

FORMER AGRICULTURAL PROPERTY WITH CURRENT PLANNING CONSENT TO FORM A DWELLINGHOUSE  
THE COURTYARD • CANDIEHEAD HOLDING • AVONBRIDGE • FK1 2LE



DM HALL



# Property Details

A rare opportunity to acquire a former agricultural property with current planning consent to form a dwellinghouse.

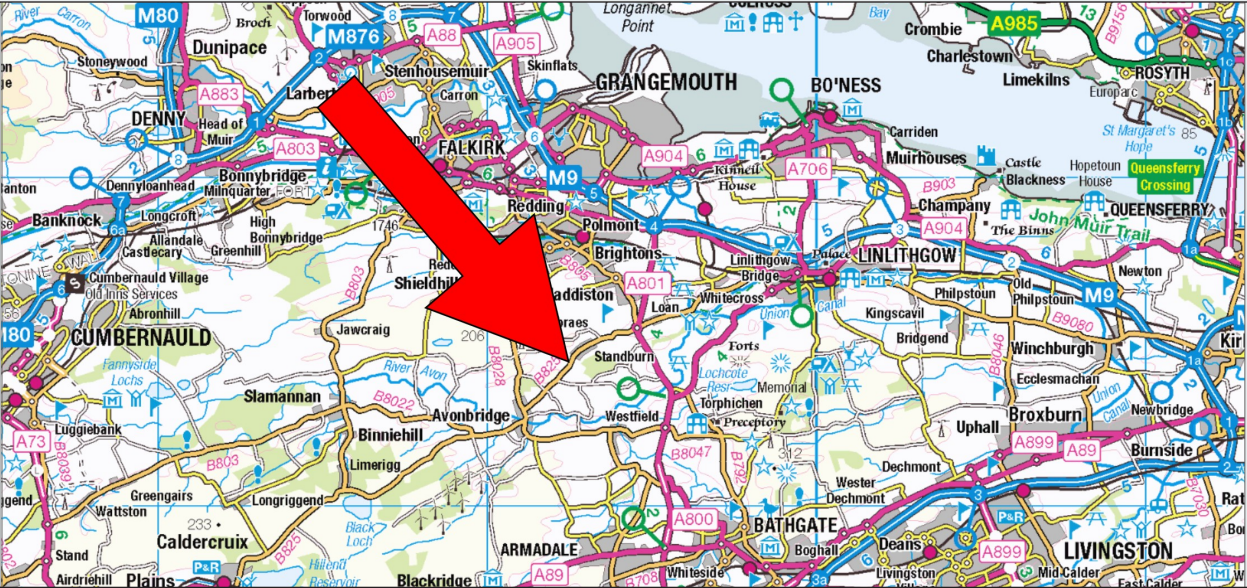
Falkirk 6.8 miles (approximately)

Edinburgh 25 miles (approximately)

Glasgow 33 miles (approximately)

Approximately 0.26 Ha (0.65 acres)

Guide Price £125,000





### Location

Avonbridge is highly accessible, lying in a rural yet central location between Edinburgh and Glasgow, which are both readily commutable. Nearby towns include Bathgate (5 miles), Falkirk (6.8 miles), and Linlithgow (7 miles). The village lies at the junction of the B8028 and B825 roads and is a bridging point over the River Avon, hence the name Avonbridge. There is a village shop and a Public House in Avonbridge itself. Further amenities can be found in nearby in Armadale and Bathgate, and a good choice of national and independent retailers in Linlithgow, Falkirk and Livingston.

Regular bus services operate between Avonbridge and Falkirk which in turn provides efficient rail links to Edinburgh and Glasgow. Blackridge, Polmont, Armadale and Bathgate rail stations are all within 5 miles of the property.

### Description

The subjects comprise of a two-storey storage building under a pitched roof which has electricity and water. Surrounding this is a dilapidated and redundant traditional stone-built U-plan agricultural farm steading, on a picturesque rural site extending to approximately 0.26 Ha (0.65 acres). The steading is predominantly of brick and rubble stonework interspersed with vegetation. The original U-plan steading has been altered over the years to provide function to its agricultural use. We understand that the property was previously used for smallholding purposes with chickens and other animals being kept in the grounds. There is a separate paddock to the East and generous grounds to the west which border newly formed plots currently being marketed for sale by a third party. Both land parcels have a field gate to the public road.

