



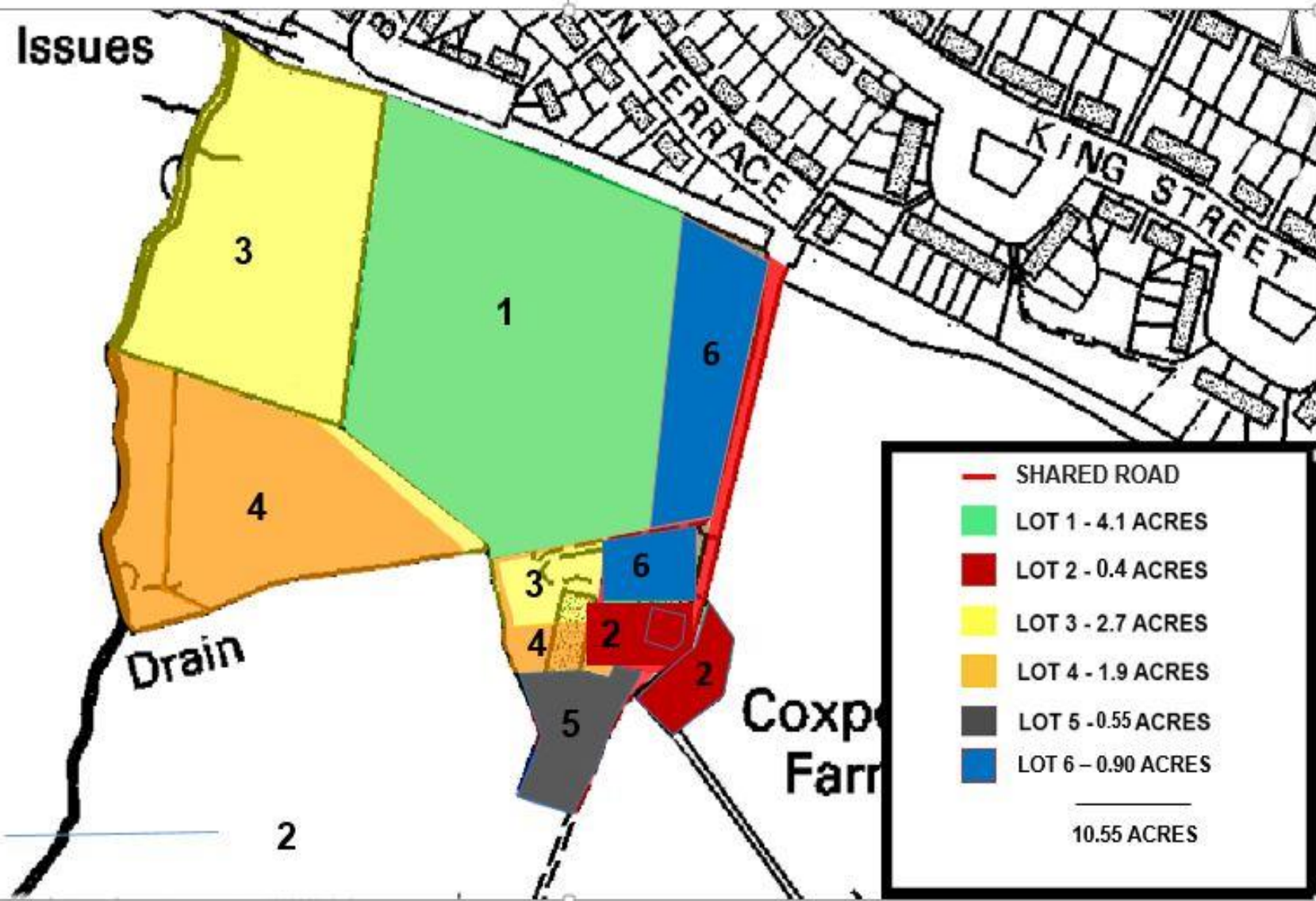
Lot 1

Lot 1

Lot 2

SOUTH COXPOW FARMHOUSE & STEADING, BY FALLIN, STIRLING

Issues



- SHARED ROAD
- LOT 1 - 4.1 ACRES
- LOT 2 - 0.4 ACRES
- LOT 3 - 2.7 ACRES
- LOT 4 - 1.9 ACRES
- LOT 5 - 0.55 ACRES
- LOT 6 - 0.90 ACRES

10.55 ACRES

South Coxpow Farmhouse and Steading + 10.55 acres by Fallin, near Stirling, FK7 7LU

Stirling 3m, Bridge of Allan 5m, Kincardine 9m, Falkirk 11m, Edinburgh 37m, Glasgow 27m

A fully modernised traditional farmhouse and outbuildings, surrounded by farmland. Excellent development potential and additional strategic development potential. Views to Stirling Castle, the Wallace Monument and the Ochil Hills.

