

# Linhouse Steading, Avonbridge, Falkirk (Two Residential House Plots and about 8 acres)



**Accompanied viewing only**

**Please do not block the farm road. Park at  
either end or to the east of the above shed**



# Linhouse Steading, Avonbridge, Falkirk

Avonbridge 1m, Westfield 2m, Bathgate 6m, Falkirk 8m, M8 10m, Glasgow 26m, Edinburgh 29m

## Lot 1 – Barn (14m x 11m) & 6.67 acres

Stone and brick barn with planning consent for a one and a half storey 4 bedroom 1 public room house or a 3 bedroom 2 public room house. Also about 6.67 acres including an adjacent grass paddocks with a burn running through it. (Scope to create a pond)

**Offers Over**

**£150,000**

## Lot 2 – Barn (8m x 6m) & 1.32 acres

Stone Barn with planning consent to convert and extend into a 2 bedroom 1 public/kitchen house. Also two sheds (21m x 6m and 14m x 7m) set in a yard to the south and south west of the house about 1.32 acres. Also sheds within the yard adjacent and to the south and west of the house plot.

**£110,000**

**Planning consent was given by Falkirk Council for the above two plots in 2006 (a copy of said consent is attached at the rear of these sale particulars).**

**£260,000**



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD

Telephone: 01383 722454 Email: [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)

**Proposed house accommodation**

**Lot 1 (Plot 2)**

**Ground Floor**

Entrance Hall (W) 3.4m x 4.0m  
With staircase to first floor and three storage cupboards.

Kitchen/Dining room (E, E, N) 8.2m x 5.6m

Utility Room (E) 3.1m x 4.1m  
Rear entrance door

Family room (S, S, E) 6.5m x 4.1m  
Large family room with patio doors to front garden. Lovely views over the field

Living Room/Bedroom 4 (E, S) 6.5m x 4.0m  
Lovely views over the paddocks. French doors to dining room and entrance hall.

**First Floor**

Staircase/Landing 3.8m x 2.1m  
Large dormer window over entrance hall

Bedroom 1 + Ensuite (E) 4.3m x 6.4m, 1.6m  
Dormer window east

Bedroom 2 (W) 3.8m x 2.9m, 1.6m  
Dormer window west

Bedroom 3 (E) 4.1m x 3.1m, 1.6m  
Dormer window east

Shower room (E) 4.1m x 2.5m  
Shower, wc, wash hand basin

6.67 acres of land  
The farmhouse septic tank is in the northerly field

**Lot 2 (Plot 4) Existing shed**

Entrance Porch (W) 3.3m x 3.2m, 1.7m

Lounge/Kitchen Dining Room (W, W, W, N + E) 4.7m x 7.6m

Bedroom 1 (E) 3.36m x 4.41m

Bedroom 2 (E) 2.16m x 3.67m

Shower Room (W) 2.0m x 1.6m  
Toilet

Bathroom (W) 2.0m x 1.5m  
Toilet, wash hand basin

Sheds 21m x 6m, 14m x 7m

Fenced yard area with big double gates

1.32 acres of land

There is a vehicular right of access down the farm track to the house gates and to the gate at the end of the field. The bottom gate over the bridge is not access into the bottom field.  
Both lots have a burn running through the fields and the burn could be dammed to create lochs. The fields would be ideal for having pods or log houses for renting out. This would require planning consent.





MAGiC

MAGiC

Lot 1 – 6.67ac

Lot 2 –  
1.32ac

0 50 100m

Coords: (291046,671404) Grid Ref: NS91047140

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Lot 1 Eastern Elevation



Lot 1 The west side of the shed to be converted



Lot 1 South eastern views from lot 1 house. The field beyond the tree is cut for hay



Lot 1 The burn running through the fields which provide water for horses. The hay field is on the right





Lot 1 Easterly views from the house plot



Lot 1 Linside Steading from the east



Lot 2 North and east elevation



Lot 2 The barn to convert is on the left. The entrance gates are on the right





Lot 2 The east shed within the yard



Lot 2 The south outlook from the plot

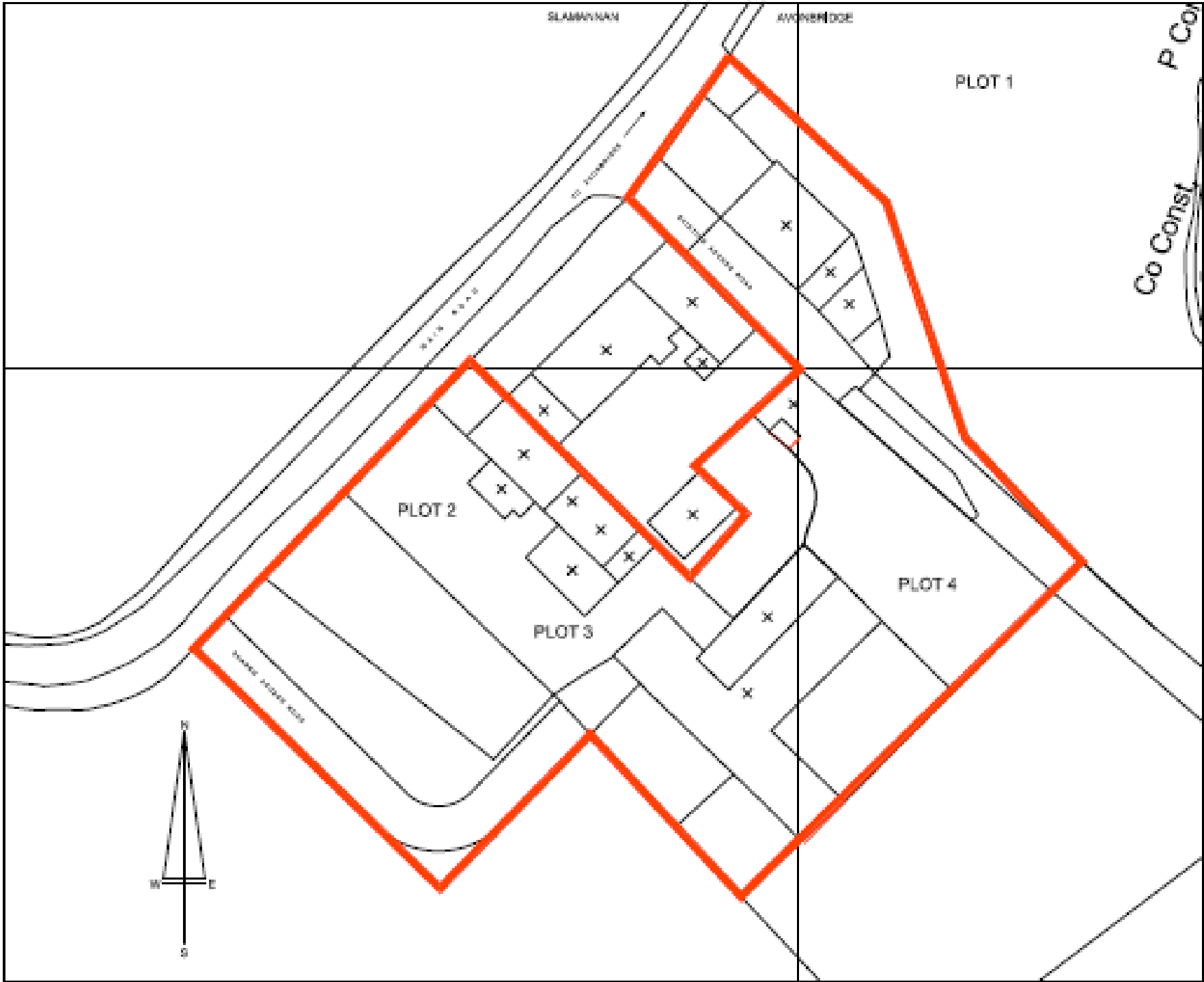


Lot 2 Paddock from the south. The house plot sheds and yards are beyond the trees.



