 – THE FARMHOUSE

**GROUND FLOOR (7.26m x 8.27m, 3.74m x 6.5m, 11.0m x 6.5m)**
Entrance Hallway (S) 7.26m x 3.5m

Staircase (W) 3.5m x 3.5m

Kitchen / Dining room (S) 5.7m x 5.7m

Utility room (W) 5.7m x 2.3m

Lounge (N + S) 5.7m x 5.7m

**FIRST FLOOR (11.0m x 6.5m)**
Staircase + Landing (N) 3.5m x 3.0m

Family bathroom (S) 1.8m x 2.0m

Bedroom 1 3.6m x 3.4m

Bedroom 2 3.9m x 3.4m

**SECOND FLOOR (11.0m x 4.5m)**
Staircase + Landing (N)

WC 3.5m x 3.5m

Bedroom 3 4.5m x 4.5m

Bedroom 4 4.5m x 4.5m

**Lovely views to the north + south**

## LOT 4

**GROUND FLOOR (22m x 7m = 157m)**
Lounge / Dining room entrance (S, E, W) – Patio doors 6.2m x 6.2m

Hallway (W, W) – Patio doors 11.0m x 3.0m

Kitchen (E) 4.5m x 4.5m

Bedroom 3 (E) 4.5m x 3.5m

Bedroom 2 (E) 4.5m x 3.5m

Family Bathroom (E) 4.3m x 3.5m

Bedroom 1 (E, N, W) 4.3m x 3.5m

Ensuite (E) 4.3m x 3.0m

**Lovely views to the north, east + south**

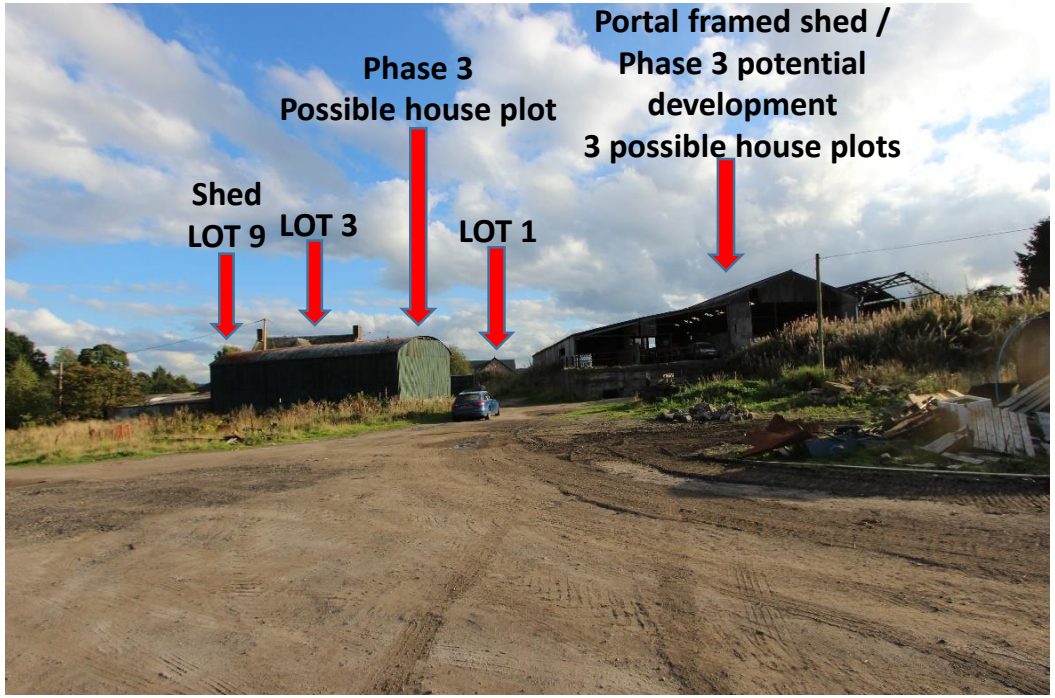
All measurements are estimated. The ones opposite the floors (in brackets) are external.