Lot 1: West Farmhouse

Lounge, conservatory, 4 bedrooms (1 en-suite), large bathroom, modern kitchen, conservatory, porch

OO £265,000

4.3 acres approx @ £6976/ac

OO £30,000

Offers over **£295,000**

Lot 2: East Farmhouse

Large lounge, office/bedroom 5/or kitchen for annex for main house, planning permission for 2 bedrooms & bathroom on first floor if the roof is heightened, secret garden with scope for summer house. 0.4 acres

Offers over **£40,000**

Lots 1 & 2 offers over **£335,000**

Home Report value £310,000 not including the land in lot 1 worth £30,000

Lot 3: Shed with planning consent for conversion to 4 bedroom house

House plot

OO £61,000

2.7 acres approx @ £7037/ac

OO £19,000

Offers over (with seller installing services) **£80,000**

Lot 4: Shed with planning consent for conversion to 2 bedroom house

+ scope to extend

OO £40,000

1.93 acres approx @ £6735/ac

OO £13,000

Offers over (with seller installing services) **£53,000**

Lot 5: Shed with likely planning consent for a newbuild 4 bedroom house. 0.55 acre

(A planning application has been lodged)

Offers over (with seller installing services) **£90,000**

Lot 6 – Shed with likely planning consent for conversion or new build house

OO £50,000

0.9 acres of land approx @£7000/ac

OO £6,300

Offers over (with seller installing services) and subject to planning consent

£56,000

TOTAL Offers Over

£614,000



The division of the land is flexible. It could be sold with any of the lots. Lots 1, 2 & 6 could be sold together. Lots 5 & 6 may not secure planning consent.



McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

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

Lot 1: Farmhouse + 4.1 acres

An attractive detached farmhouse, in traditional stone and lime, which has been modernised to a high standard. A new boiler and mains gas central heating have been fitted, the conservatory roof has been renewed and there is double glazing throughout.

Ground Floor

Front entrance vestibule (south and east) 2.8 x 0.9m

South facing views over tarred yard, partially glazed front door, cloaks cupboard

Entrance Hall 4.1 x 0.9m (south)

Staircase, access to sitting room/bedroom/bathroom and dining room

Bathroom 3.8 x 3.4m

Fully tiled floors and walls, large Jacuzzi bath, large shower, WC and wash hand basin

Sitting Room / bedroom 5 (south) 4.5 x 3.45m

Snug room with feature imitation fireplace, partially glazed door to conservatory

Conservatory (west and north) 4.8 x 3.9m

Rear door, laminate floor, lovely views to north and north west over paddocks and the monoblock yard. New roof

Kitchen (north and north) 4.5 x 3.5m

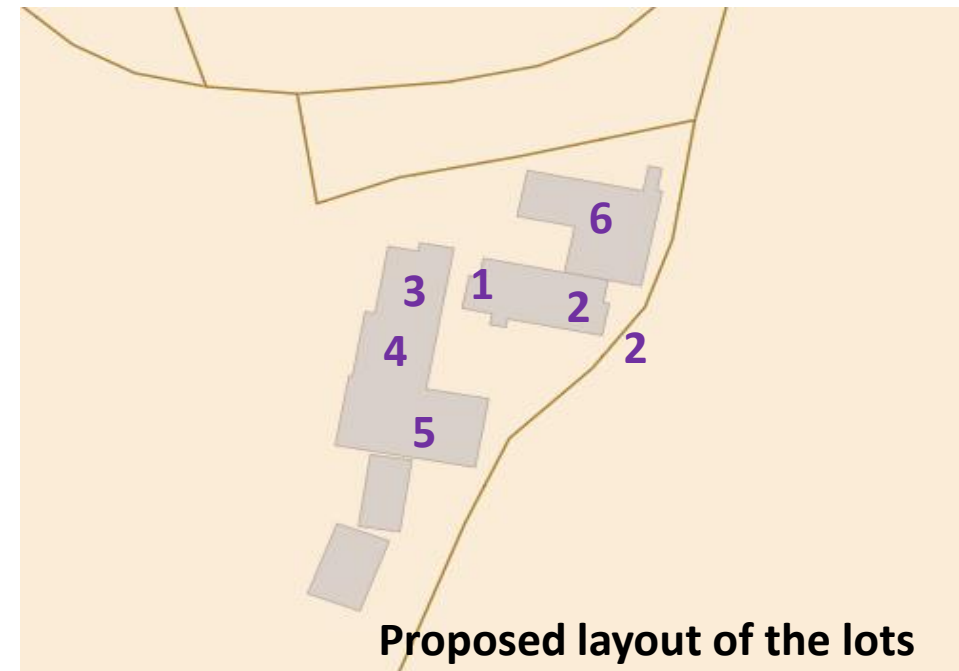
Modern fully fitted kitchen with ample floor and wall units, oil-fired Rayburn, electric cooker, enamel sink, tiled floor and walls and outlook to fields. Rear door to covered yard

Dining room (south) 4.65 x 3.9m

South facing window over the tarred yard to fields beyond

Lounge (south) 6.15 x 4.65m (Part of Lot 2)

Spacious lounge with lovely south facing views, wood-burning stove, feature timber floor, rear door to covered yard



Proposed layout of the lots

First Floor

Staircase Hallway (4.3 x 1.2m, 2.2 x 1.2m)

Cupboard (2.2 x 1.6m)

Master bedroom (south) 4.9 x 3.7m

Large bedroom with fitted wardrobes and vanity units and combed ceiling. Lovely south facing views over farmland

Master bedroom en-suite (east) 2.7 x 1.25m, 1.0 x 1.1m

Tiled shower cubicle, tiled walls and floor, WC and wash hand basin

Bedroom 2 (south) 3.3 x 2.3m

Built in children's bed. Views to the fields

Bedroom 3 (south) 4.36 x 3.6m

Large room with views to fields

Bedroom 4 (north) 4.3x3.6m

Large cupboard of 2.4 x 1.6 m including central heating boiler

Study/bedroom 6

Could be accessed off lounge if doorway created - Part of Lot 2

Council Tax Band F: £1746. Septic tank so free drainage.