Lot 2 The southerly outlook over the field south of the plot and trees





EXISTING BLOCK PLAN

EXISTING BLOCK PLAN

Drawing No. A-200-003  
Scale: (A3) 1:500 (A4) 1:500  
Date: January 2004

Drawn By: Const

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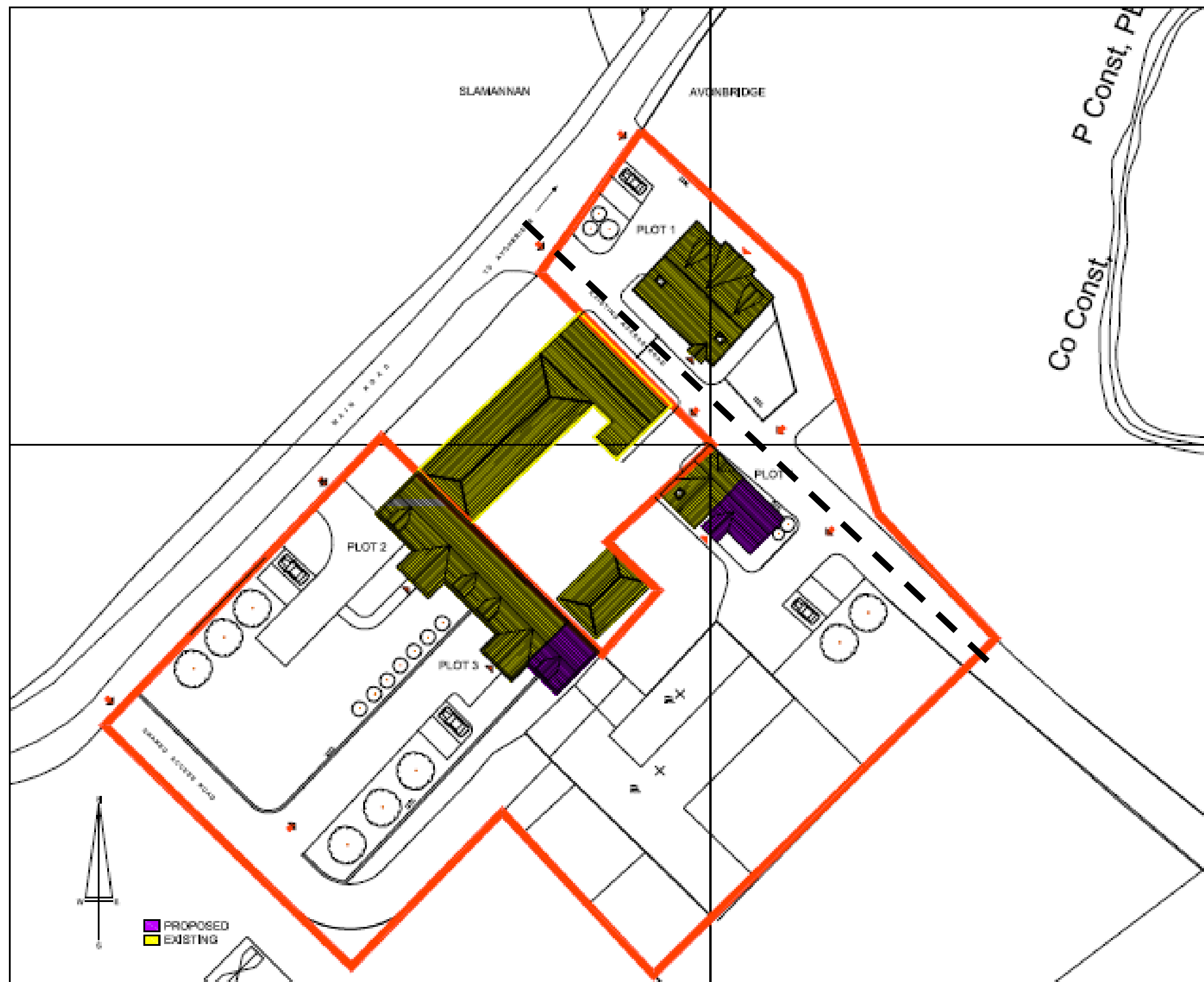
Checked By:

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Notes: Dimensions and heights to be checked on site and confirmed before work commences. All works must be done in accordance with the relevant standards and codes of practice. This is a preliminary drawing and is not to be used for construction purposes.