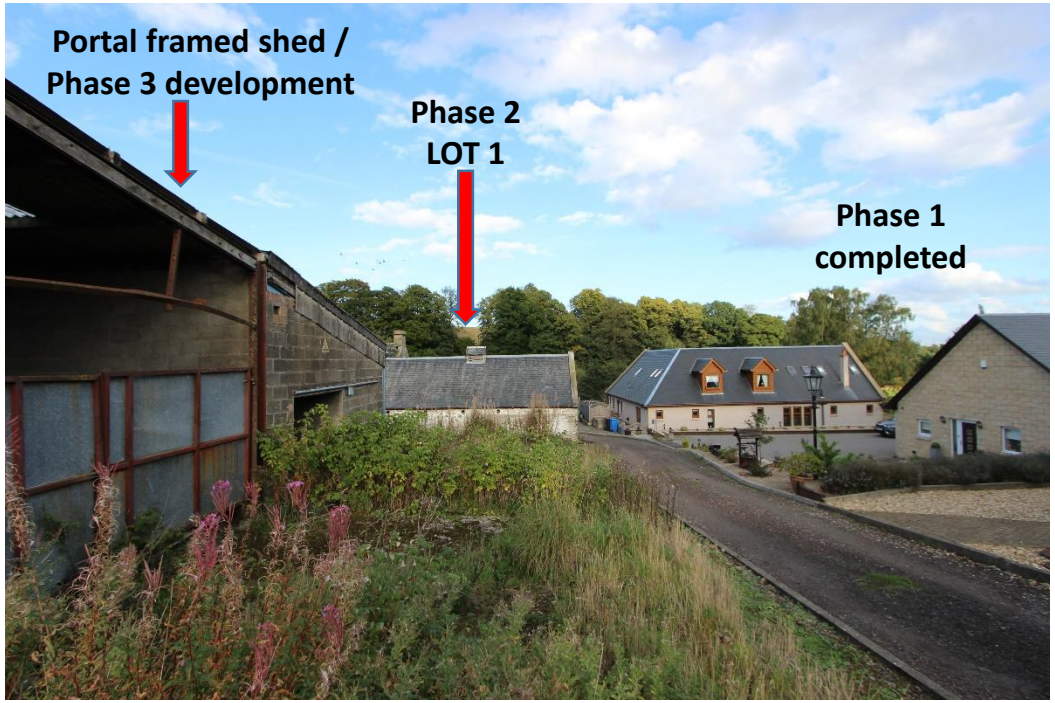
Entrance Signpost

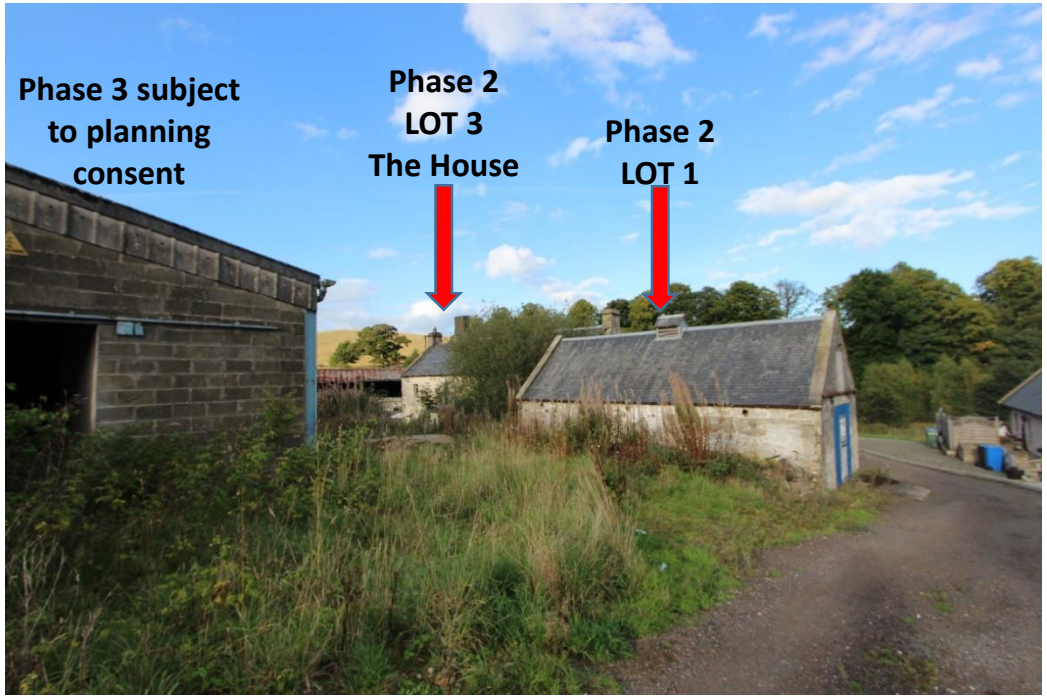
Entrance Bellmouth

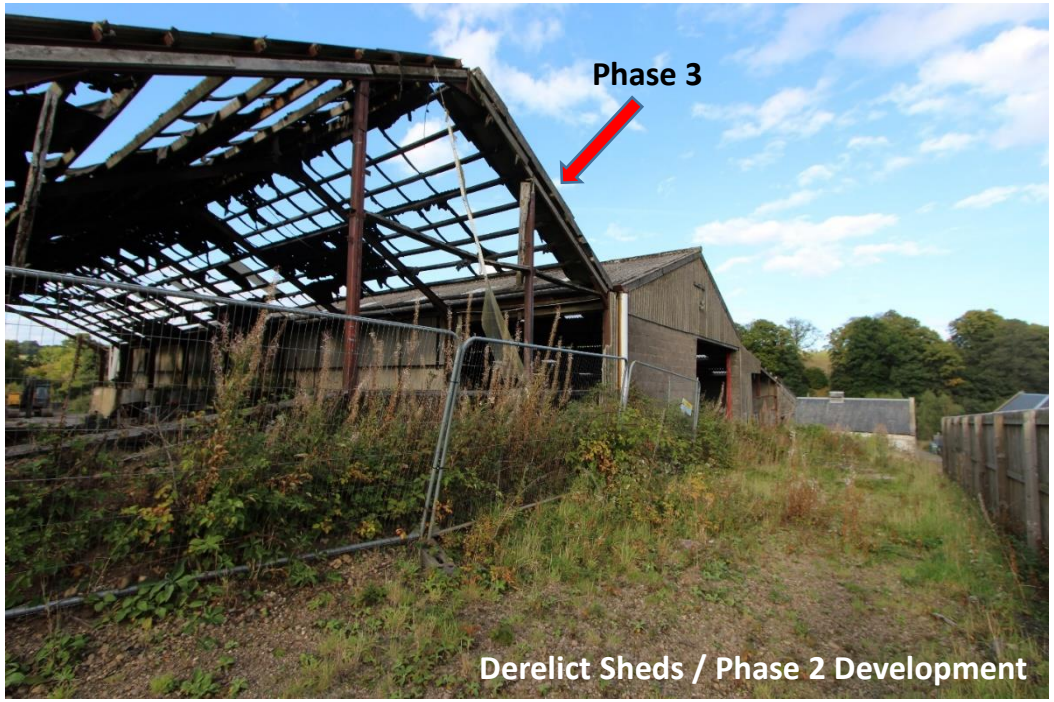
Entrance Drive

Entrance Drive – First phase completed 3 houses


Shed
LOT 9
LOT 3
Phase 3
Possible house plot
LOT 1
Portal framed shed /
Phase 3 potential
development
3 possible house plots


Portal framed shed /
Phase 3 development
Phase 2
LOT 1
Phase 1
completed


Phase 3 subject
to planning
consent
Phase 2
LOT 3
The House
Phase 2
LOT 1



Derelict Sheds / Phase 2 Development

Phase 2 - Plot 4 – View to the east – This is the single storey conversion plot

Map dating back to 1750 showing Denovan Mains Farm and plantation at Denovan

Two of the three houses lying south of the plots, this was Phase 1. They have all been built out and sold.

**SITUATION**

Denovan Farm Steading enjoys a rural setting and is situated near the quiet village of Denovan. The site is 1.3 miles from the village of Dunipace which is where the local Primary School is located. The closest train station is only 3.1 miles away at Larbert.

There are excellent local shops and restaurants in nearby villages, with larger supermarkets, leisure centres and excellent facilities in Falkirk (5 miles), Stirling (8 miles) and Cumbernauld (9 miles).

There is a mainline railway station in Larbert just 3 miles away with a regular service to Dundee, Edinburgh and Glasgow.

Dunipace Primary School is 1.4 miles away and secondary schools are located in nearby Denny and Larbert.

For the more adventurous, there are excellent walking, cycling and horse riding routes through the nearby Plean Country Park just 2 miles away.

**COST OF SELF BUILD**

McCrae & McCrae Ltd can provide a list of builders (likely cost over £1400sqm) and can assist in providing finance. Building a house is an ideal way of avoiding the 10% stamp duty over £325,000.

**SERVICES & ROAD ACCESS**

Mains electricity and mains water connection estimates have been applied for. A bellmouth and tarred driveway have been installed. A sewage treatment plant and reedbed soakaway has been installed with a capacity of 94 people.

**PLANNING CONSENT**

Ref F/2001/0578 given 9th August 2001 for conversion of four dwelling houses and erection of three newbuild houses. The three newbuild houses have been developed out and this triggered the consent for the four conversions. There is capacity in the sewage treatment plant for at least four more houses.

**STONE AVAILABILITY**

The sellers Mr & Mrs David Graham could supply stone from their quarry to face up the newbuild extension on Lot 1 and walls on Lots 5 to 9.

**B LISTED**

The house and steading is B Listed. This will allow you to claim back any VAT on materials etc. It is 17th + 18th century picturesque farmhouse & steading with the house being of 2 storeys and attics, 3 windows pattern with a spiral stair in a bowed section to the rear. Bronze age and early Christian cists were found.

The farm steading lies half a mile east of Dunipace and a mile north of Denny with the River Carron in between. It has a lovely rural outlook with lots of mature trees.

**PLOTS 5, 6, 7, 8 + 9**

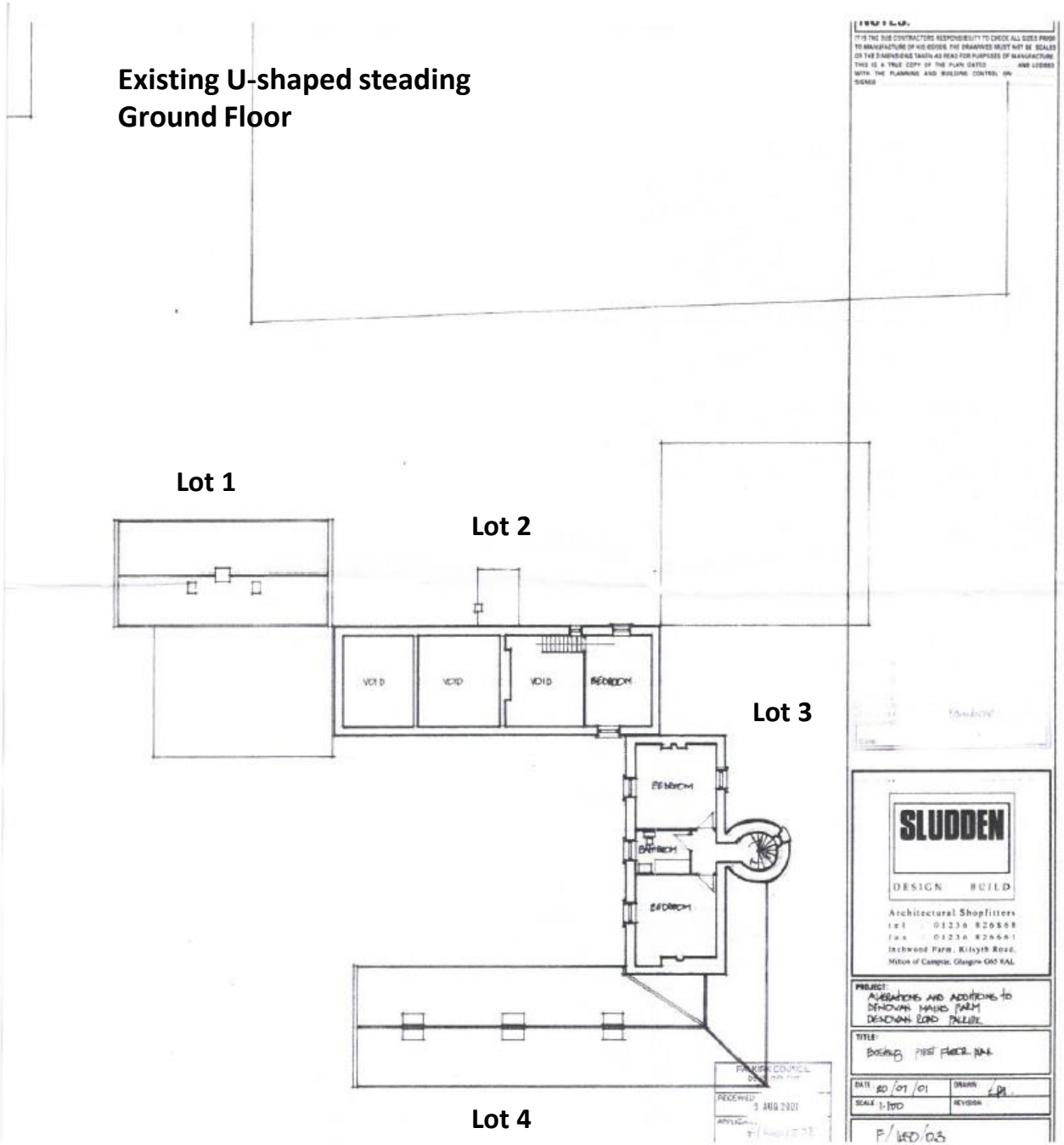
A pre planning application enquiry has been sent to Falkirk Council planning department to establish their advice on whether these houses would secure planning consent on the footprint of the three derelict sheds which are brown field sites. The sellers want to apply for these consents ASAP.