Mains water and mains electricity.

Lots 3 & 4



Lot 6 in foreground or it could be sold with Lots 1&2



This large stone building is complete to wall head height and could be converted to a house

Lot 1 Kitchen



Lot 1 Conservatory



Lot 2 lounge/dining room



Lot 1 sitting room



Lot 1 Bathroom



Lot 1 Bedroom 1

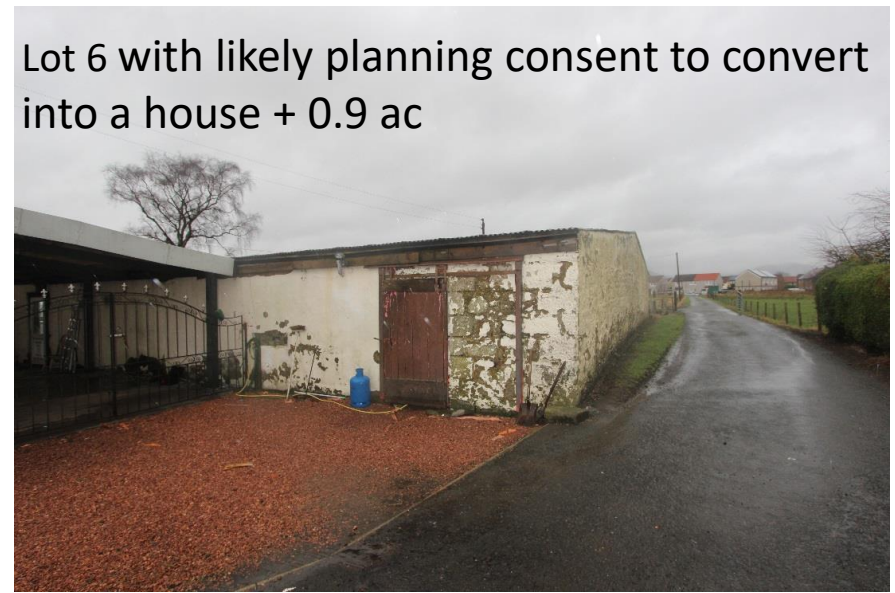


Lot 1 – Bedroom 2



Private garden for Lots 1&2 or Lot 2 on its own



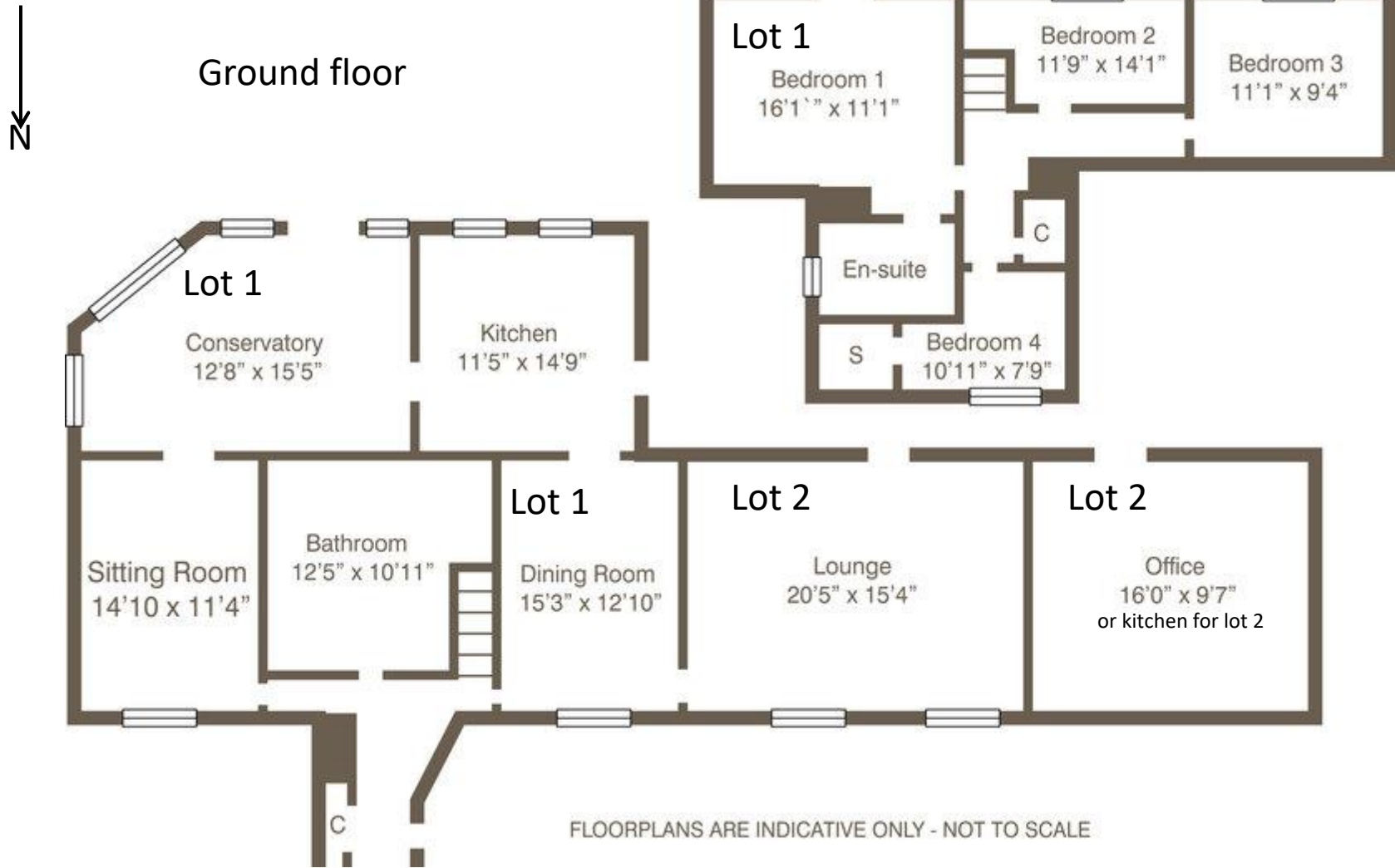


Plot 3: shed with planning consent for conversion to a 4 bedroom home + 2.7 acres.
Plot 4: shed with expired planning consent for conversion to a 2 bedroom home + 1.90 acres.
Plot 5: shed with likely planning consent for a new build 4 bedroom home + 0.3 acres.
Plot 6 : Shed and garages where an application has been made for it to be converted into a house. The walls are complete to wall head height so it qualifies to be converted into a house in terms of Stirling Council's Housing in the Countryside Policy.

Services.

Costs for mains water and electric have been applied for .
Mains water is presently free of charge and there is 3 phase electricity installed. Drainage for the possible plots would be to septic tanks or one bio disc plant.