Drawn By: J. Conroy  
Date: 11/01/04





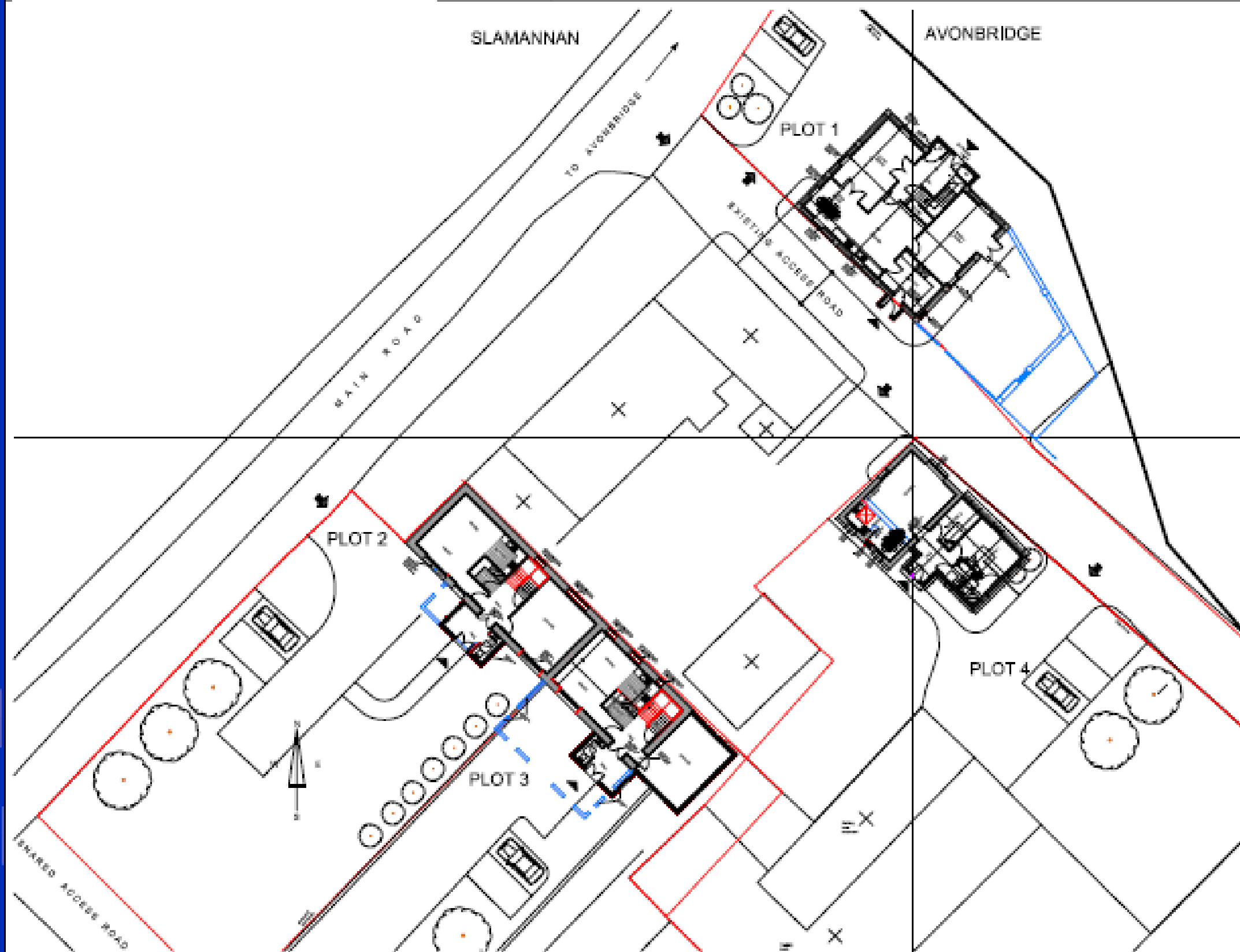
Lot 2 \* Plot 4  
access road  
- - - - -

PROPOSED BLOCK PLAN



SLAMANNAN

AVONBRIDGE



PROPOSED SITE LAYOUT

## PROPOSED LAYOUT

Drawing No: A-001-001  
 Date: 1/10/2021 (R3) N/A  
 Date: January 2024

Rev	Date	Comment
A	10/10/2021	amendment of boundary, existing site plan
B	10/10/2021	change of boundary, plot 1-4
C	10/10/2021	change of boundary, plot 1-4, proposed new road on existing existing road of boundary 1-4

## Legend

■ existing

1. All dimensions and boundaries are shown on this plan and are to be used as a guide only. The actual dimensions and boundaries shall be determined by the surveyor.

2. All dimensions and boundaries are shown on this plan and are to be used as a guide only.

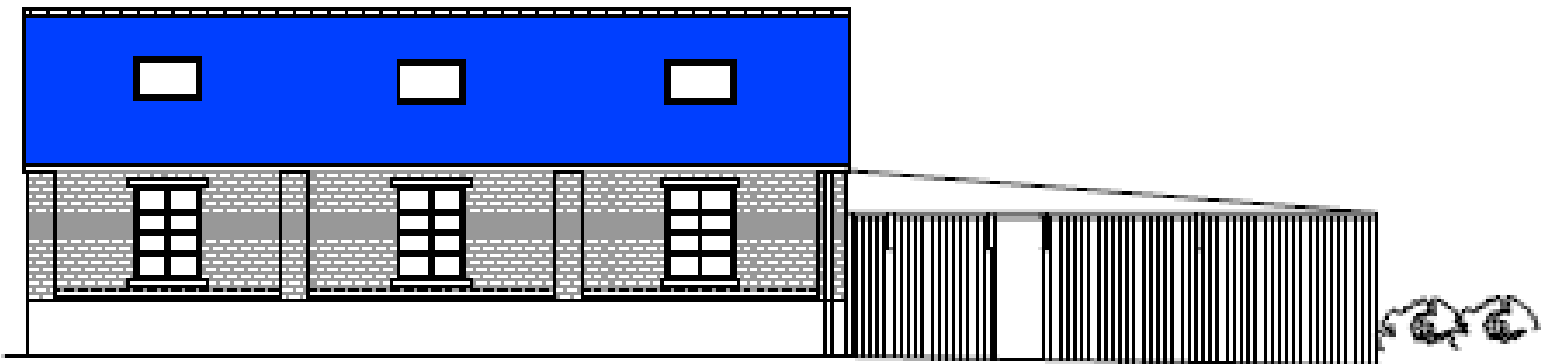
3. All dimensions and boundaries are shown on this plan and are to be used as a guide only.

4. All dimensions and boundaries are shown on this plan and are to be used as a guide only.

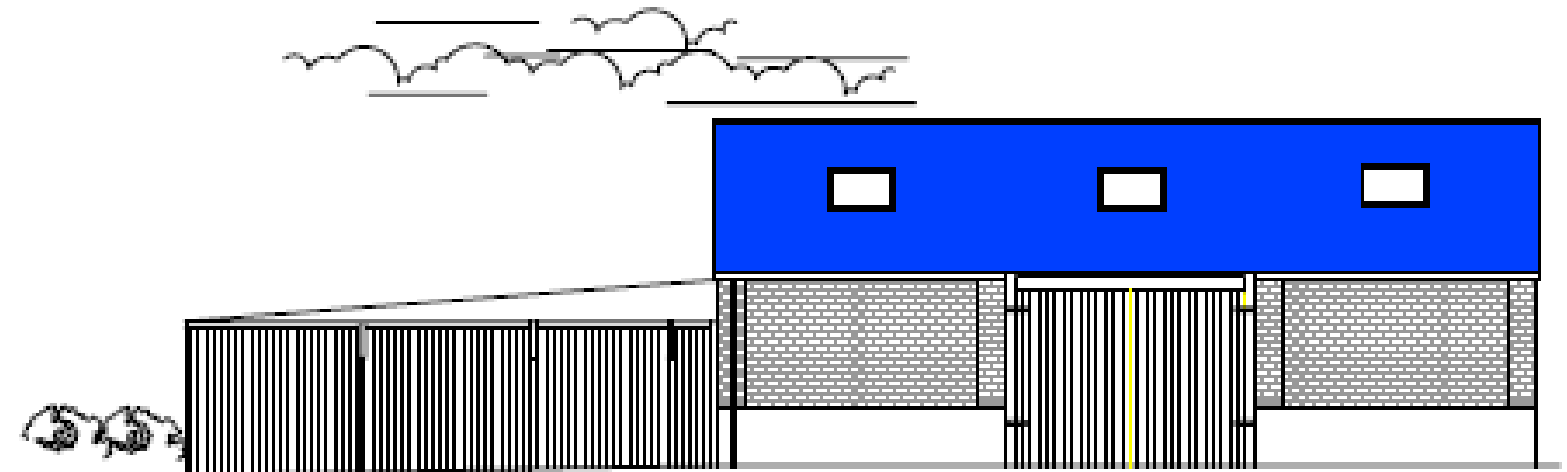
5. All dimensions and boundaries are shown on this plan and are to be used as a guide only.