This property enjoys the most incredible far reaching views to the south, overlooking the surrounding rural landscape, in a most peaceful and private location.

There are well maintained rural properties, old and new, in the local area and delightful countryside walks to be enjoyed from the doorstep.

The property is approached by a public road with a verge providing parking for approximately three vehicles.

It is hoped that this property will be converted to form one dwelling house only and a negotiable clawback provision is proposed, to prevent further development.

### Services

Water and electricity can be found in the two storey outbuilding. We are not aware of any septic tanks or drainage connections over the property and purchasers will need to make their own enquiries in that regard.

### Planning

The site has current and valid planning permission, with conditions, to form one residential property. The planning reference is P/20/0524/FUL | Alterations and Conversion of Steading to Form Dwellinghouse (Renewal of Planning Permission P/18/0204/FUL ) | Land To The West





Of Candie Hill Falkirk. For full information please access the Falkirk Council Planning Portal or contact the selling agents.

A copy of the Coal Mining Risk Assessment is available through the selling agents.

The National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and Scottish Planning Policy.

Interested parties enquiring on alterations to the current consent can contact Paul Hughes of Glen Etive Projects:

<https://www.glenetiveprojects.co.uk/contact-us>  
paul@glenetiveprojects.co.uk  
0785 256 8874

### SEPA

According to SEPA flood maps, the map currently shows that there are no short terms or long term floor risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

### Access & Boundaries

The property is accessed from a public road. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

### Rateable Value

No rateable value currently applies to this agricultural property. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).

### Environmental and Heritage Conservation

Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land. A copy of the Coal Mining Risk Assessment, a condition of the planning, is available through the Selling Agents.

### Clawback Proposal

A negotiable clawback clause is proposed in the event of the purchaser obtaining planning permission for any additional residential dwellings (excluding the one consented dwellinghouse under the current planning permission) on any part of the property. A clawback provision may be inserted in the missives of sale allowing the vendor to recoup 50% of the uplift in value over a 25 year period.



### Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

### Local Authority

Falkirk Council  
4 Central Boulevard  
Central Park  
Larbert  
FK5 4RU

Tel:01324 506070  
<https://www.falkirk.gov.uk/contact-us/>

### Solicitor

Peterkin & Kidd  
6-8 High St  
Linlithgow  
EH49 7AF

### Neighbour Notifications

To the west of the property a new build property is under construction with surrounding land allocated for residential use (outline planning only). The planning reference for the site as a whole is

P/19/0322/FUL, P/23/0627/FUL (outbuilding and access) and P/22/0067/PPP (development of land for residential use).

### Third Party Servitudes and Burdens

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.



### Health and Safety

This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the ruinous farm building (access is not permitted other than accompanied visits in the two-storey outbuilding) and uneven land surfaces. No structural or conditional surveys have been carried out on the property.

### Viewings

Are by appointment and will be accompanied. Appropriate caution should be exercised at all times in relation the to Health & Safety statement above.

### Directions

The postcode is FK1 2LE, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://w3w.co/boater.equity.bowhead>

### 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.

### Entry

By mutual agreement.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.