First Floor above ground floor on left



Proposed plan for farmhouse to create extension, or to create annexe or separate house (which would incorporate current large lounge).

Lot 2

Sto
No
son

A thermostatic mixing valve (TMV) or fitting complying with BS EN 1111: 1999 should be fitted to all bathroom fixtures. The temperature of hot water, at point of delivery to a bath or bidet, should not exceed 48° C.

TILE FINISH TO ALL SHOWER ENCLOSURES
A 75mm DEEP SEAL TRAP IS TO BE FITTED TO ALL SINKS , WHB , SHOWERS , BATHS .

NEW HEATING SYSTEM'S THERMOSTATIC/TEMPERATURE CONTROL .
2 HEATING ZONES WITH SEPARATE TIMER AND THERMOSTAT (BEDROOMS IN SEPARATE ZONE FROM THE LOUNGE)
THERMOSTATIC VALVES IN EACH RADIATOR
THERMOSTATIC SETTING ON THE BOILER

Internal Drying Area
1.7m of clothes line per apartment
= 6.8m of clothes line

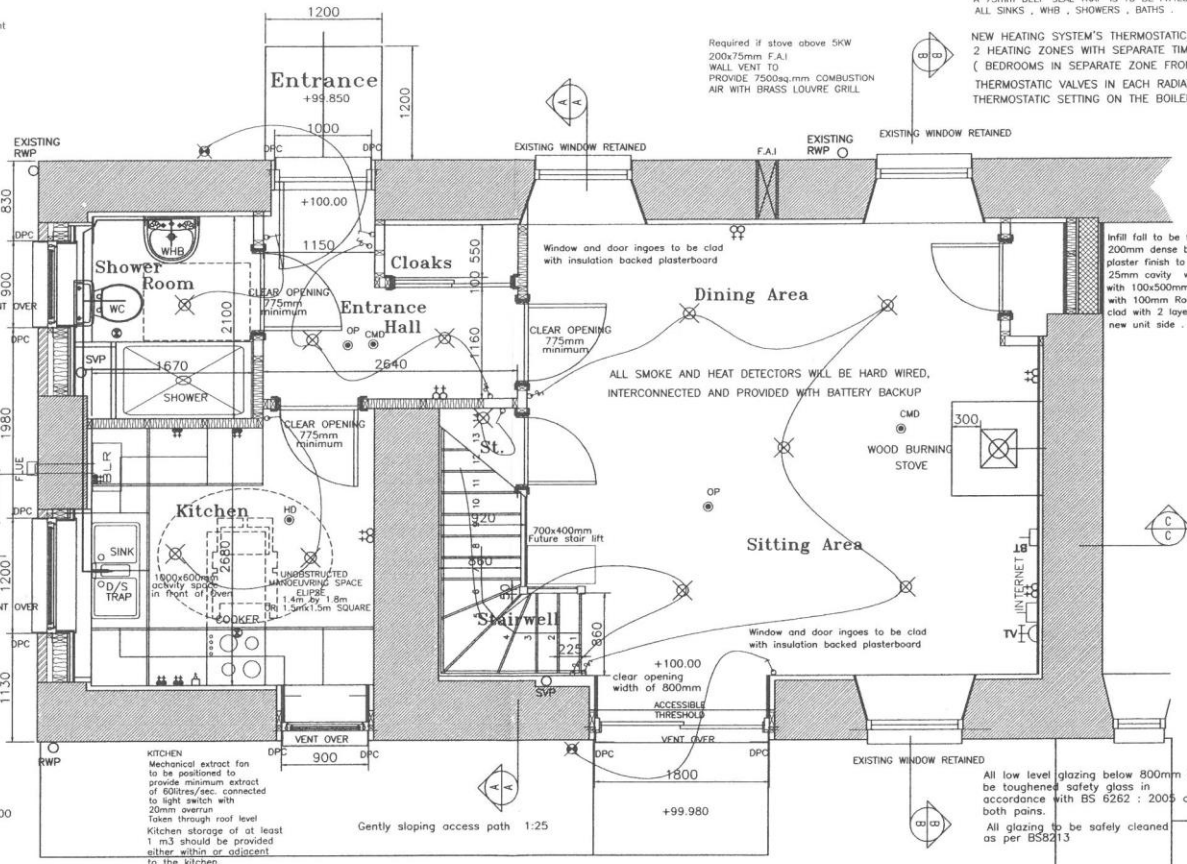
Where new brickwork/stonework is to be tied to existing stonework, crocodile ties should be used all in accordance with the manufacturers instructions, with the joint sealed with proprietary Polysulphide mastic or similar flexible and durable infill, to ensure no possibility of weather penetration.