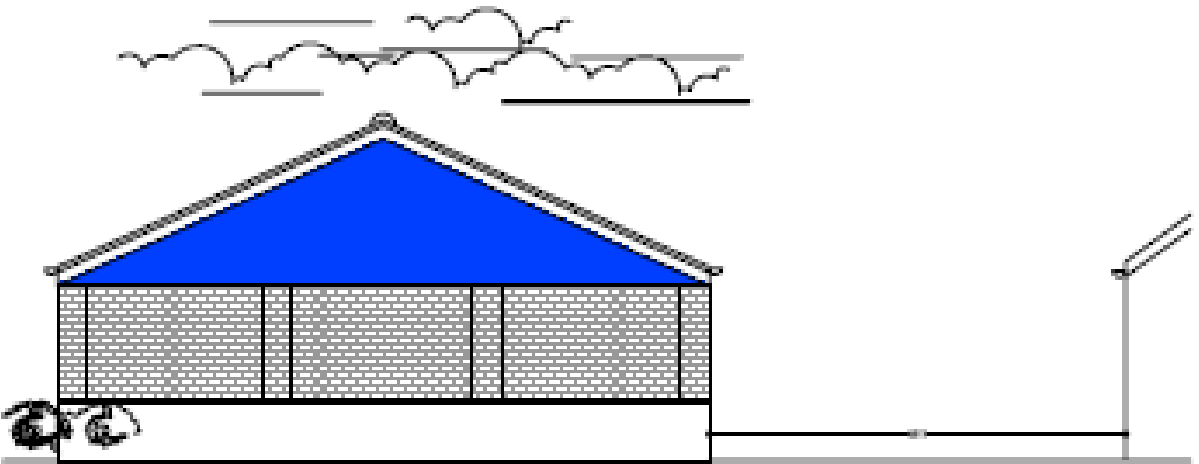
EXISTING BUILDING  
PLOT 1  
DRAWING NO. A-001-001  
Scale (AS) 1:100 (A3) 1:50  
Date January 2008



EXISTING FRONT ELEVATION



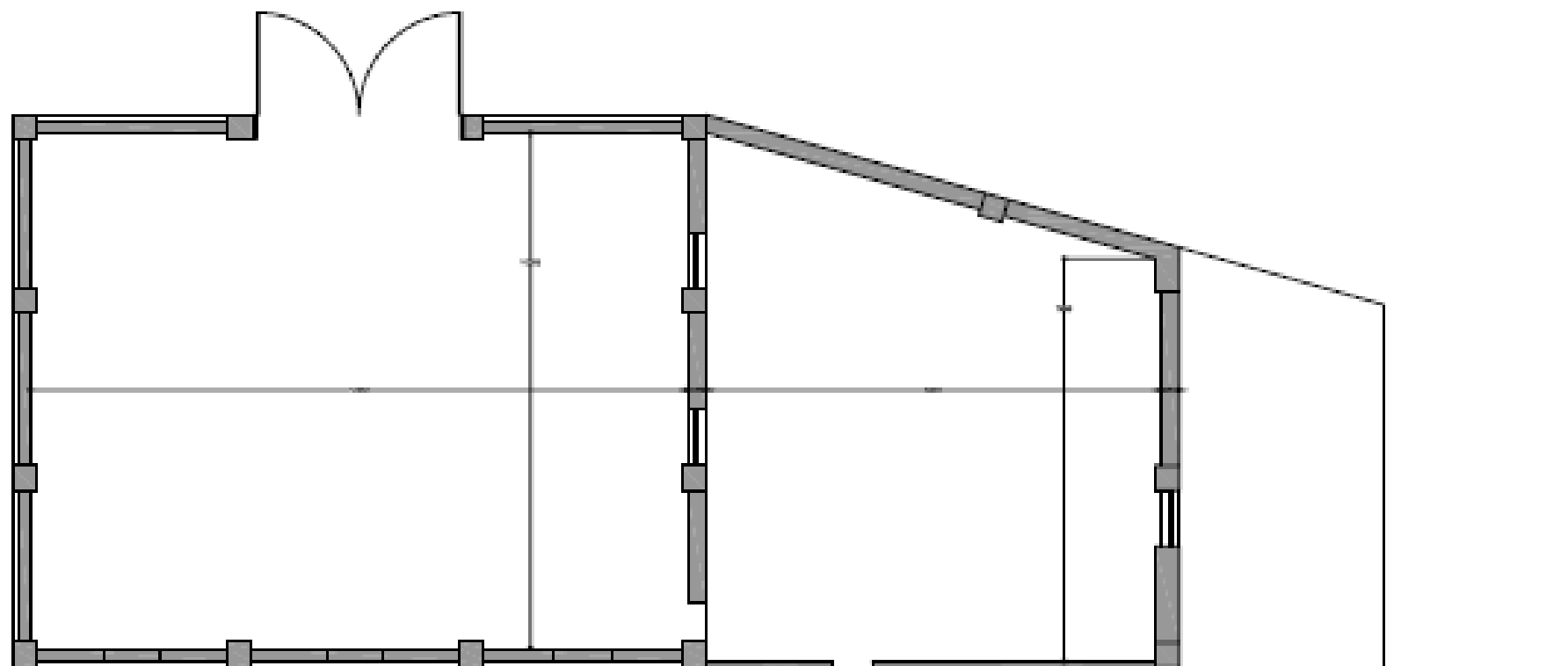
EXISTING REAR ELEVATION



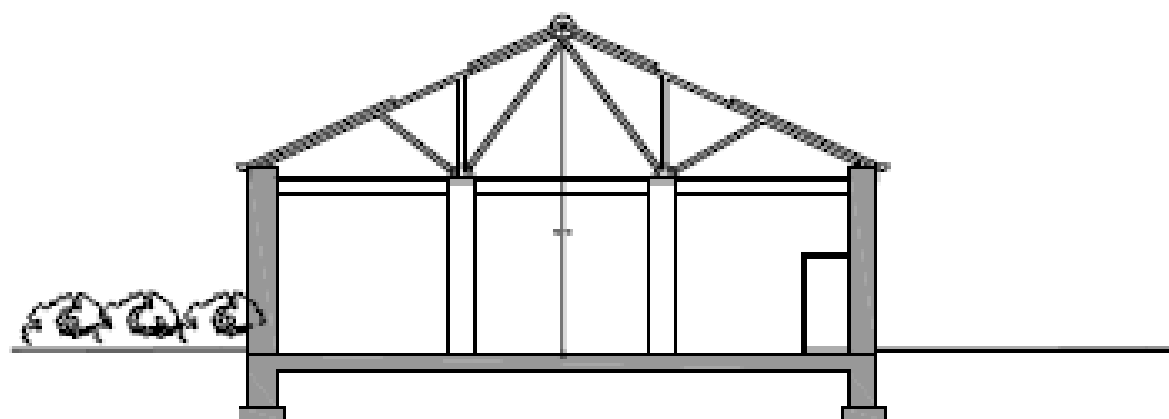
EXISTING SIDE ELEVATION

All dimensions and heights to be checked on site and confirmed before work commences. All work shall conform to the current Building Regulations. This is a subsidiary of the main contract referred to in the contract documents. 1/1/08





### EXISTING PLAN



SECTION THROUGH EXISTING BUILDING

[illegible]

■ **State of the State**—The Governor's report on the state of the state, including the state of the economy, the state of the environment, and the state of the state's education system.