View west of portal framed sheds

Slightly elevated views to the north

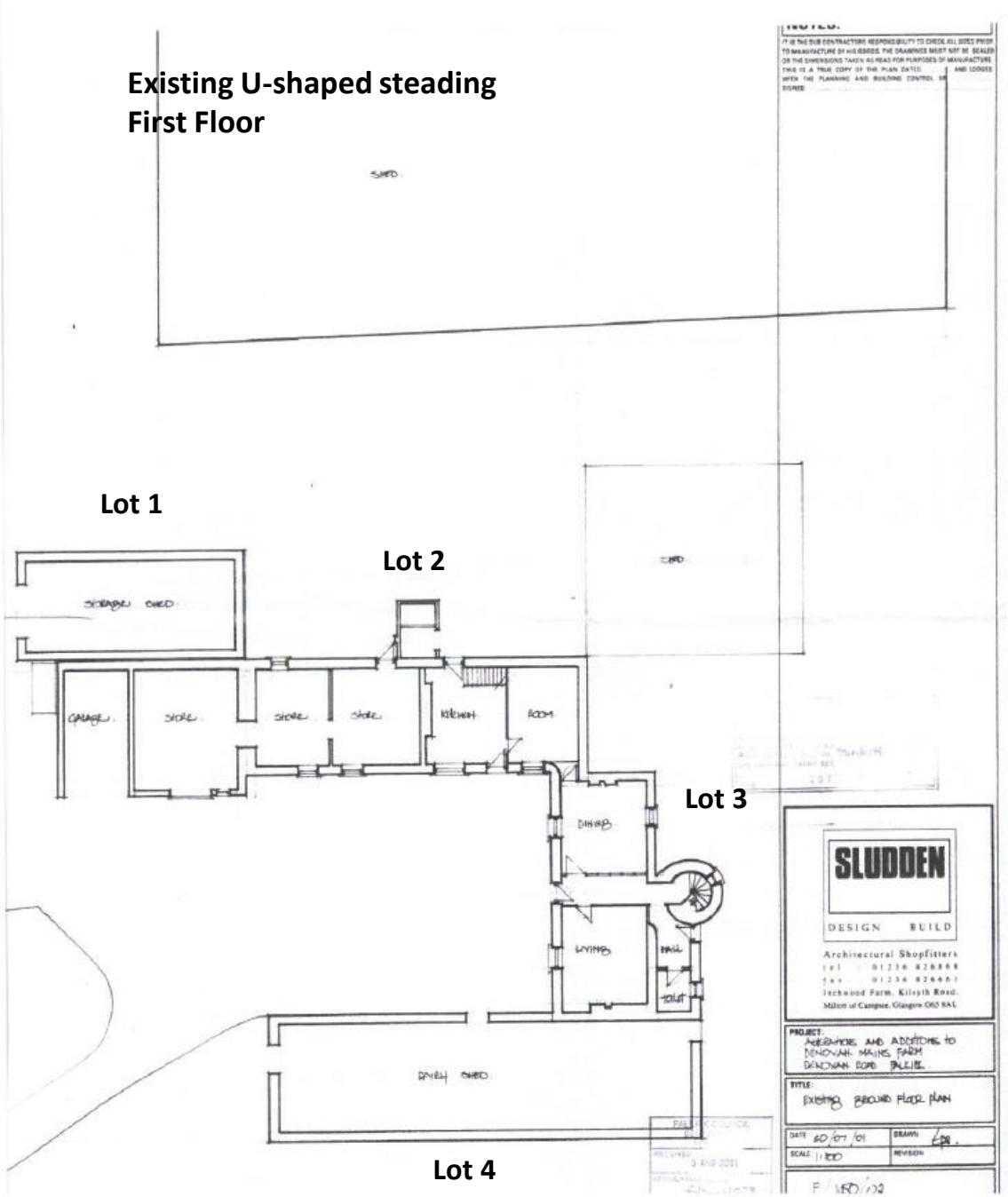
Land to east of steading

**Existing U-shaped steading**
**Ground Floor**



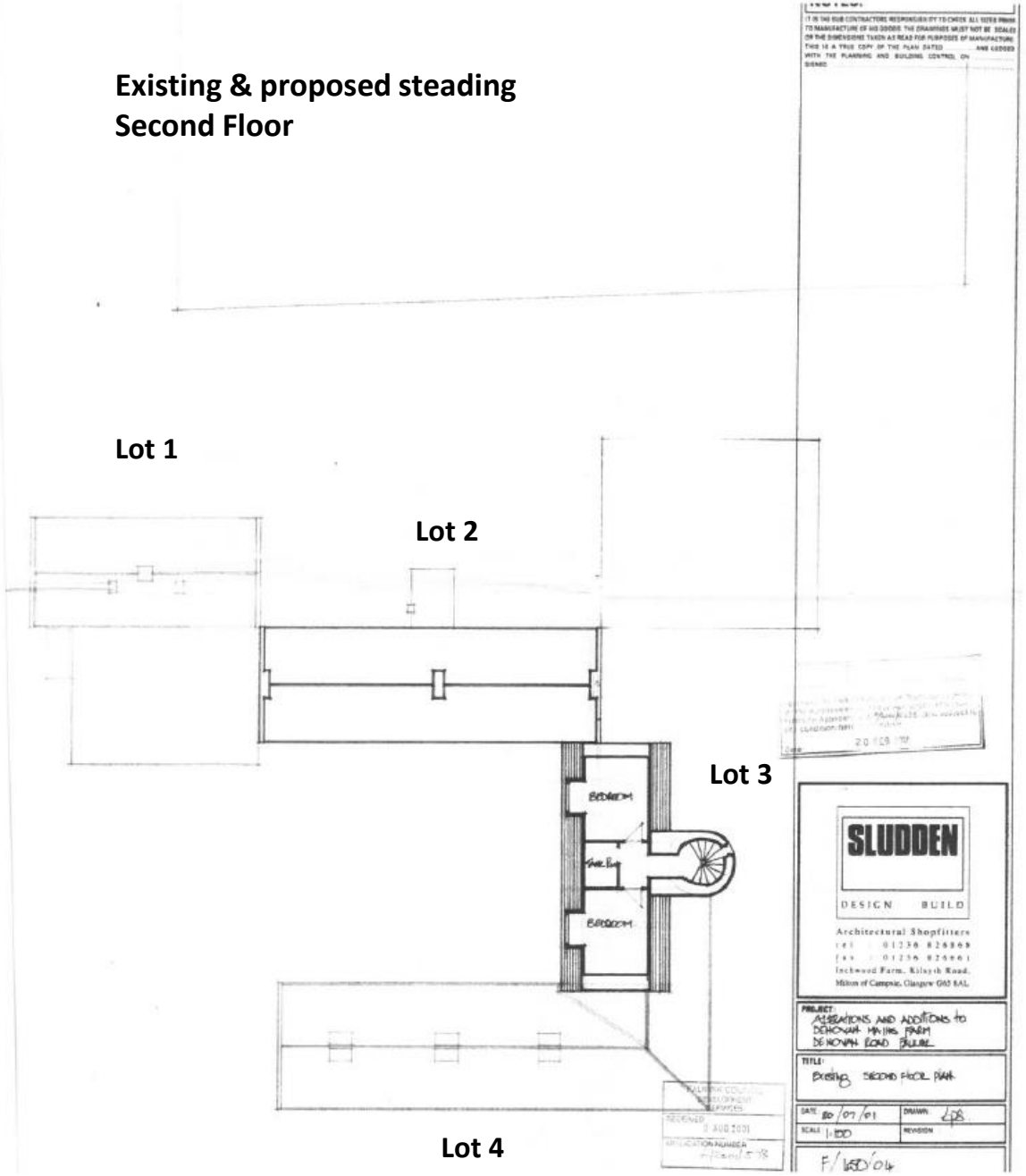

