

**DENOVAN MAINS FARMHOUSE & STEADING DEVELOPMENT SITE, DUNIPACE, BY FALKIRK, FK6 6JB**  
**4 CONVERSION HOUSE PLOTS WITH PLANNING CONSENT AND 5 POSSIBLE NEW BUILD HOUSE**  
**DETACHED PLOTS, SUBJECT TO SECURING PLANNING CONSENT AND 6.68 ACRES**





# 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

## FOR SALE AS A WHOLE (6.68 ACRES)

Great opportunity for a developer to purchase the whole site FOR UP TO 9 house plots. Phase 1 (3 houses) has been built out with the access road and septic tank installed for 90 people. Phase 2 is 4 terraced house plots with planning consent for 4 houses (offers over £450,000). Phase 3 is for up to 5 newbuild houses, subject to planning consent.

## OR IN NINE LOTS

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 in a U-shaped courtyard configuration.

|   |                             |
|---|-----------------------------|
| <u>Lot 1 – 733.38sqm – 0.236ac + 0.5ac extra</u>                  | <u>Offers Over £90,000</u>  |
| <u>Lot 2 – 35m x 25m, 958.13sqm – 0.236ac + 0.5ac extra</u>       | <u>Offers Over £90,000</u>  |
| <u>Lot 3 – 3 Storey Farmhouse 936.5sqm – 0.23ac + 0.5ac extra</u> | <u>Offers Over £120,000</u> |
| <u>Lot 4 – 733.38sqm – 0.18ac + 0.5ac extra</u>                   | <u>Offers Over £110,000</u> |

Possible consent for four or five other newbuild houses on the footprint of two derelict portal framed sheds and a dutch barn, all subject to planning consent being given.

|   |                            |
|---|----------------------------|
| <u>Lot 5 – 922.75sqm – 0.228ac + 0.5ac extra</u>                        | <u>Offers Over £90,000</u> |
| <u>Lot 6 – 770sqm – 0.19ac + 0.5ac extra</u>                            | <u>Offers Over £90,000</u> |
| <u>Lot 7 – 816.75sqm – 0.202ac + 0.5ac extra</u>                        | <u>Offers Over £90,000</u> |
| <u>Lot 8 – 1093.13sqm – 0.270ac + 0.5ac extra</u>                       | <u>Offers Over £90,000</u> |
| <u>Lot 9 – 1093.13sqm - 0.25ac + 0.50ac extra</u>                       | <u>Offers over £90,000</u> |
| <u>0.50ac split off to go with each house above leaves 2.18ac extra</u> |                            |



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



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

| <u>LOT 1</u>   | <u>LOT 2</u>  | <u>LOT 3 – THE FARMHOUSE</u>   | <u>LOT 4</u>  |
|--|---|--|---|
| <b>GROUND FLOOR (11.2m x 5.9m, 7.8m x 5.9m)</b><br>South east entrance vestibular / sun room (S, E) 4m x 4m<br><br>Dining room (E, N, N) 5m x 4m<br><br>Staircase (E)<br><br>Lounge (E, E, S) 4.5m x 4.5m<br><br>Kitchen (E, E, S, S) 3.5m x 4.0m<br><br>South west entrance / sun room (S, W) 3.5m x 3.5m<br><br>Bedroom 1 (N, W, W) 3.5m x 3.5m<br><br><b>FIRST FLOOR (11.2m x 4.5m)</b><br>Landing (E) 3.0m x 3.2m<br><br>Bedroom 2 (E, W) 3.6m x 2.5m<br><br>Bedroom 3 (E) 2.8m x 2.7m<br><br>Family Bathroom 2.4m x 1.2m<br><br><b>Lovely views to the south + east</b> | <b>GROUND FLOOR (16.9m x 5.75m)</b><br>Entrance Vestibule (W) 5.0m x 5.0m<br><br>Hallway/staircase (W)<br><br>Lounge (W, W, E, E) – All patio doors 6.0m x 5.0m<br><br>Kitchen dining room (W, E) – Patio doors 4.5m x 5.0m<br><br><b>FIRST FLOOR (16.9m x 4.75m)</b><br>Landing/staircase & Hall (W, E, E) 4.8m x 3.9m<br><br>Bedroom 2 north end (N, W) 3.9m x 3.9m<br><br>Bedroom 3 (E) 2.4m x 2.8m<br><br>Family bathroom (W) 2.4m x 2.8m<br><br>Bedroom 1 (W) 3.9m x 2.6m<br><br>Ensuite (E + W) 3.9m x 1.9m<br><br>First floor has 3 dormer windows to east and 4 to the west<br><br><b>Lovely views to the north, south + east</b> | <b>GROUND FLOOR (7.26m x 8.27m, 3.74m x 6.5m, 11.0m x 6.5m)</b><br>Entrance Hallway (S) 7.26m x 3.5m<br><br>Staircase (W) 3.5m x 3.5m<br><br>Kitchen / Dining room (S) 5.7m x 5.7m<br><br>Utility room (W) 5.7m x 2.3m<br><br>Lounge (N + S) 5.7m x 5.7m<br><br><b>FIRST FLOOR (11.0m x 6.5m)</b><br>Staircase + Landing (N) 3.5m x 3.0m<br><br>Family bathroom (S) 1.8m x 2.0m<br><br>Bedroom 1 3.6m x 3.4m<br><br>Bedroom 2 3.9m x 3.4m<br><br><b>SECOND FLOOR (11.0m x 4.5m)</b><br>Staircase + Landing (N)<br><br>WC 3.5m x 3.5m<br><br>Bedroom 3 4.5m x 4.5m<br><br>Bedroom 4 4.5m x 4.5m<br><br><b>Lovely views to the north + south</b> | <b>GROUND FLOOR (22m x 7m = 157m)</b><br>Lounge / Dining room entrance (S, E, W) – Patio doors 6.2m x 6.2m<br><br>Hallway (W, W) – Patio doors 11.0m x 3.0m<br><br>Kitchen (E) 4.5m x 4.5m<br><br>Bedroom 3 (E) 4.5m x 3.5m<br><br>Bedroom 2 (E) 4.5m x 3.5m<br><br>Family Bathroom (E) 4.3m x 3.5m<br><br>Bedroom 1 (E, N, W) 4.3m x 3.5m<br><br>Ensuite (E) 4.3m x 3.0m<br><br><b>Lovely views to the north, east + south</b> |

