

LAND AT MID-NEULANDS, LAURISTON ROAD,
GRANGEMOUTH, FK3 8XX



BAIRD
LUMSDEN

Particulars of Sale

A highly accessible parcel of arable land extending to approximately 32 acres (12.94 Ha) in total.

Falkirk 2.5 miles
Stirling 13 miles
Edinburgh 23 miles

- Productive block of class 3.2 arable land.
- Suitable for equestrian or smallholding/hobby farming purposes
- Good vehicular access
- Highly accessible

As a whole 32 acres (12.94 Ha) approximately

Offers over £130,000

SITUATION

Grangemouth is a town in the Falkirk council area, historically part of the county of Stirlingshire. The town lies in the Forth Valley, on the banks of the Firth of Forth, 3 miles east of Falkirk, 5 miles west of Bo'ness and 13 miles south-east of Stirling. Grangemouth's initial growth as a town relied mainly on its geographical location in Central Scotland. Originally a bustling port, trade flowed through the town with the construction of the Forth and Clyde Canal in the 18th century.

The Land is situated to the south of the M9 Trunk Road between junctions 4 and 5, adjacent to Ice House Brae, south of Laurieston Road. Farmland surrounds the subjects to the south and west, Industrial premises and a cycle path can be found to the north of the subjects.

DESCRIPTION

The land has been let in recent years for arable farming purposes with cereal crops grown. Vacant possession is available from September 2021.

It is recognised that this highly accessible parcel of land may also be suitable for grazing/livestock purposes though a stock proof fence is not currently in place.

Vehicular access is shown on the site plan.

The land consists of a useful block of arable land which is classed by the James Hutton Institute as being of 3 (2) in quality. The soils are noncalcareous gleys according to the Soil Association, Stirling.

Purchasers should make their own enquiries on flood risk though we understand that SEPA have categorized this area as having a medium risk of river flooding (annually a 0.5% chance of flooding). For further information please refer to <https://map.sepa.org.uk/floodmaps/FloodRisk/Risk>

This green belt site is also within the Antonine Wall Heritage buffer zone.

BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements available with this property. A purchaser would have to apply to the Scottish Government Rural Payments and Services Division to establish their own entitlements on the land.



LAND MANAGEMENT OPTIONS

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

SGRPID

Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 01738 602000
F: 01738 602001

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

THIRD PARTY RIGHTS AND SERVITUDES

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.

CLAWBACK AGREEMENT

In the event of the purchaser obtaining planning permission for development of any part of the property a clawback provision will be inserted in the missives of sale allowing the vendor to recoup 30% of the uplift in value over a 15 year period.

VIEWING

Strictly by appointment with the Selling Agents. In addition appropriate caution should be exercised at all times during inspection, particularly in reference to farm vehicles and neighbouring livestock.

DIRECTIONS

For SatNav purposes the property postcode is FK3 8XX. Parking is available on the shared access road, please do not block the access to Newlands Cottage at any time.

SOLICITORS

Thorntons Solicitors
Whitefriars House
7 Whitefriars Crescent
Perth
PH2 0PA
United Kingdom

LOCAL AUTHORITY

Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk
FK1 5RS
Telephone: 01324 506070
By Email: contactcentre@falkirk.gov.uk



PLANNING

The land is within the green belt though any planning questions can be raised with our Planning and Development Service on 01786 833 800 or email paul.houghton@dmhbl.co.uk

DATE OF ENTRY

Date of entry shall be by mutual agreement.