NORTH

**Existing U-shaped steading**
**First Floor**

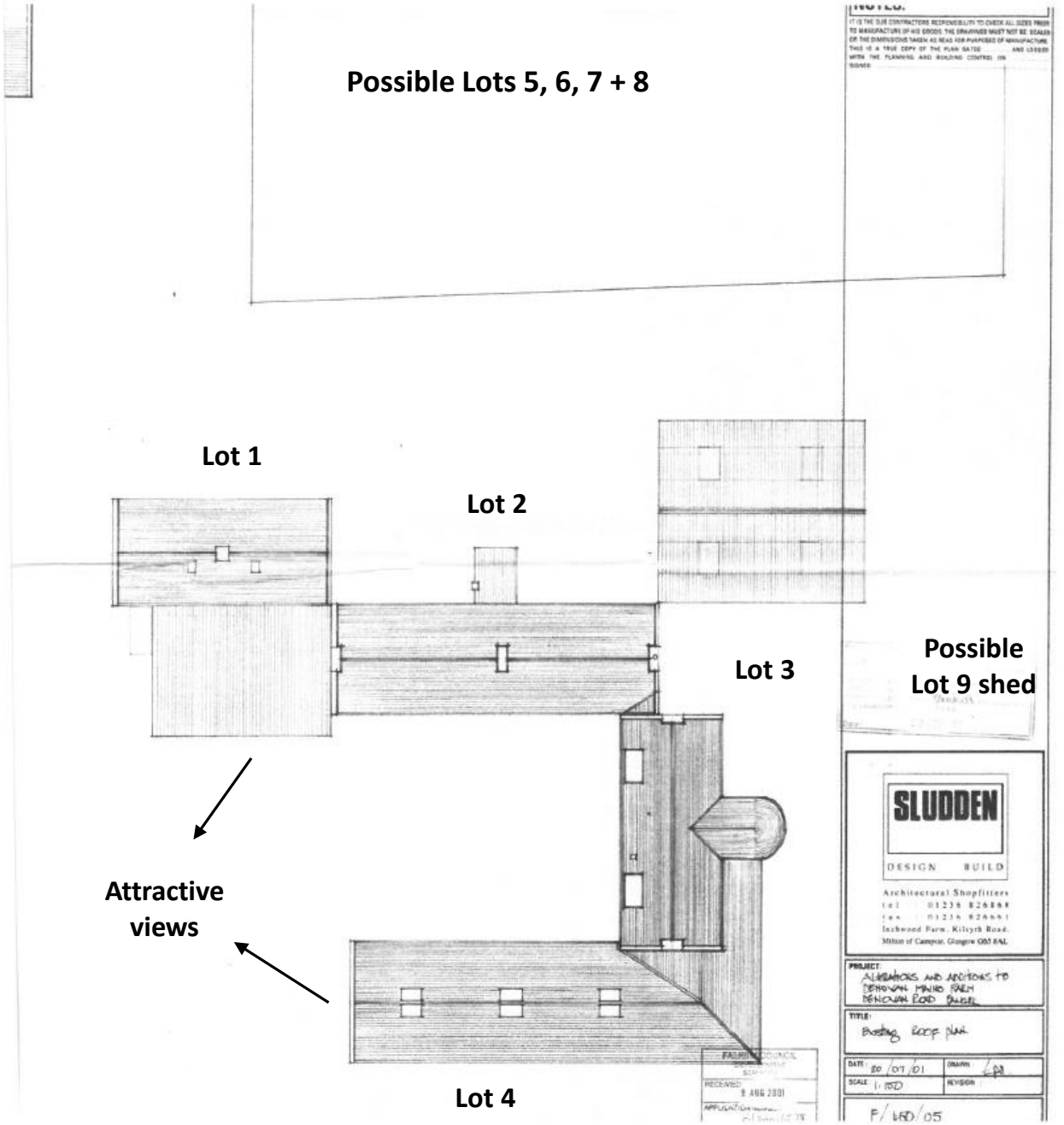



NORTH

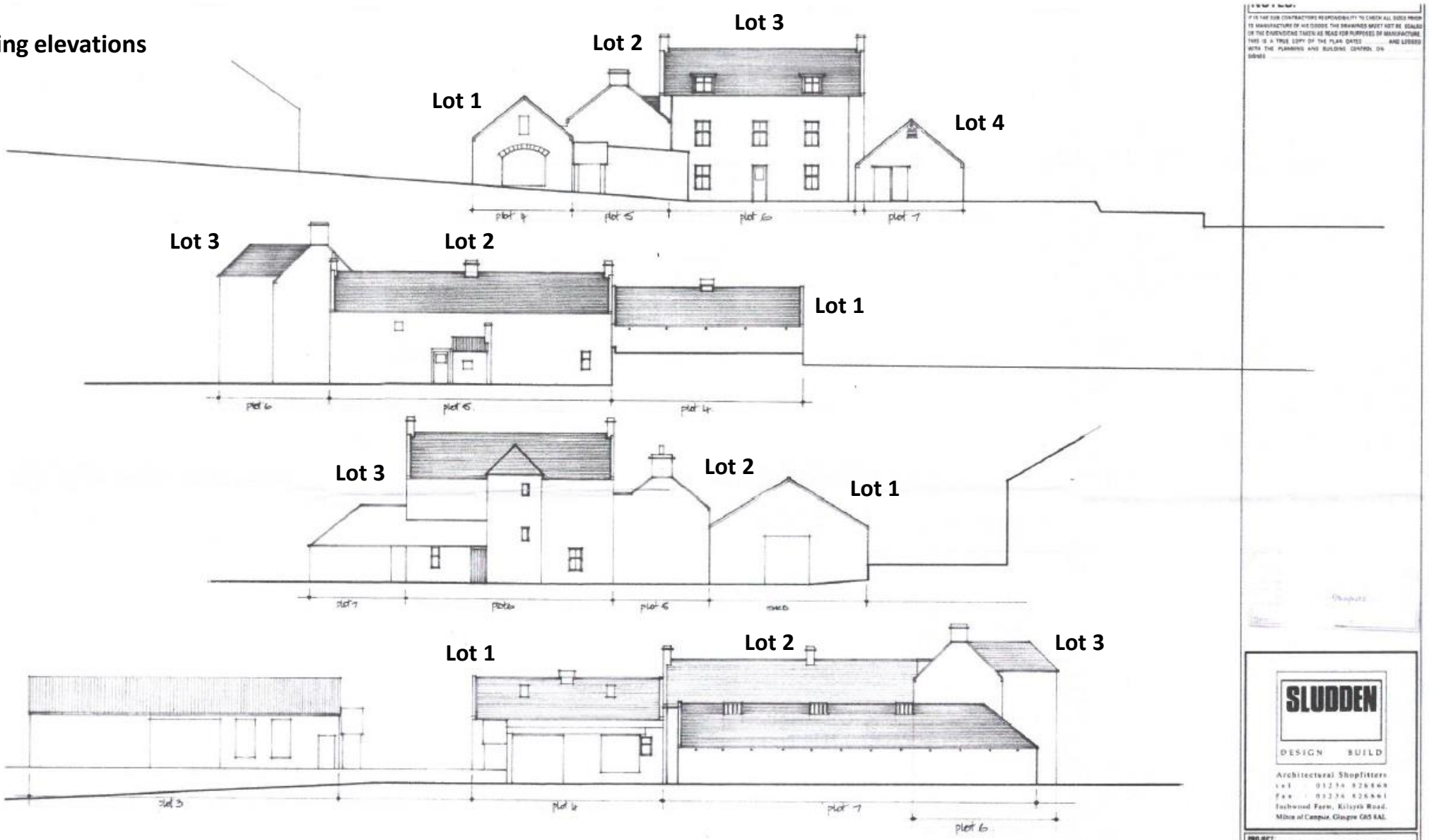
**Existing & proposed steading**
**Second Floor**