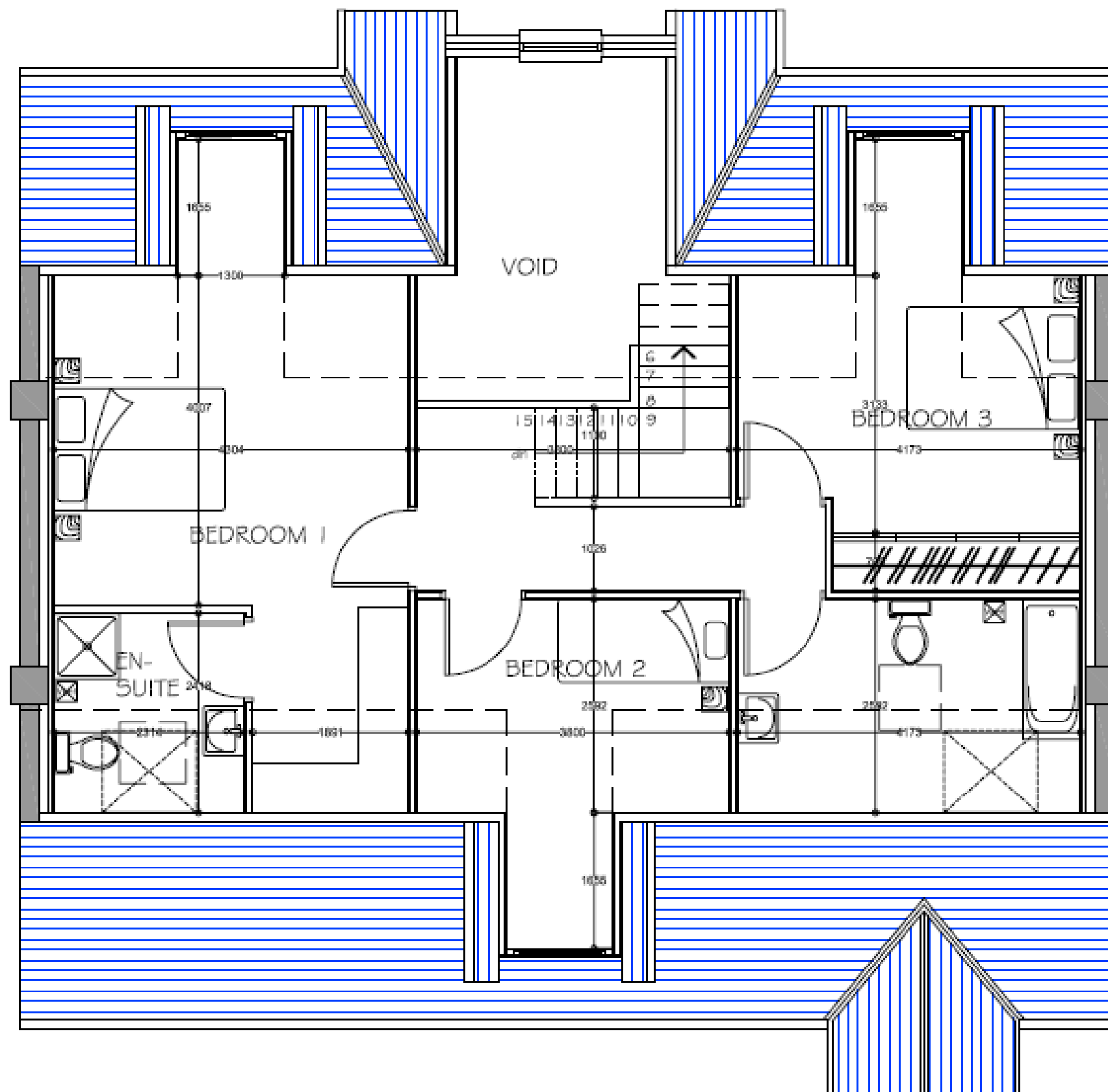
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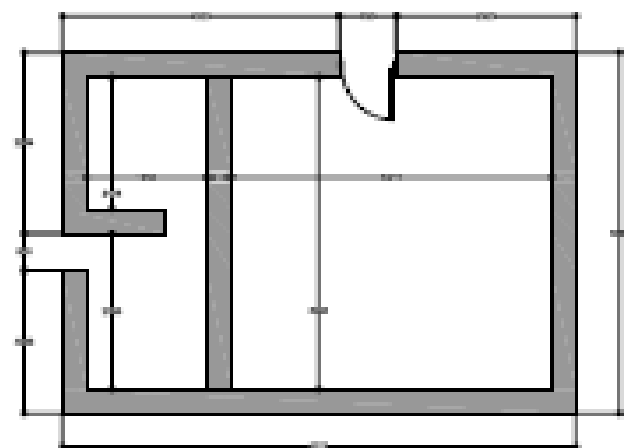