ACCESSIBLE SHOWER
Mechanical extract fan to be positioned to provide minimum extract of 30litres/sec. connected to light switch with 20mm overrun taken through roof level

WORCESTER GREENSTAR 30CD SYSTEM NEW NATURAL GAS BOILER
GAS CONDENSING BOILER SYSTEM WITH PRESSURISED HOT WATER TANK INCLUDING SEALED SYSTEMS KIT SEDBUK RATING 90.2%
GAS fired balanced flued boiler rated 31.2kw or equivalent underneath worktop with fan balanced flue discharging through external wall with guard cage over.
Boiler to provide high pressure water and sealed system radiators all to design of Specialist Gas safe contractor.
Room sealed appliance fan assisted boiler with stainless steel flue and proprietary sleeves to give a minimum of 25mm gap from combustible material

- electrical legend:
- surface light fitting
 - wall light
 - external light P.R.I
 - fluorescent luminaire
 - fluorescent strip light
 - fire exit sign
 - extract fan
 - electrical meter
 - light switch
 - two way switch
 - three way switch
 - twin 13amp socket
 - twin 13amp socket & worktop light
 - cooker box, pull cord switch
 - double pole switch
 - fused spur
 - smoke detector
 - telephone
 - TV/VM aerial socket.
 - Consumer Supply Unit
 - Electrical meter
 - Electrical meter
 - Push button bell
 - Bell
 - HEAT DETECTOR
 - OPTICAL SMOKE ALARM
 - CARBON MONOXIDE DETECTOR
 - COMBINED SMOKE AND CO2 DETECTOR
 - NETWORK TERMINATION POINT

INTERNET NETWORK TERMINATION POINT
All electrical works to comply with BS7671,2008 Amendment 2 : 2013
100% FIXED LIGHT FITTINGS AND LAMPS
INSTALLED TO BE LOW ENERGY TYPE



Required if stove above 5KW
200x75mm F.A.I
WALL VENT TO PROVIDE 7500sq.mm COMBUSTION AIR WITH BRASS LOUVRE GRILL

Infill fail to be formed with 200mm dense blockwork for 13mm plaster finish to house side and 25mm cavity with timber frame partition with 100x500mm timber studs infilled with 100mm Rockwool insulation and clad with 2 layers of 12.5mm Plasterboard to new unit side . All joints sealed

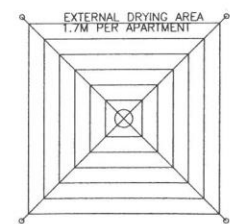
ALL SMOKE AND HEAT DETECTORS WILL BE HARD WIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP

All low level glazing below 800mm to be toughened safety glass in accordance with BS 6262 : 2005 on both panes.
All glazing to be safely cleaned as per BS6213

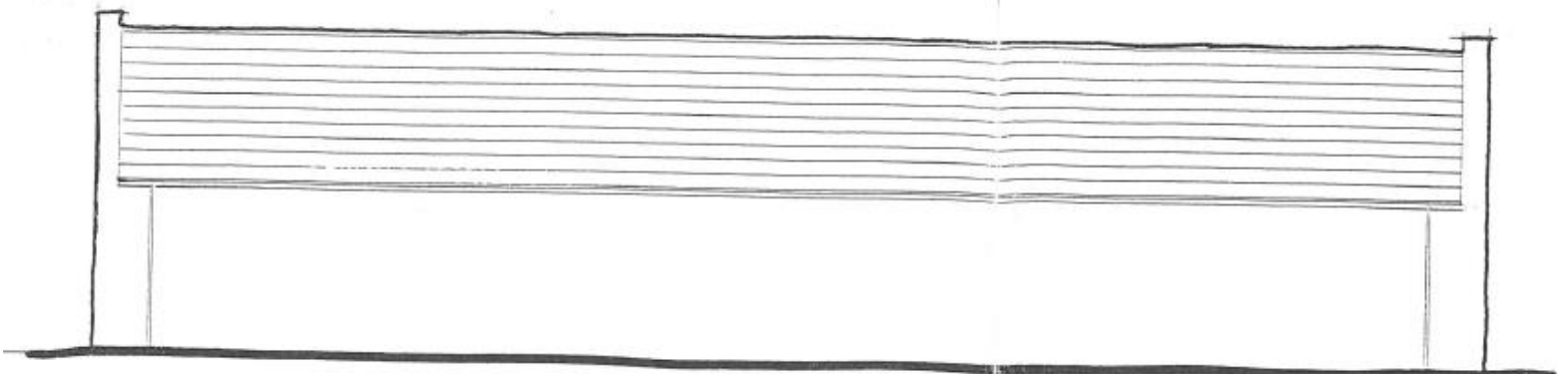
Escape Minimum o 450mm wii Area not li

All accessible entrances to the building should:
a. have an unobstructed entrance plot of at least 1.2 m by 1.2 m, with a crossfall of not more than 1 in 50, if required to prevent standing water; Refer to plans for actual size of plot. and
b. have a means of automatic illumination above or adjacent to the door; and
c. have an accessible threshold; and
d. have a door leaf giving a clear opening width of at least 800mm