VIEW 1



VIEW 2



VIEW 7



VIEW 3



VIEW 6



VIEW 4



VIEW 5



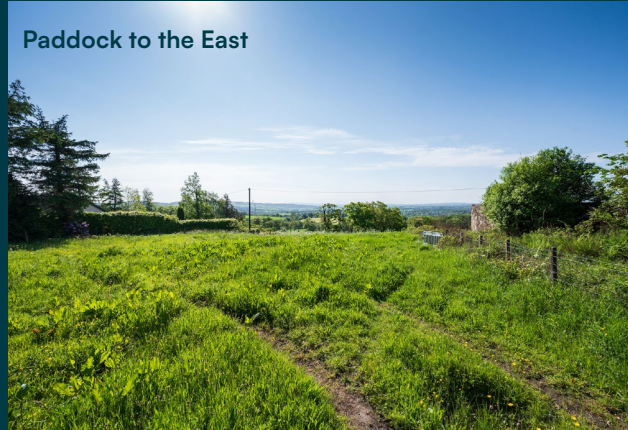
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Client: Mrs C Duncan	
Project: Proposed redevelopment Candiehead Steading Candie Falkirk	
Scale: nts @ A1	Date: Oct 17
Drawing number: 17/050/PL04	
<b>HARDIE ASSOCIATES LTD</b> 78 HOPETOUN STREET SIXTHGATE WEST LOTHIAN EH48 4PD TEL: 01506 633979 FAX: 01506 634656	
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Paddock to the East



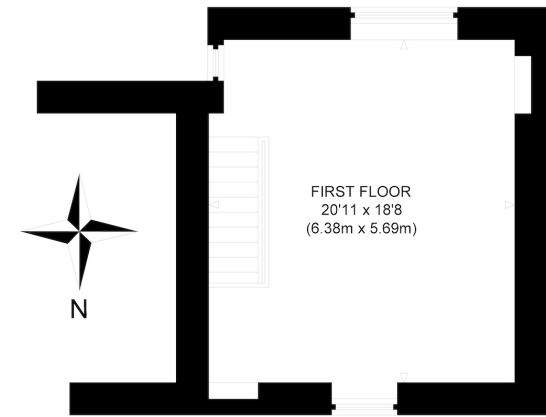
Paddock to the East



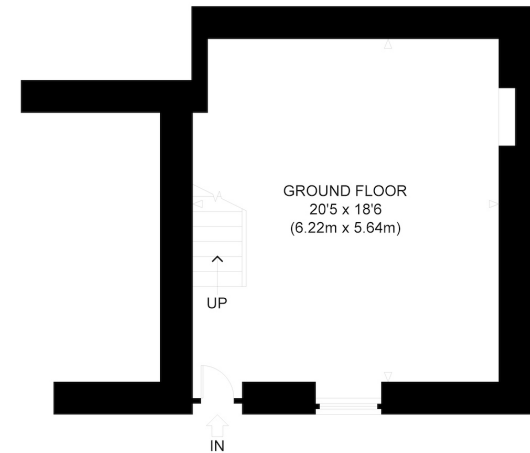
Paddock to the East



### Floorplan of Outbuilding



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 390 SQ FT / 36.2 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 393 SQ FT / 36.5 SQ M