**Possible Lots 5, 6, 7 + 8**



**Existing steading elevations**




SLUDDEN
DESIGN BUILD
Architectural Shopfitters

PROJECT: ALTERATIONS AND ADDITIONS TO DENOVAN MAINS FARM DENOVAN ROAD FALKIRK

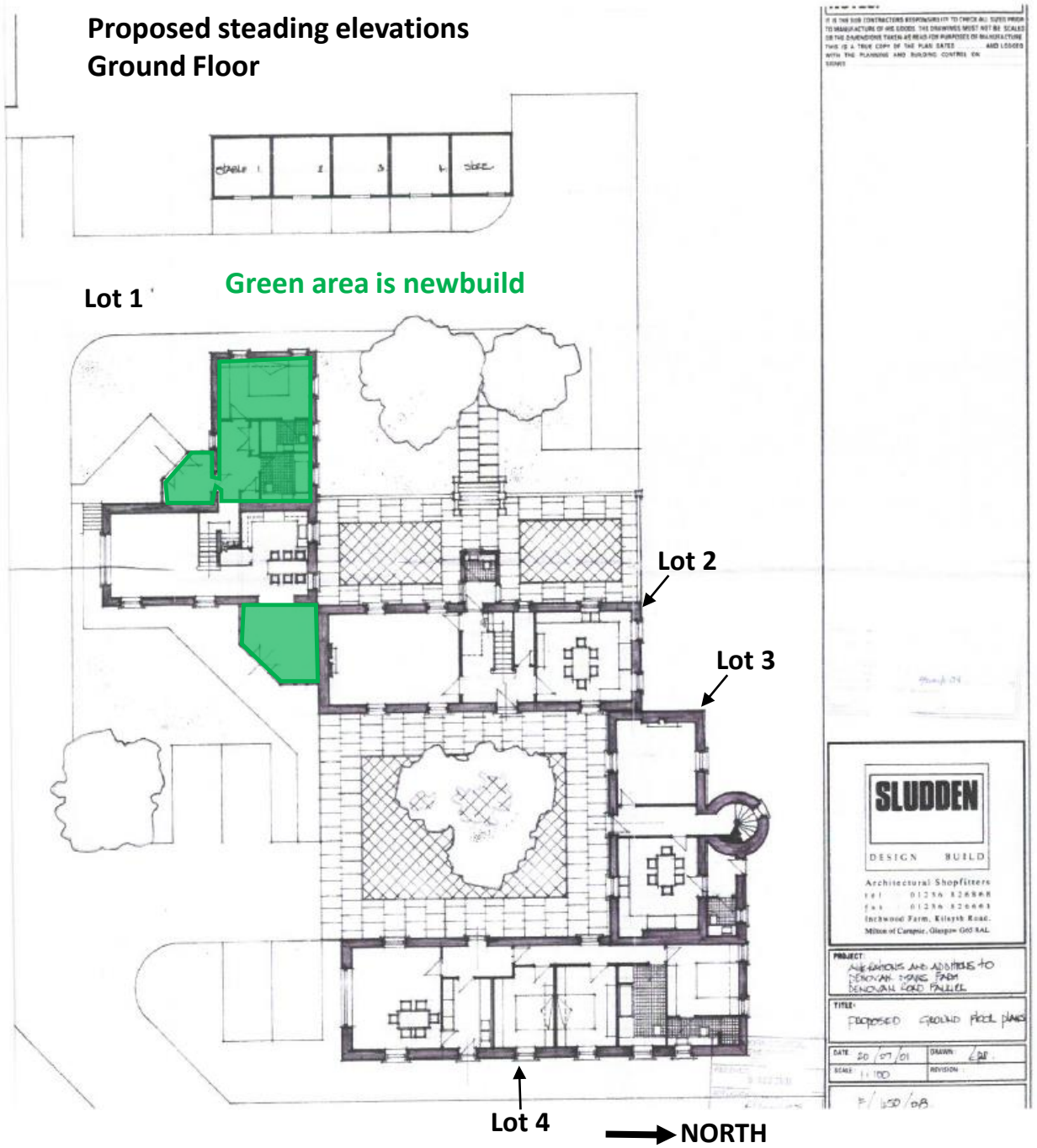
TITLE: EXISTING ELEVATIONS

DATE 20/07/01 DRAWN LM
SCALE 1:100 REVISION

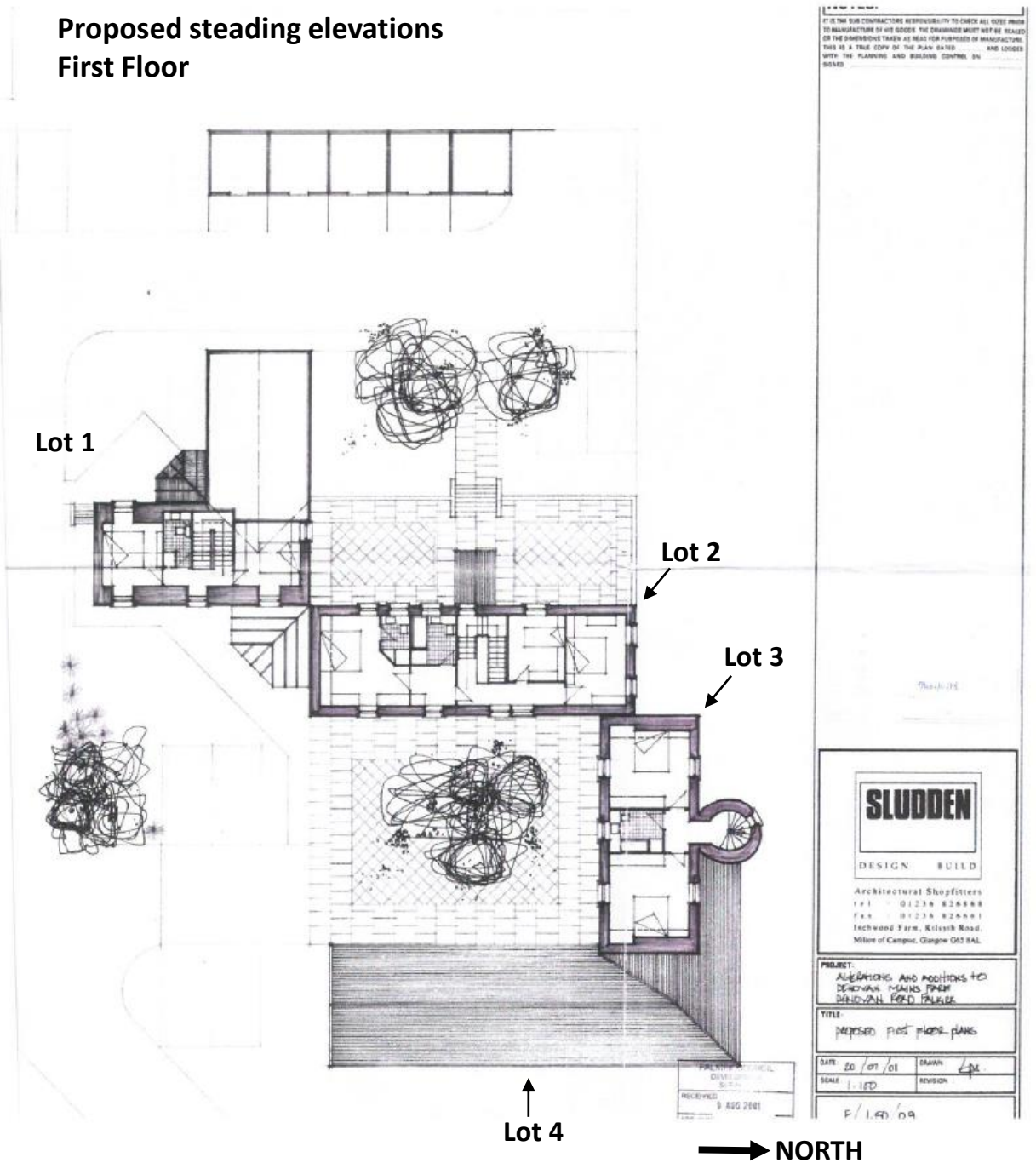
F/450/07

FALKIRK COUNCIL DEVELOPMENT SERVICES
RECEIVED 9 AUG 2011
APPLICATION NO P/11/0538/FUL

## Proposed steading elevations
## Ground Floor

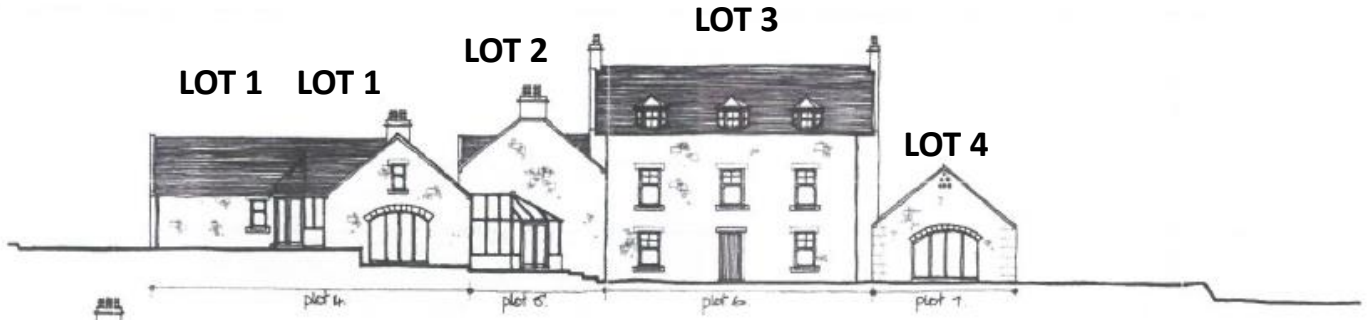