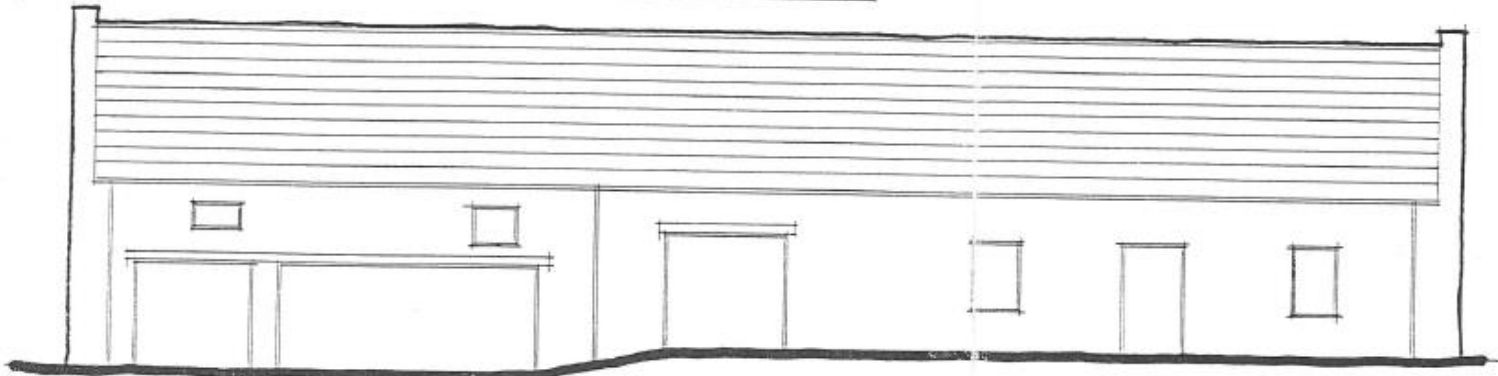
Labelling :
Where a hearth, fireplace (including a flue box), or system chimney is provided, extended or altered, information essential to the correct application and use of these facilities should be permanently posted in the dwelling to alert future workmen to the specification of the installed system. This also applies to cases where a flue liner is provided as part of refurbishment



PROTECTIVE BARRIER WHERE DIFFERENT IN EXCESS OF 600mm
PROTECTIVE BARRIER TO ANY WALL , FIXED GLAZING ACCEPTED INSTEAD OF SHOULD BE SECURE , CAPABLE OF R LOADS CALCULATED IN ACCORDANCE WITH BS 6399 : PART 1 1996, AND BE IF HEIGHTS TO TABLE OF ST PART 4.4.2 OF CURRENT BUILDING REGULATIONS (SCOTLAND) 2010



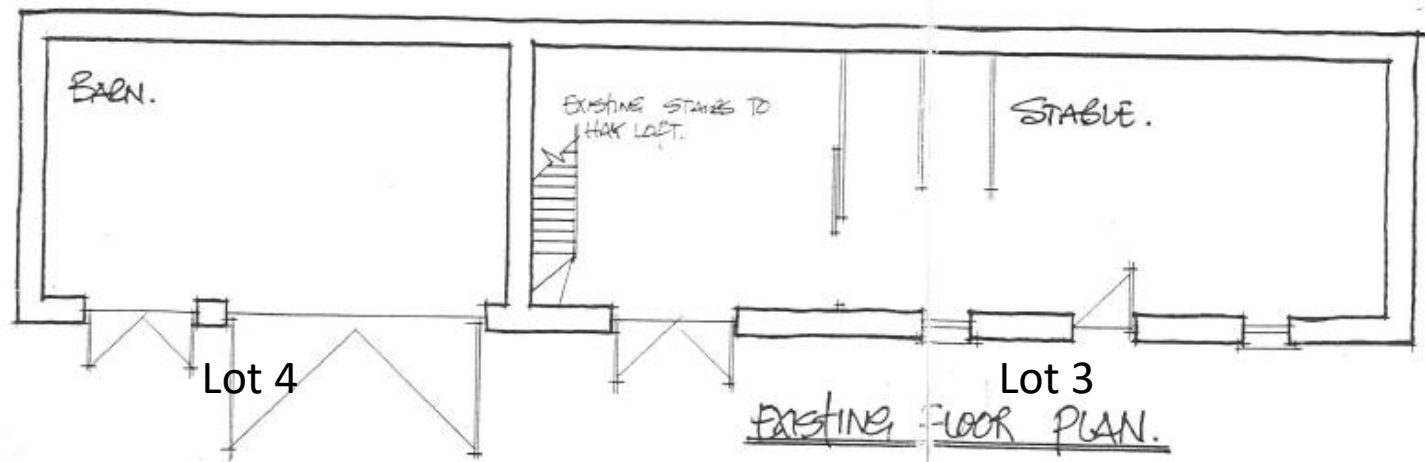
EXISTING REAR ELEVATION.



Lot 4

EXISTING COURTYARD ELEVATION.

Lot 3



Lot 4

EXISTING FLOOR PLAN.

Lot 3

CONVERSION OF EXISTING FACIL
 TO FORM TWO DWELLING UNITS AP:
 SOUTH COURTSIDE TRAIL, FAUN SPRING
 ELEVATIONS & FLOOR PLAN AS EXISTING.
 SCALE: 1:100 REVISION: DRG. NO. 01.