### CANDIE PLOT

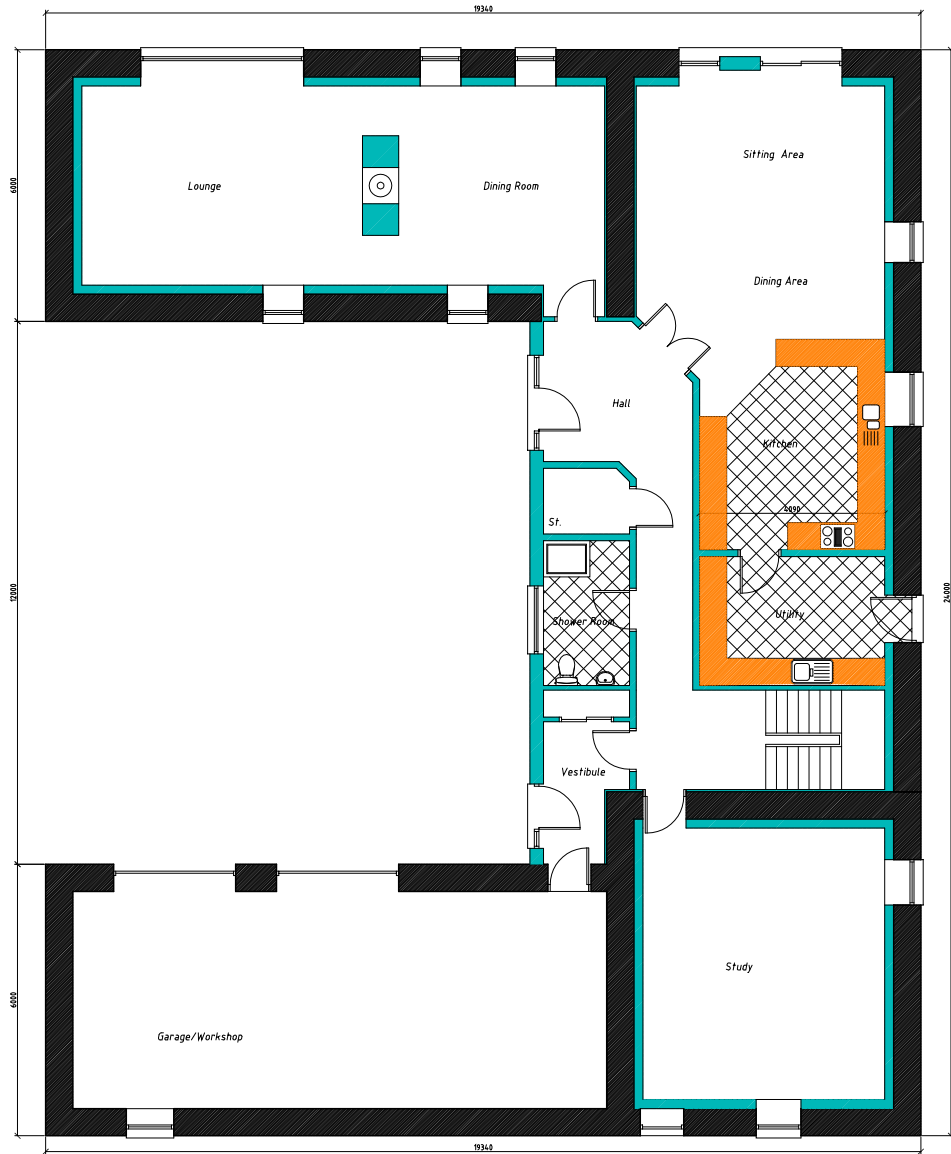
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 783 SQ FT / 72.7 SQ M

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

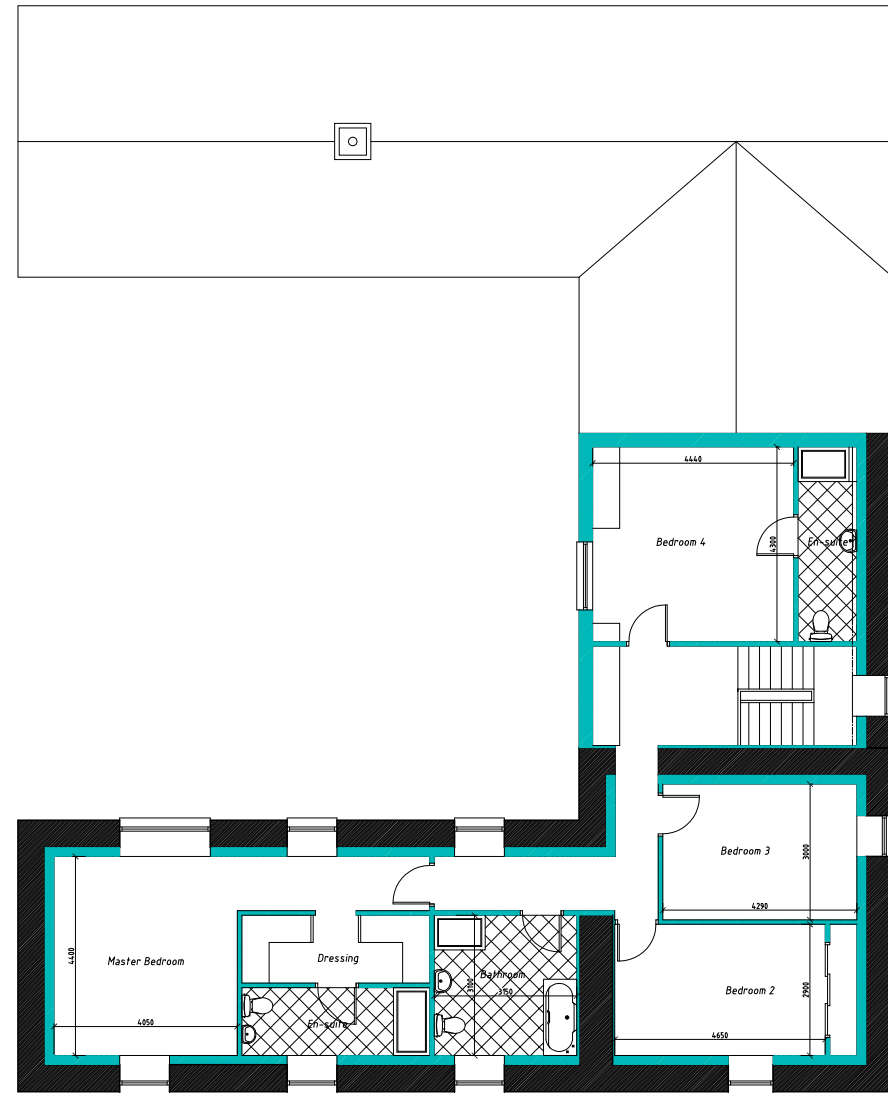
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# Proposed Floor Plan