## Proposed steading elevations
## First Floor

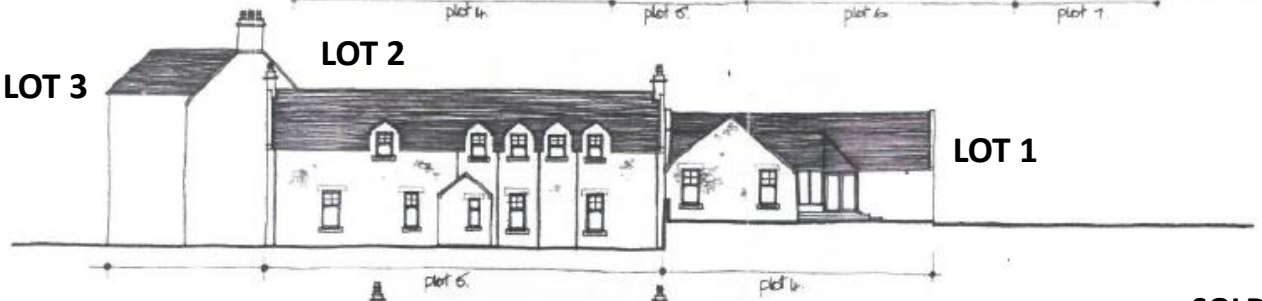


## Proposed steading elevations

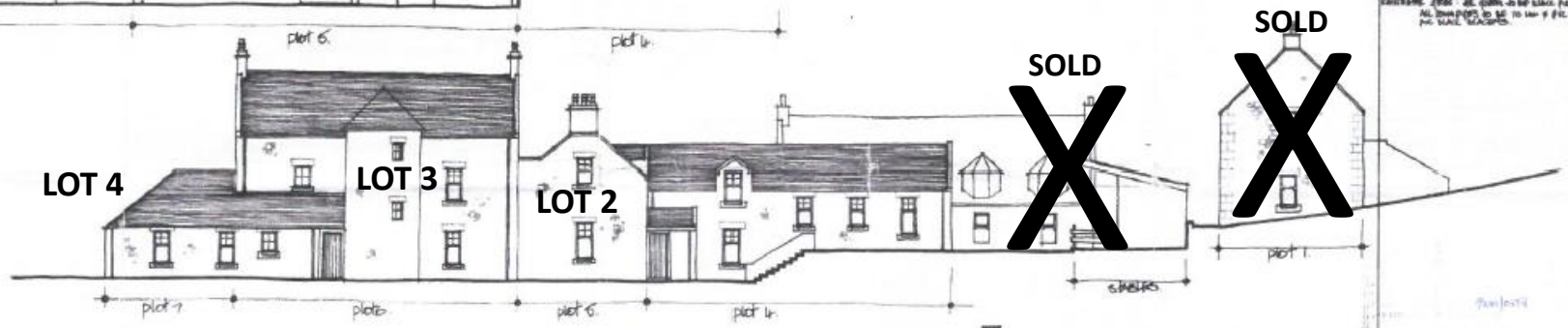
**South Elevation**



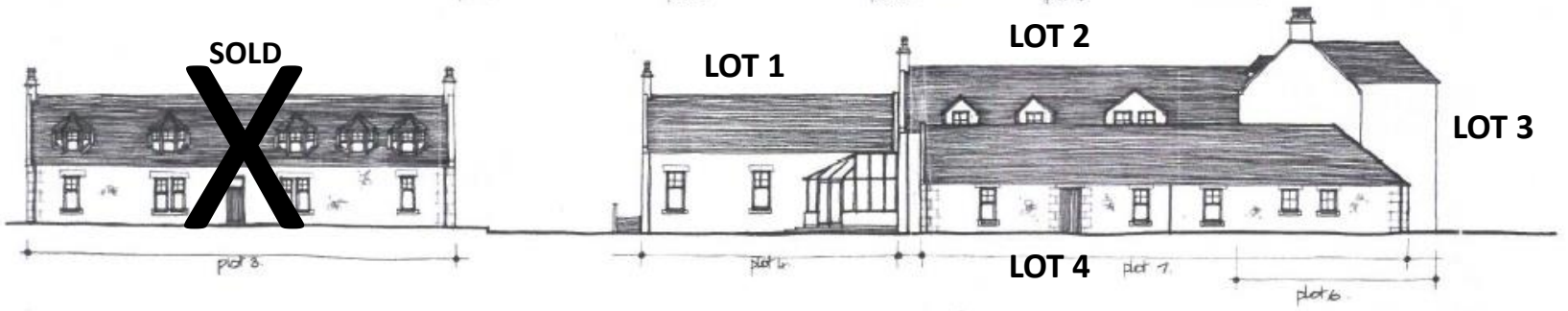

**West Elevation**




**North Elevation**




**East Elevation**




NORTH

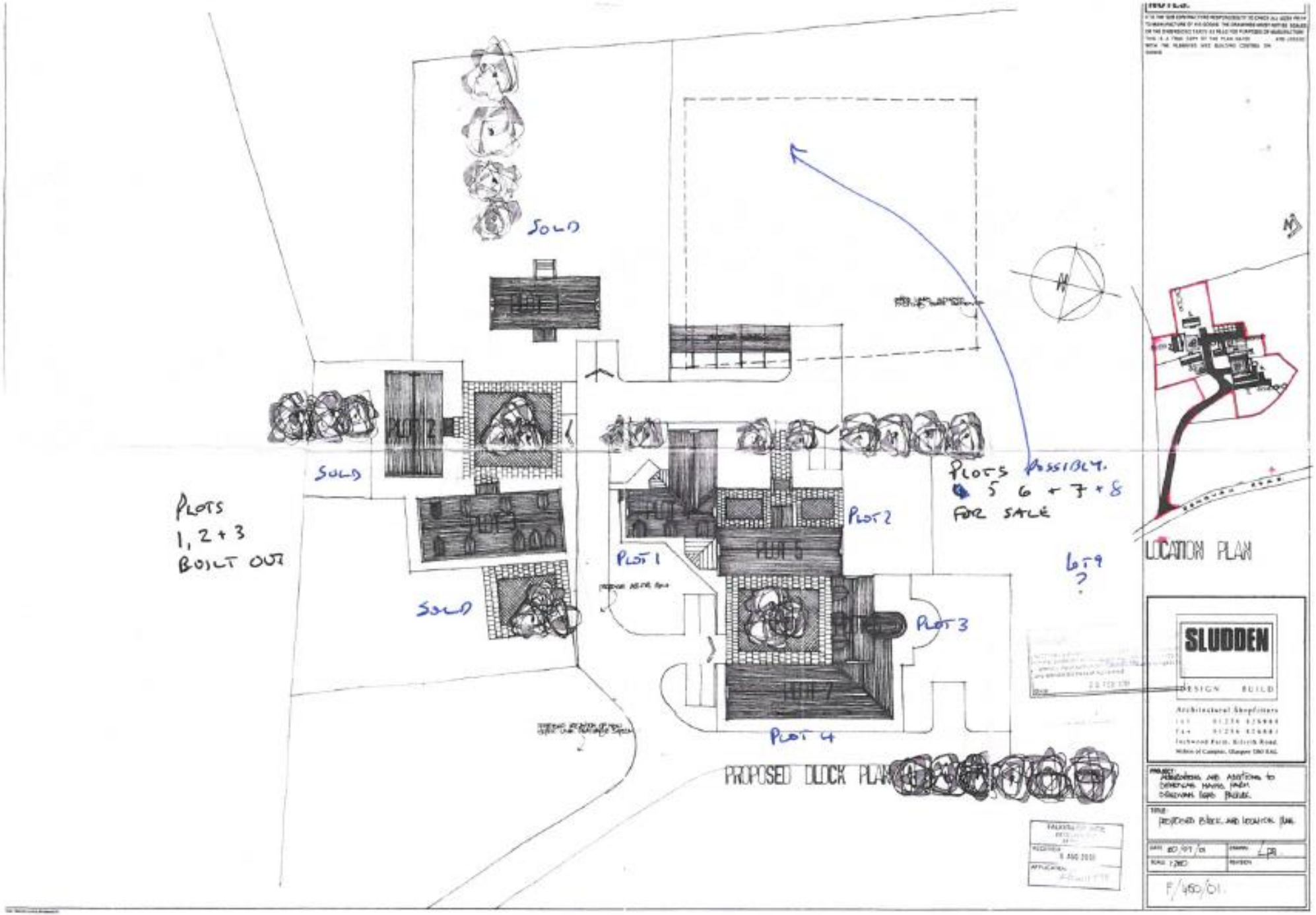
SLUDDEN
DESIGN BUILD
Architectural Shopfitters
Inchwood Farm, Killoch Road,
Milton of Campsie, Glasgow G65 8AL

PROJECT:
ALTERATIONS AND ADDITIONS TO
DENGVAAL MANOR FARM
DENGVAAL ROAD FALKIRK.