APPROVED

Date 7/6/96 Signed A. H. H. H. H. H.

Planning Services

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7/6/96 3 2/7/96 299

Planning Services

CONVERSION OF EXISTING FARM STEADING
TO FORM TWO DWELLINGS AT:

SOUTH COCKSFOW FARM, FALLIN, STIRLING
ELEVATIONS AS PROPOSED.

SCALE: 1:100 REVISIONS: DRG. No 04.

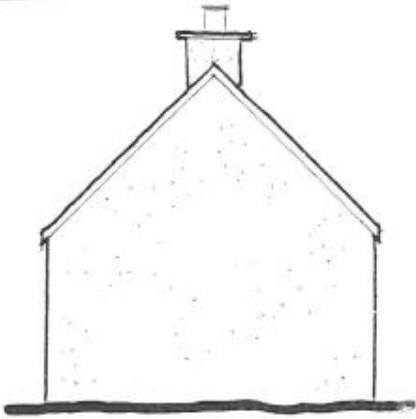
APPROVED
Date 7.6.96 Signed A. Johnston
Planning Services



Lot 4

Lot 3

COURTYARD ELEVATION AS PROPOSED.



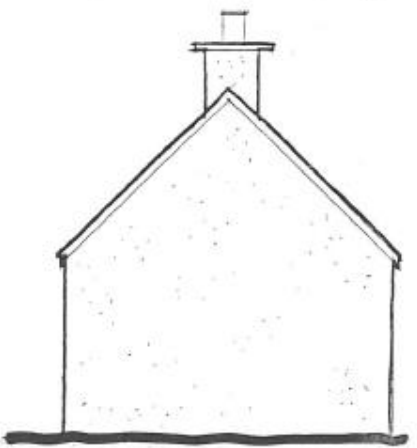
GABLE ELEVATION AS PROPOSED.



Lot 3

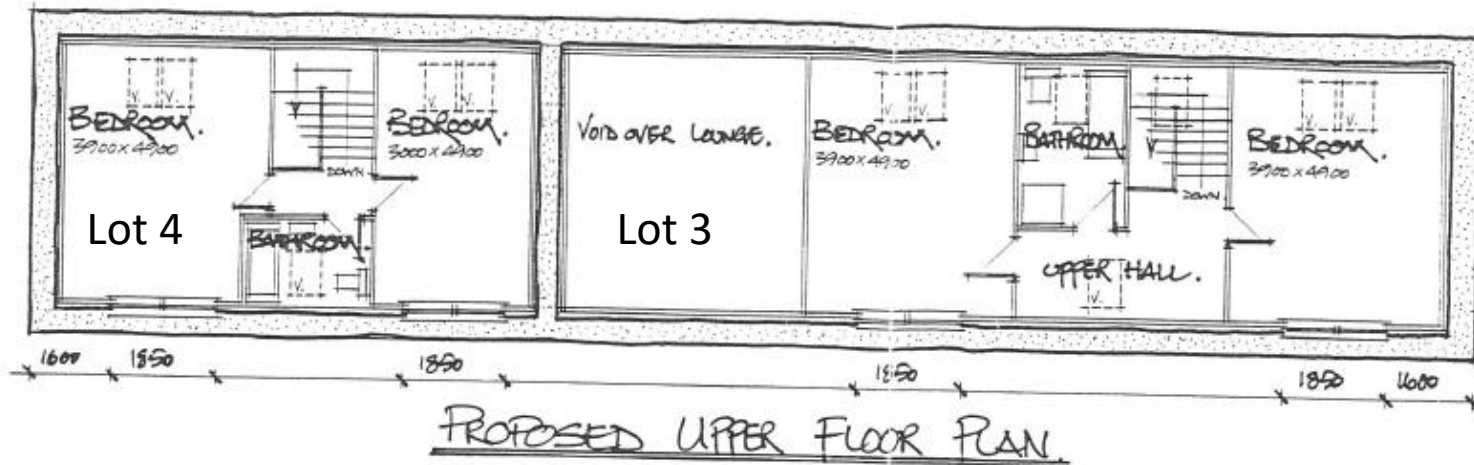
Lot 4

REAR ELEVATION AS PROPOSED.