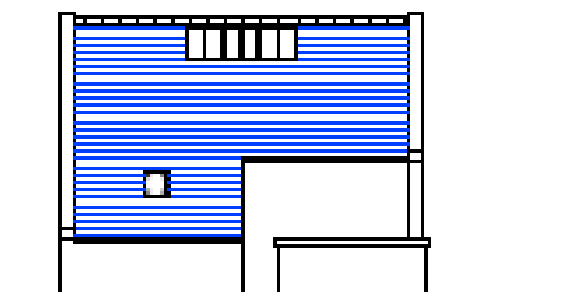


PROPOSED UPPER FLOOR PLAN

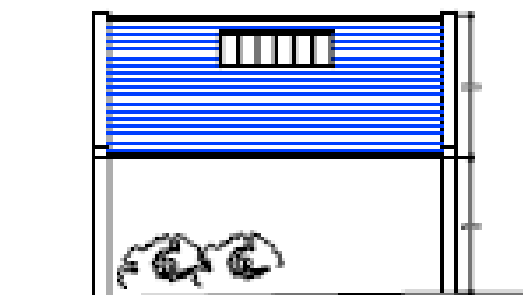




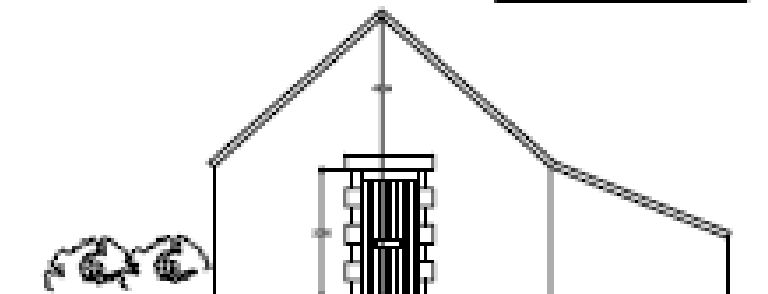
EXISTING PLAN - PLOT 4



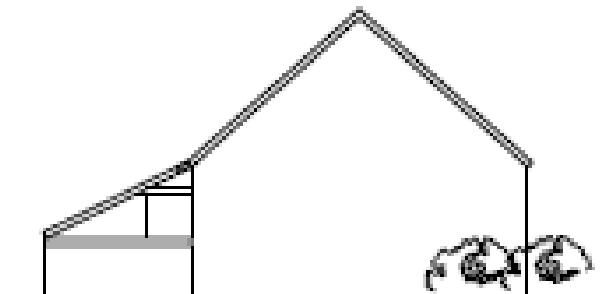
EXISTING FRONT ELEVATION - PLOT 4



EXISTING REAR ELEVATION - PLOT 4



EXISTING SIDE ELEVATION - PLOT 4



EXISTING SIDE ELEVATION - PLOT 4

EXISTING PLAN - PLOT 4

Drawing No: A-100-013  
Scale: (A3) 1:100 (A4) 1:150  
Date: January 2004

Drawn By: \_\_\_\_\_

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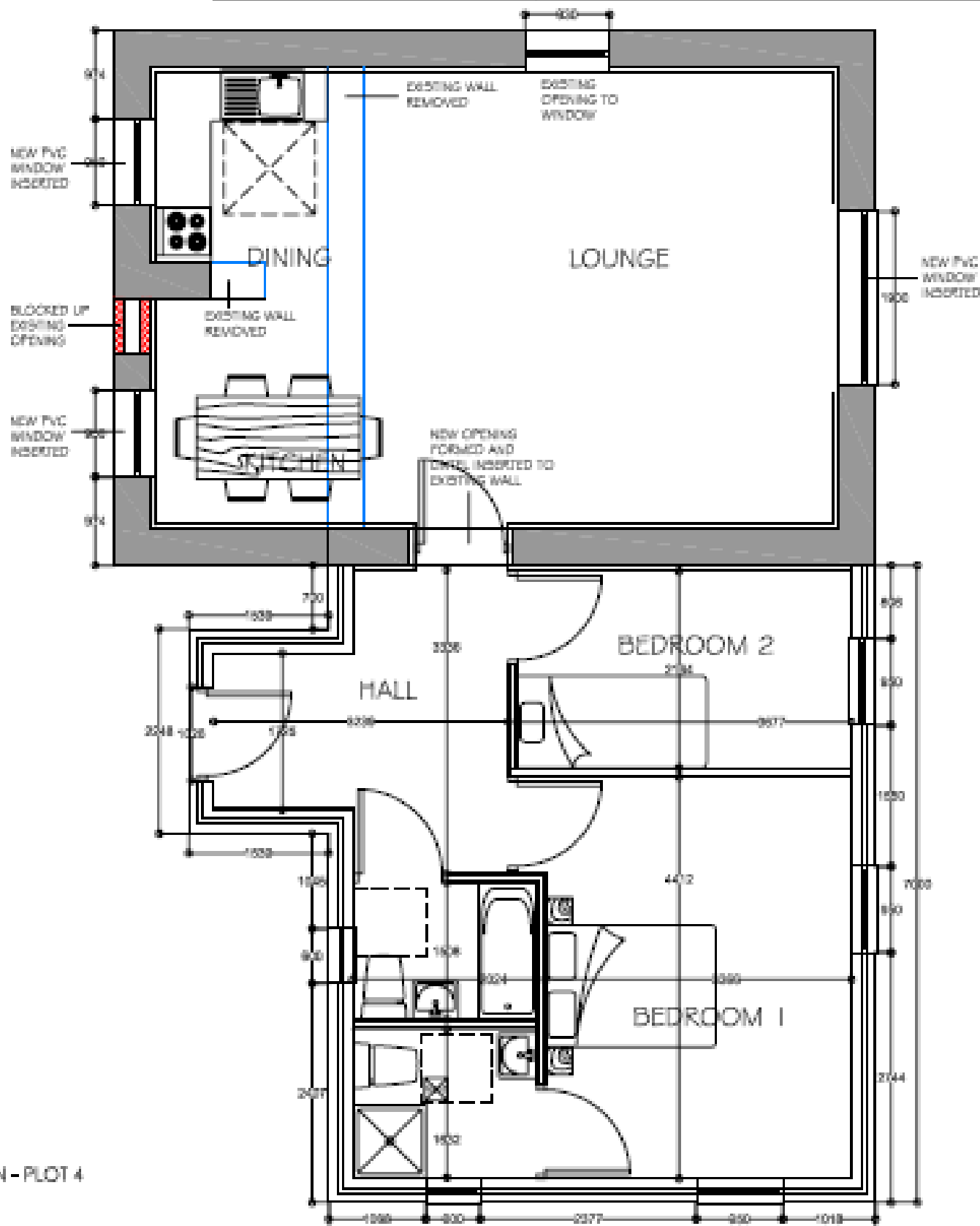
Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

All dimensions and heights are to be checked on site and confirmed before work commences. This plan is for reference only and does not constitute a contract. The client is responsible for the accuracy of the information provided.

Drawn: J. Conroy  
Date: 01/01/04





PROPOSED GROUND FLOOR PLAN - PLOT 4

PROPOSED PLAN - PLOT 4

DRAWING NO. 4-000-014  
DATE: 1/1/2024 / 1/1/2024  
DATE: January 2024

NO.	DATE	REVISION
1	1/1/2024	CHANGED TO 1/1/2024
2	1/1/2024	CHANGED TO 1/1/2024
3	1/1/2024	CHANGED TO 1/1/2024

EXISTING WORK

DEMOLISH WORK

1. All dimensions and notes are checked on site and confirmed with the contractor. All dimensions are subject to change.

2. All dimensions are subject to change.

3. All dimensions are subject to change.

4. All dimensions are subject to change.

5. All dimensions are subject to change.

6. All dimensions are subject to change.

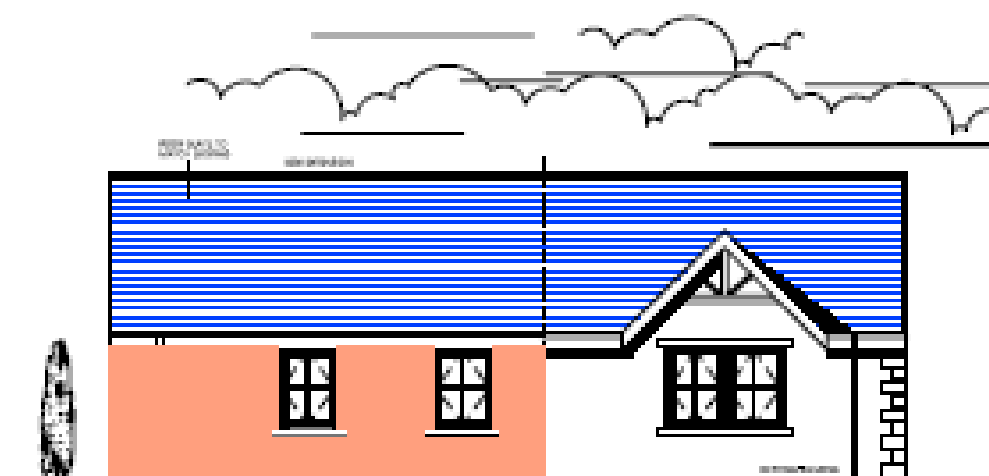
7. All dimensions are subject to change.