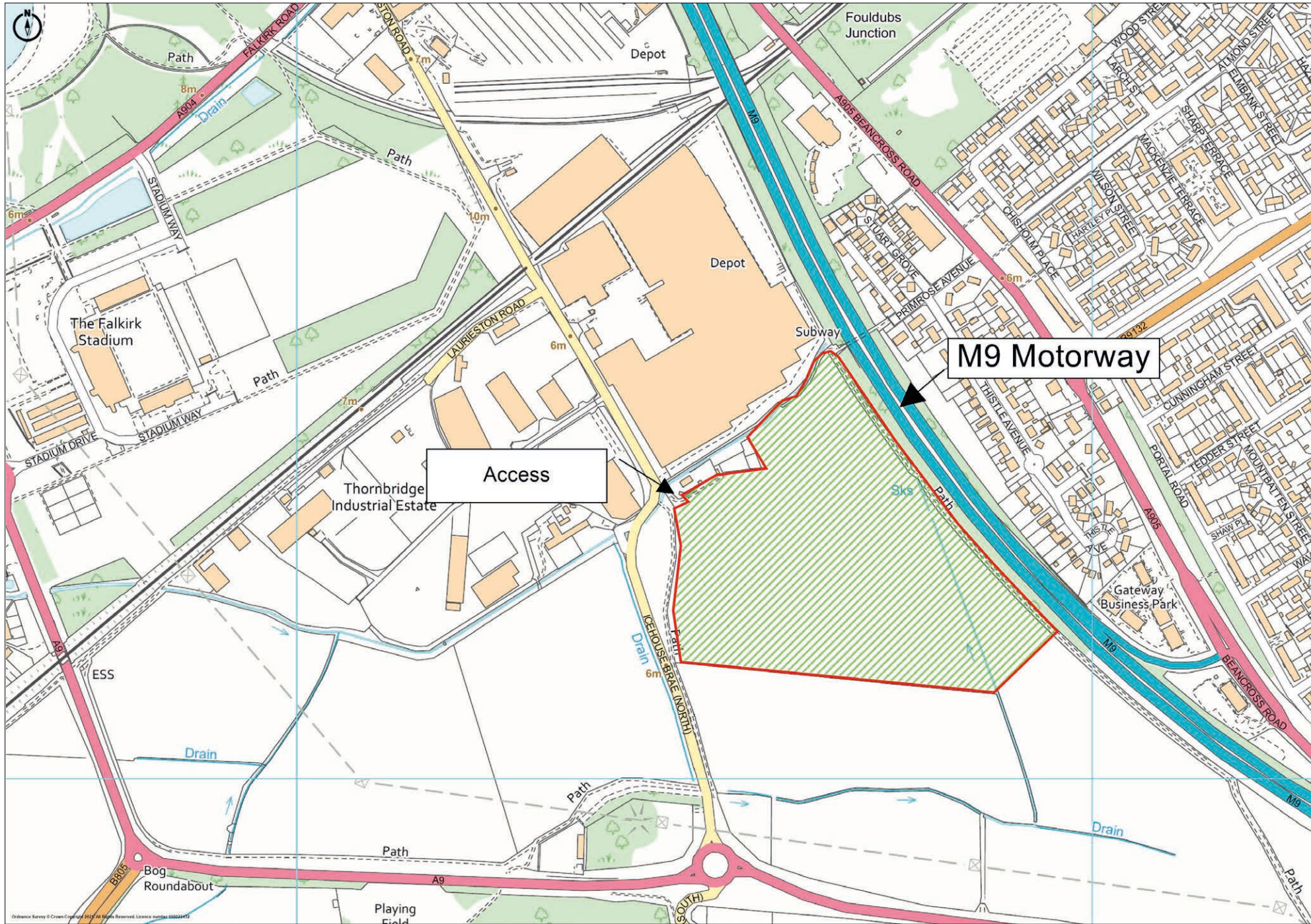
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 submit with their offer original ID including photographic ID and proof of address. We can accept a certified and dated copy of such ID from the purchasers' solicitors along with written confirmation from that solicitors confirming that they accept that we will be relying on this copy of ID for AML purposes.

CONTACT

Jennifer Campbell
Baird Lumsden DM Hall
Jennifer.campbell@dmhall.co.uk
07909 917540





M9 Motorway

Access



PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden, 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 Baird Lumsden 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 Baird Lumsden, nor any contract, on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden, 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 2021. Particulars prepared January 2021.

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