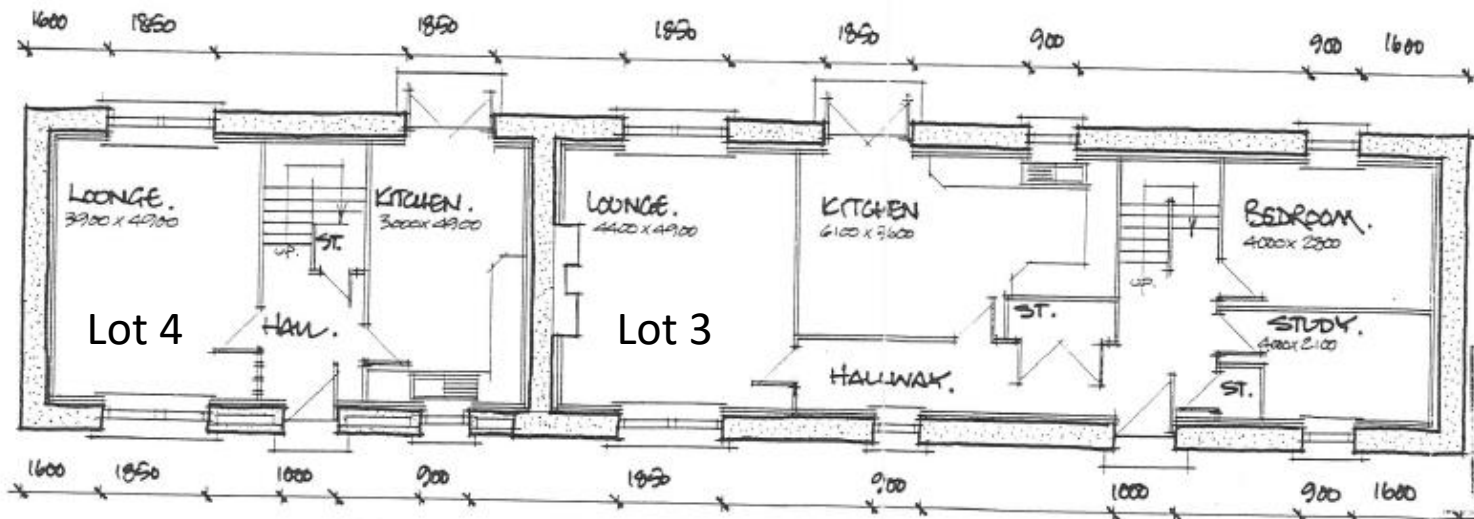


GABLE ELEVATION AS PROPOSED.

Architectural drawing of the gable elevation of the building, showing a simple gabled roof with a chimney on the left side.



PROPOSED UPPER FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN.

CONVERSION OF EXISTING FARM STEADING
 TO BEAM TWO DWELLING HOUSES AT
 SOUTH COAST FARM, FAUN, SURREY
 FLOOR PLANS AS PROPOSED
 SCALE 1:50 PERIMETER DRG NO 03.

APPROVED
 Date 7 6 96 Signed [Signature]
 Planning Services

[Faint stamp or signature]

View to north to Ochil Hills from lots 1, 3, 4 & 6 which have strategic development potential for many houses



View to west of lots 3, 4 & 5

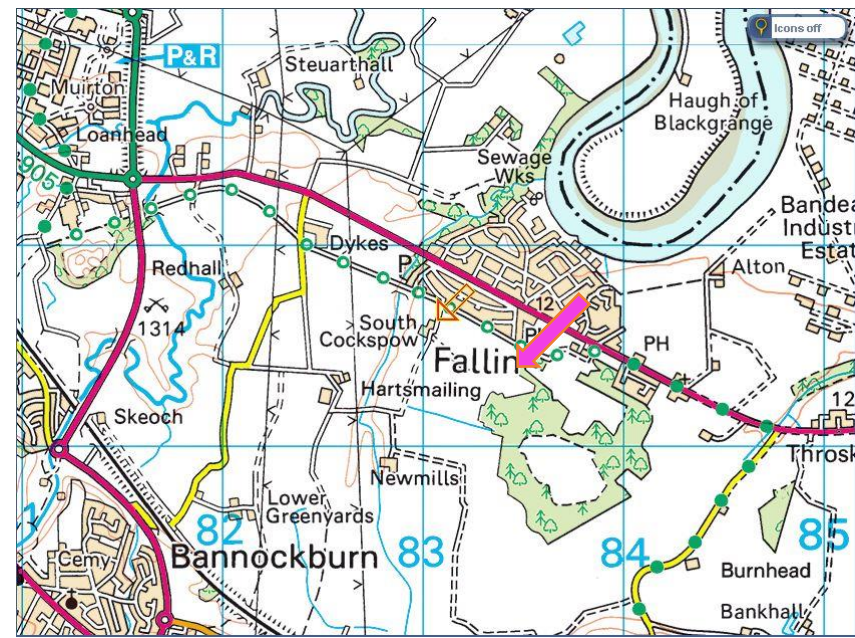


View to the south west of lots 3, 4 & 5



View to the south east from lot 5





LOCAL AMENITIES

Fallin is a small village close to Stirling and perfectly placed for commuting to Glasgow, Edinburgh, Falkirk and Fife. The local primary school is less than a mile away and the nursery and out of school care are only half a mile away via Bannockburn Rd. Stirling has the full range of shopping and leisure facilities as well as its historic Renaissance castle. Stirling University, Bridge of Allan and the historic Wallace Monument are around five miles away. Dunblane with its cathedral is nine miles away and walking in the Ochil Hills is very accessible.

DIRECTIONS

From Stirling: on entering Fallin on the A905 (Stirling Road), turn first right into Bannock Road and turn second left into Hilton Terrace (after passing the shop). Turn left at fork carry on to the end of the road then turn right onto the tarred farm road.

From Edinburgh and Glasgow: Take the M9 to junction six. Take the A91 and go straight ahead at the first two roundabouts then turn right at the next two roundabouts to take you onto the A905 into Fallin. On entering Fallin, turn first right into Bannock Road and second left into Hilton Terrace (after passing the shop). Turn left at fork carry on to the end of the road and turn right onto the tarred farm road.



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VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends).

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 measurements 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.

HOUSE BUILDERS

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
01259 740 000
pauledney@hotmail.com
www.hillfoothomes.com

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

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

Gary Gibson
Colorado Group
Wood Road
Rosyth

KY11 2EA
01383 427440
Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
01506 885588
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 or sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
01896 752271
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
Dalchonzie
By Comrie
Perthshire
PH6 2LB
01764 670424

www.robroyhomes.co.uk

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