8. All dimensions are subject to change.

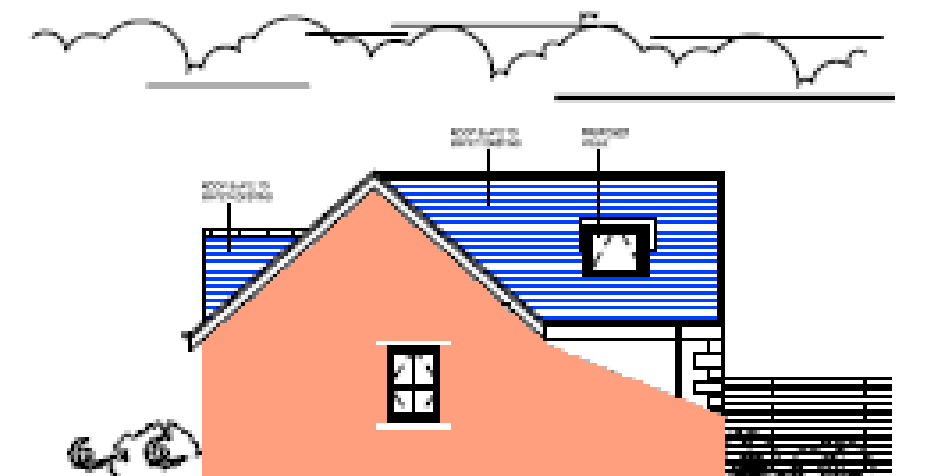
9. All dimensions are subject to change.

10. All dimensions are subject to change.

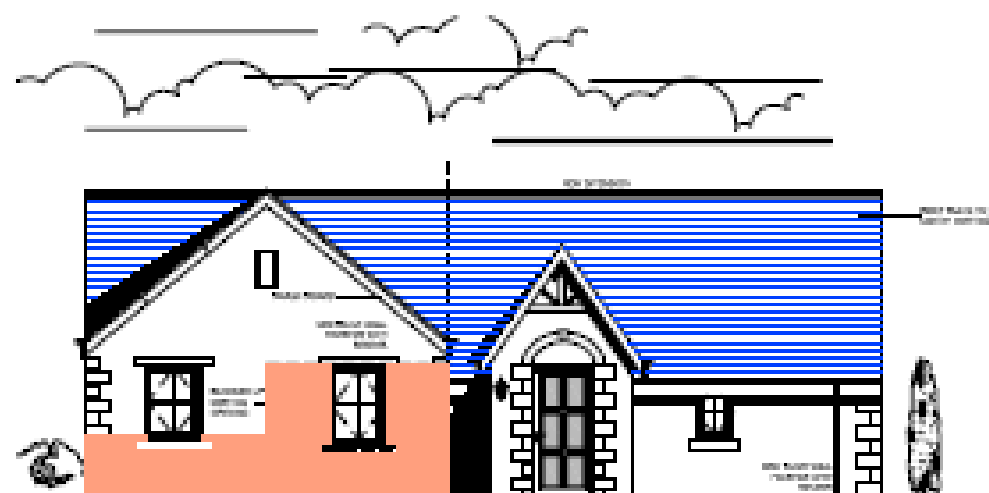




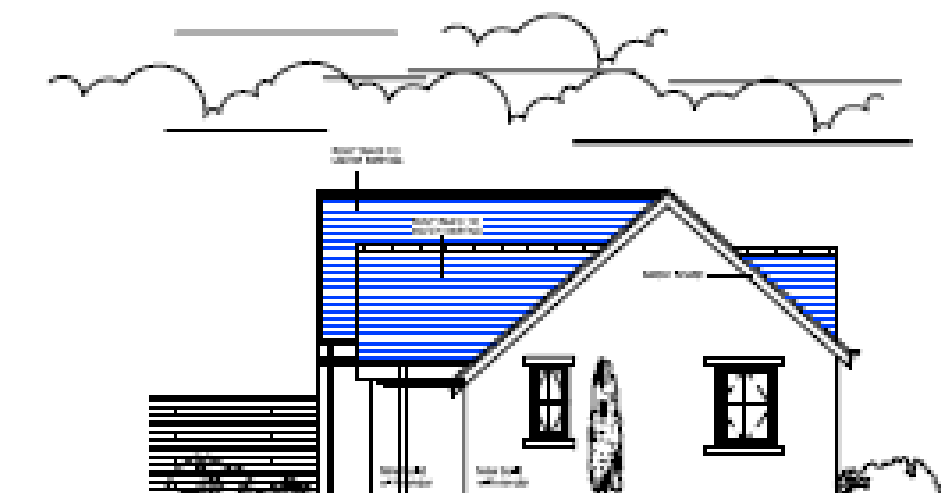
PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION

PROPOSED ELEVATIONS - PLOT 4

Drawing No. A-000 - 018  
 Scale: (A3) 1:200 (A4) 1:400  
 Date: January 2024

Revised	Date	Content
A	14/01/24	
B	24/01/24	Revisions shown on the existing building details to be retained, the extent of new work.
C	24/01/24	Revisions shown on the existing building details to be retained, the extent of new work.
D	14/01/24	Revisions shown on the existing building details to be retained, the extent of new work.

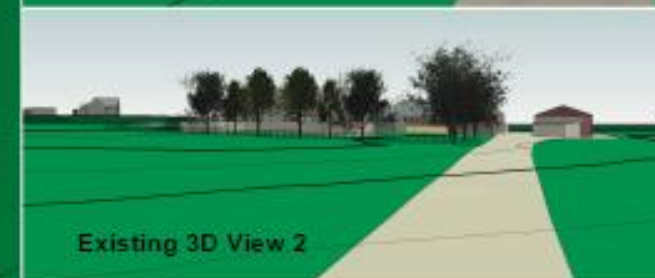
REVISIONS

EXISTING STRUCTURE  
 RETAINED

This drawing and its contents are to be used only for the purposes for which it was prepared and shall not be used for any other purpose without the written consent of the author.

Drawn: JAC  
 Date: 14/01/24

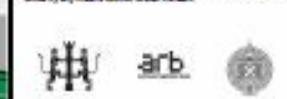




Unless stated otherwise, the designs shown are subject to detailed site investigations, legal advice and the comments and/or approval of the relevant relevant Local Authority Officers, Statutory Undertakers, Fire Officers and the like. They are therefore issued as preliminary and not for construction or applied in any way without the express consent of Brian J Currie, Chartered Architect.