TITLE:
PROPOSED ELEVATIONS

DATE: 8.1.04/01 DRAWN:
SCALE: 1:100 REVISION

P/450/10.


SOLD
SOLD
SOLD
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOTS
1, 2 + 3
BUILT OUT
PLOTS POSSIBLY
5 6 + 7 + 8
FOR SALE
6 + 9
?
PROPOSED BLOCK PLAN
LOCATION PLAN
SLUDDEN
DESIGN BUILD
F/460/01.

APPLICATION NO:
F/2001/0578

File Copy

**Falkirk Council**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS**

***Detailed Planning Permission***

| *Applicant:* | *Agent:* |
|---|---|
| **Mr D Graham** | **Sludden Design** |
| **Denovan Mains Farm** | **Inchwood Farm** |
| **Denovan Road** | **Kilsyth Road** |
| **Denny** | **Milton of Campsie** |
| **Falkirk** | **G66 8AL** |

Reference is made to your application registered on 06 September 2001 for **Detailed Planning Permission** for the following development:

**Proposal : Conversion of Farm Buildings to Form Four Dwellinghouses and Erection of Three Dwellinghouses (Detailed)**
**Location : Denovan Mains Farm, Denovan Road, Denny**

Falkirk Council, in exercise of its powers under the above mentioned Acts and Orders, hereby:

**Grants Detailed Planning Permission** for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application subject, however, to the following condition(s):

(1) The development to which this permission relates must be begun within five years from the date of this permission.

(2) The new vehicular access to the site shall be formed from Denovan Road at approximately the position shown in red on the Location Plan on Drg. No. F/0450/01. The precise position for the access shall be approved by the Planning Authority prior to work commencing on its formation and the access shall thereafter be completed before the occupation of any of the dwellings.

(3) The new access shall be formed to a width of 5.5 metres, with 6 metre radii and with the bellmouth constructed in accordance with the Council's 'Design Guidelines and Construction Standards within the Falkirk Area. October 1997, amended January 2000'.

APPLICATION NO:
F/2001/0578

**Falkirk Council**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS**

***Detailed Planning Permission***

(4) The access road to the development shall be constructed from the bellmouth at Denovan Road to a point immediately east of the development where a turning area shall be provided which will be sufficient for bin lorries and other service vehicles. Details of the proposed construction and layout of the access road and turning area shall be submitted to the Planning Authority for approval prior to the commencement of any part of the development.

(5) A 4.5 x 140 metre visibility splay shall be provided to the north from the new access and a splay provided from 4.5 metres depth to the outside of the bend to the south. There shall be no obstruction to visibility over 1 metre in height above carriageway level within these splays.

(6) The driveway shall be suitably surfaced to ensure that no surface water discharges or loose material is carried out onto the public road.

(7) All drainage shall comply with the requirements of the Scottish Environment Protection Agency and the East of Scotland Water Authority and evidence of such compliance shall be exhibited to the Planning Authority on demand.

(8) Before any work is commenced on site, a scheme to deal with contamination on the site shall be 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 of contamination on the site

(ii) measures to treat / remove contamination during construction works

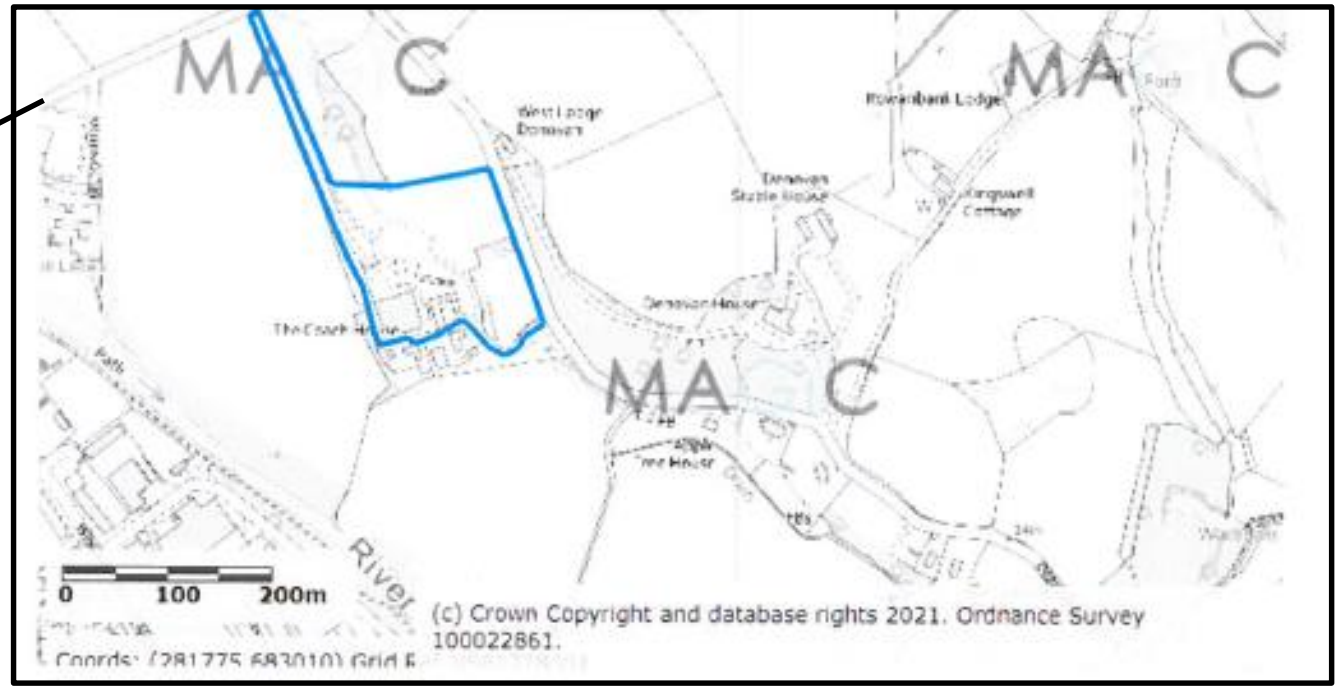
(iii) condition of site on completion of scheme.

Before any residential unit is occupied, the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

(9) Notwithstanding any specification on the Approved Plans or application form and before any work is commenced on the site, a detailed external material specification and samples, which shall include natural slate for the roofs and natural stone for the external walls, shall be submitted to and approved by the Planning Authority.