Ground Floor Plan (1:50)



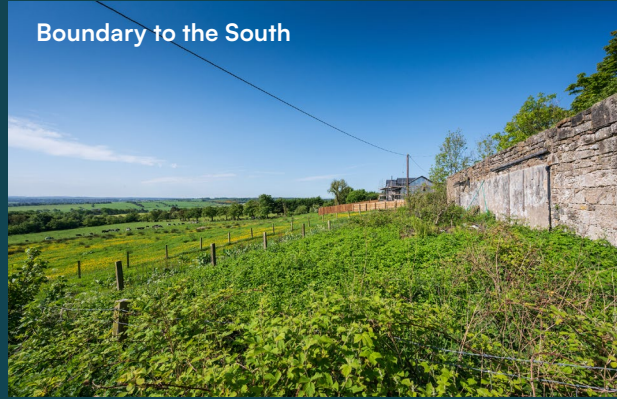
First Floor Plan (1:50)



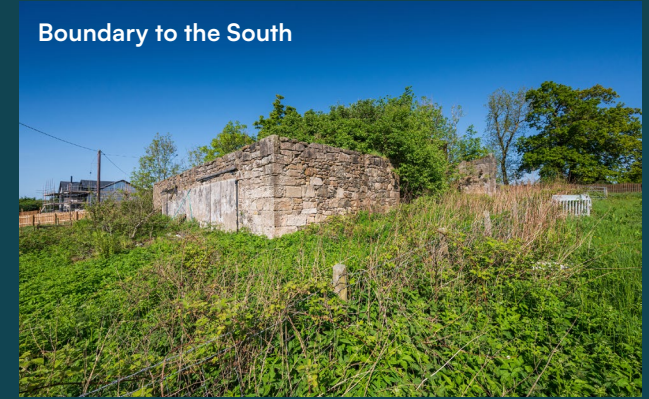
### Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

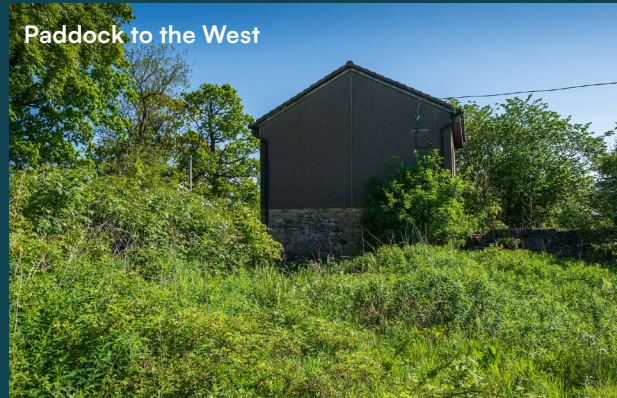
Boundary to the South



Boundary to the South



Paddock to the West



Paddock to the West



## Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

**DM HALL**



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**RICS**

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