A1

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Client  
George + Fraser Melville

Project  
Unhouse Steadings

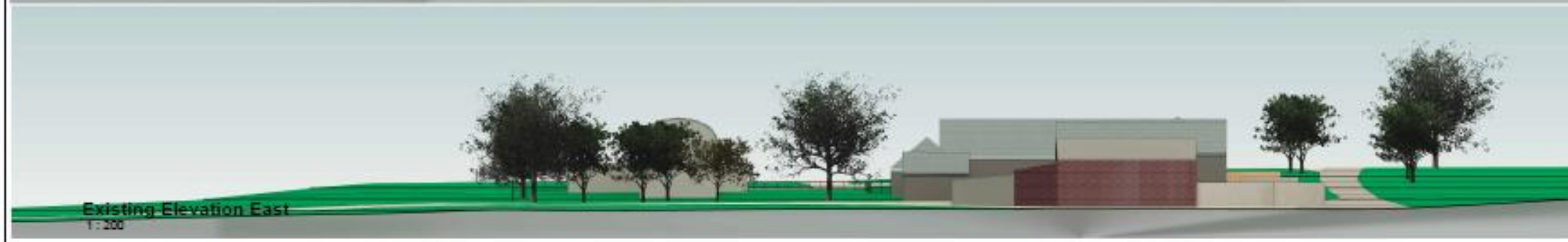
**BRIAN J CURRIE RIBA ARIAS**  
CHARTERED ARCHITECT  
UNHOUSE STEADINGS  
WESTERDALE PARK NORTH BRIMM  
EAST LOTHIAN EH54 6RU  
Telephone: 0131 6600  
Mobile: 07711 01446  
Email: brian@brianjcurrie.co.uk

Date As Indicated	Drawn by Author
Date 26/04/2022 10:34:58	Checked by Checker

Drawing Name  
Existing

Drawing Number  
A101

CHARCHITECTUREPROJECTS@MACKENZIE  
BUILDERS\Unhouse Steadings\Unhouse  
Steadings EXISTING.rvt





**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.

**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.

**Fixtures and Fittings**

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars. The shipping container is not included.

**Council Tax Band**

Council Tax Band

**Basic Payment Scheme (BPS)**

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

**Solicitors**

**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.

**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.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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**HOUSE BUILDERS**

Claymore Timber Frames  
Pine Lodge, Cupar Rd, Ladybank  
Cupar  
KY15 7RB  
[01337 831900](tel:01337831900)  
[info@claymoretimberframe.co.uk](mailto:info@claymoretimberframe.co.uk)

AGB Developments Ltd  
Allan Brown  
[allan@agb-developments.co.uk](mailto:allan@agb-developments.co.uk)  
Unit 10 Nether Friarton Ind Est  
Friarton Road  
Perth PH2 8PF  
01738 587610

Gradual Peak Ltd  
Cupar Road  
Pitscottie  
Fife  
KY15 5TB  
01334 828800/07967 595414

Paul Edney  
Hillfoot Homes Ltd  
The Roundel  
Hillfoots Farm  
Dollar  
Clackmannanshire  
FK14 7PL  
Phone: 01259 740 000  
[pauledney@hotmail.com](mailto:pauledney@hotmail.com)  
Web: [www.hillfoothomes.com](http://www.hillfoothomes.com)

Master Houses Ltd  
23 Newlands  
Birchwood Grange  
By Kirknewton  
EH27 8LR  
01506 885588  
[grantmasterton@btinternet.co.uk](mailto:grantmasterton@btinternet.co.uk)

**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/sell it.

**TIMBER FRAME MANUFACTURERS**

Dan-Wood Scotland  
1 Wilderhaugh  
Galashiels  
TD1 1QJ  
[01896 752271](tel:01896752271)  
[www.dan-wood.co.uk](http://www.dan-wood.co.uk)

Rob Roy Homes (Crieff) Ltd  
Dalchonzie,  
By Comrie  
Perthshire  
PH6 2LB  
01764 670424  
[www.robroyhomes.co.uk](http://www.robroyhomes.co.uk)

Scotframe Timber Engineering Limited  
Units 3:1 & 3:8  
Discovery House  
Gemini Crescent  
Dundee Technology Park  
Dundee  
DD2 1SW

**ARCHITECT**

ANGUS DESIGN ASSOCIATES  
ARCHITECTURE + PROJECT MANAGEMENT +  
PLANNING  
The Building Design Centre  
125 Muir Street  
Hamilton  
ML3 6BJ  
Tel 01698 421210  
[raymond@angusarchitects.co.uk](mailto:raymond@angusarchitects.co.uk)

This is the architect who secured the planning consent for the house conversions 6/12/2006  
Raymond Angus would be pleased to discuss practicalities regarding building warrants, supporting the building of the houses.

The development was started within the 5 year consent period (two have been finished) so planning consent is accordingly granted.

This Decision Notice is issued under the Town and Country Planning (Scotland) Acts. It should be read, together with the accompanying plans; if any details differ, then the Decision Notice takes priority.

FILE NO.	
14 MAR 2007	



**Falkirk Council**

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

**Detailed Planning Permission**

**Applicant:**

**Agent:**

Angus Design Associates  
The Building Design Centre  
125 Muir Street  
Hamilton  
ML3 6BJ

In respect of the application registered on 6 December 2006 for the proposals described below,

**Development** Alterations, Extensions and Conversion of Farm Outbuildings to Form 4 Dwellinghouses  
**Location**

and in accordance with the plans docketted as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

**Grants Detailed Planning Permission**

This decision is issued subject to the following condition(s):-

1. The development to which this permission relates must be begun within five years of the date of this permission.
2. Prior to the commencement of work on site, full details of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.
3. Prior to the commencement of work on site, full details of the proposed surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority.
4. Development shall not begin until a scheme to deal with contamination on the site has been 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(s) of contamination on the site.
  - ii. measures to treat/remove contamination to ensure the site is fit for the use proposed.
  - iii. measures to deal with contamination during construction works.
  - iv. condition of the site on completion of decontamination measures.

Before any unit is occupied the measures to decontaminate the shall be fully implemented as approved by the planning authority. In addition, in appropriate circumstances, a condition covering monitoring measures may be included.

5. The driveways shall be constructed so that their gradients do not exceed 1 in 10 and so that no surface water is discharged or loose material is carried out onto the public road.

6. There should be no obstruction to visibility over 1m in height above the carriageway level within 2.5m of the road channel over the full frontage of the site with the public road.
7. At the proposed access to the site from the main road; there shall be no building, structure, tree, shrub or other obstruction to visibility above carriageway level within a visibility splay of 2.5m by 90m in both directions.

**Reason(s):**

1. To accord with the provisions of Section 56 of the Town and Country Planning (Scotland) Act 1997.
2. To safeguard the visual amenity of the area.
3. To ensure that adequate drainage is provided.
4. To ensure the ground is suitable for the proposed development.
- 5-7. To safeguard the interests of the users of the highway.

7 March 2007

Director of Development Services

FILE NO.	
FILE DATE	
14 MAR 2007	