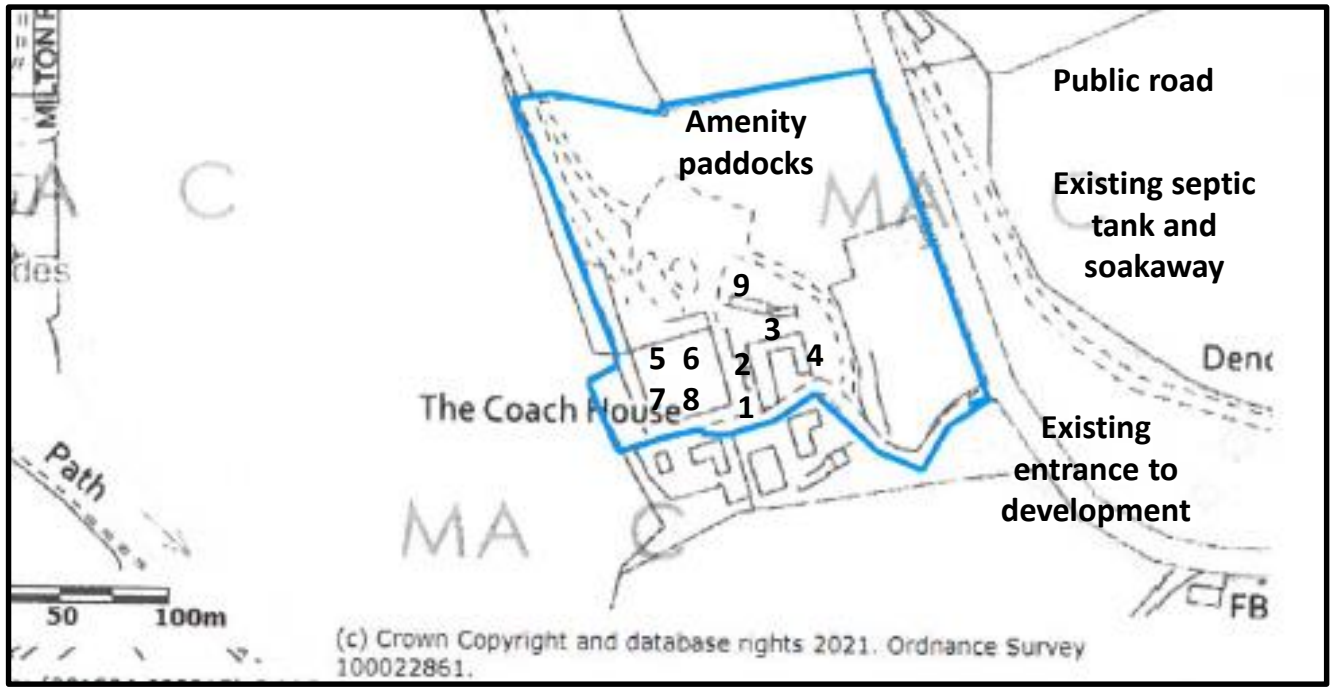
(10) Before any work is commenced on the site, details of the height, location and construction of all fences, walls and other means of enclosure shall be submitted to and approved by the Planning Authority.

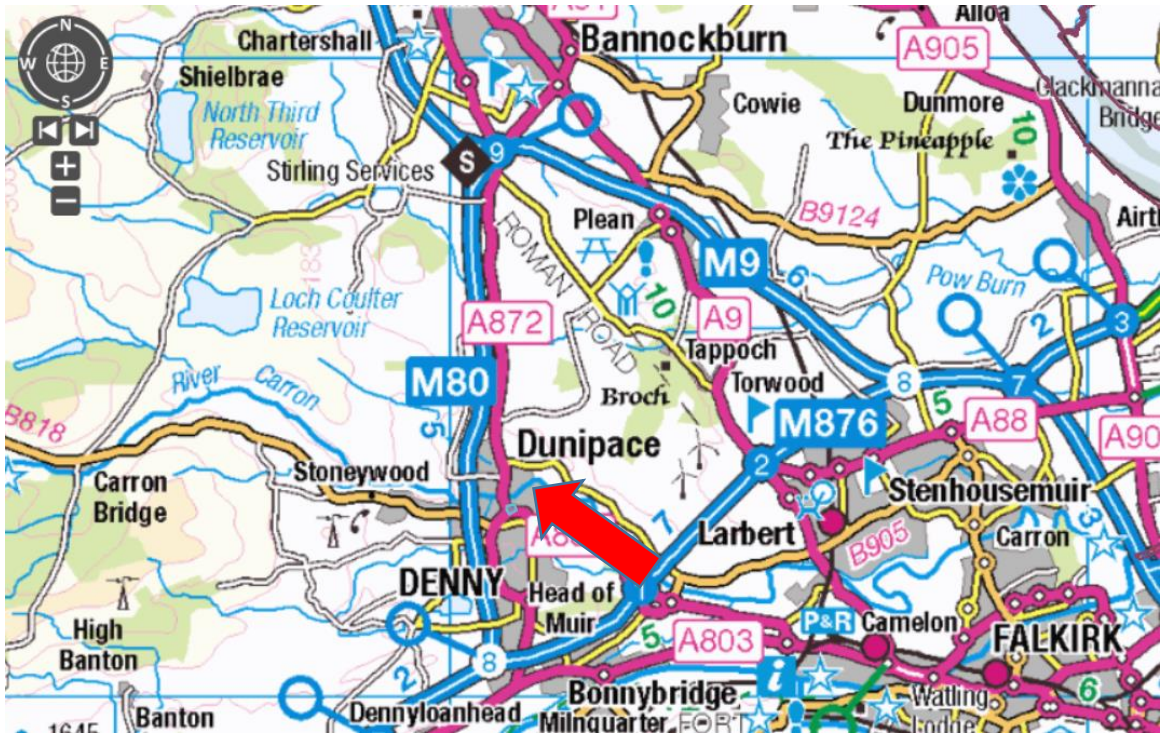
Dunipace
+
M80

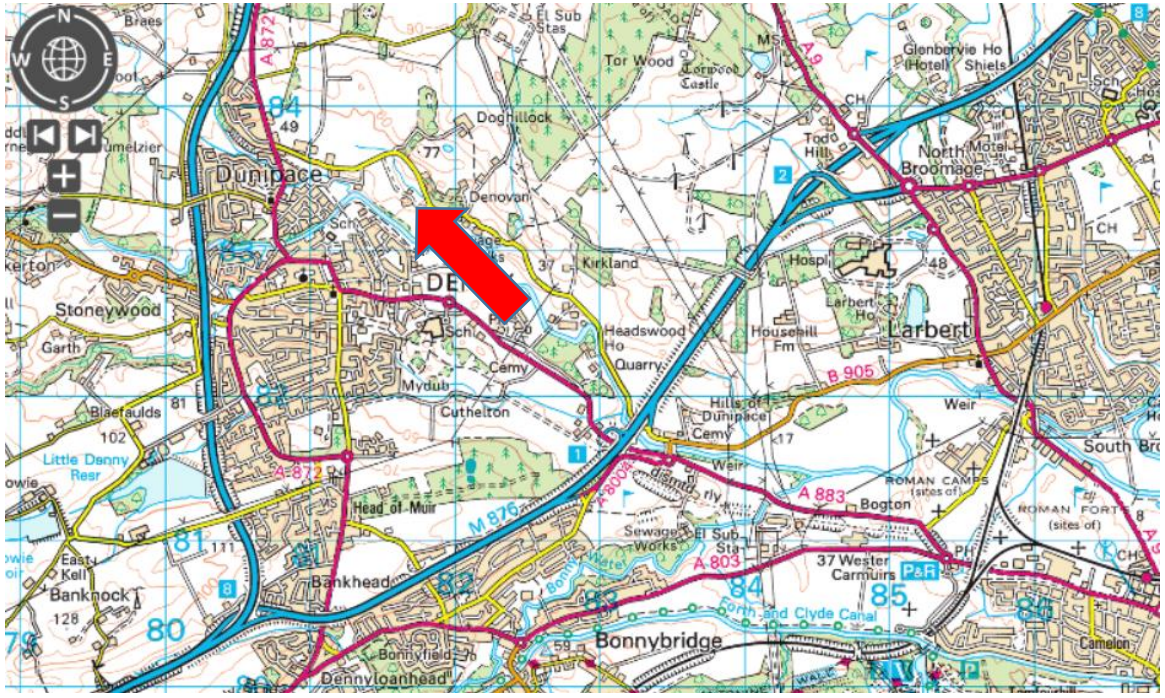



NORTH

**6.68 acres available including Denovan Farm Steading**






**DIRECTIONS**

**From Falkirk:**
Head west out of Falkirk on the A803 for approximately 2 miles. Then turn off the A803 onto the A883 for just over a mile, then head north onto the B905, then turn left at the T junction to continue on the B905 for about 1 and a half miles, and Denovan Mains Farm can be found on the left.

**From Stirling:**
Head south out of Stirling along the A872. Continue on the A872 for approximately 3 and a half miles, then just after the zebra crossing lights turn left onto Denovan Road for just under a mile and Denovan Mains Farm will be on your right.

**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.

**Roads Access**
A fancy tarred bellmouth has already been built for the steading. It has a fancy wall.

**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.

**Solicitors**
Kerr Stirling Solicitors, 10 Albert Place, Stirling, FK8 2QL. Tel: 01786 463414.

**Basic Payment Scheme (BPS)**
The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

**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. The tarred roads are being retained by the sellers. Future maintenance will be on a user basis.

**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.

**Misrepresentations**
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
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.

**Important Notice**
McCrae & McCrae and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
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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**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 or sell it.

**TIMBER FRAME MANUFACTURERS**

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