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





Entrance Signpost



Entrance Bellmouth

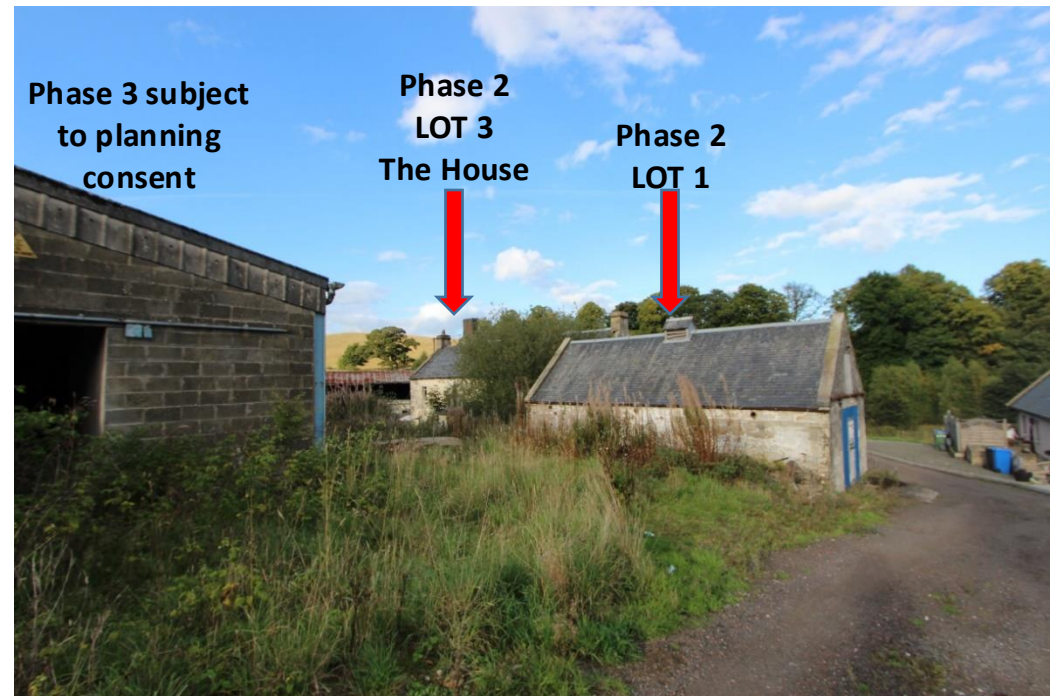
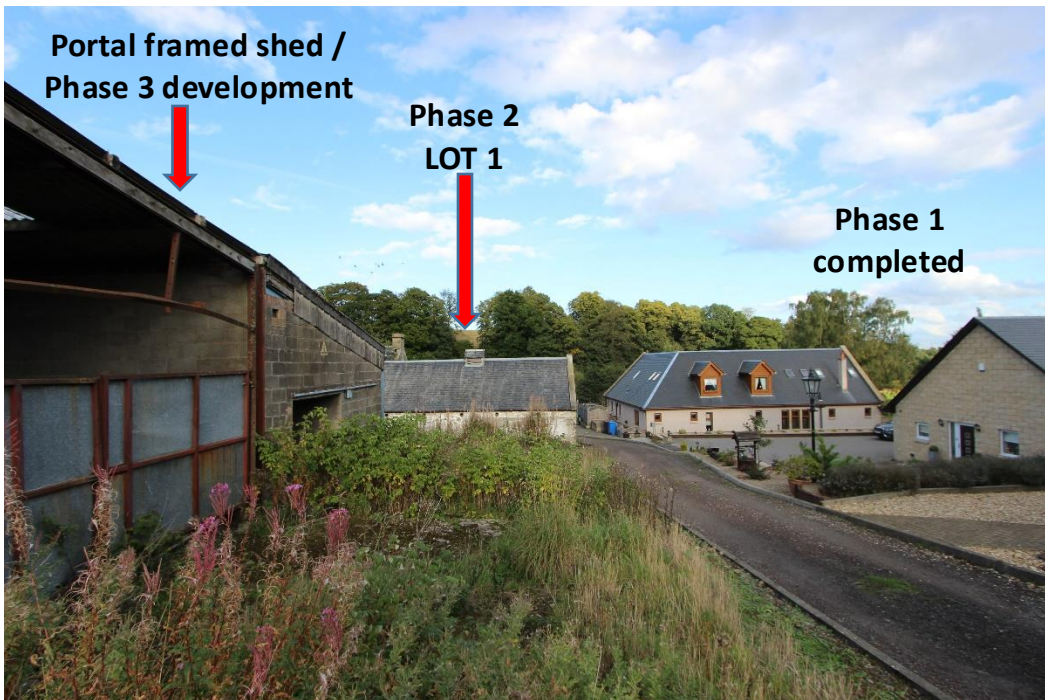
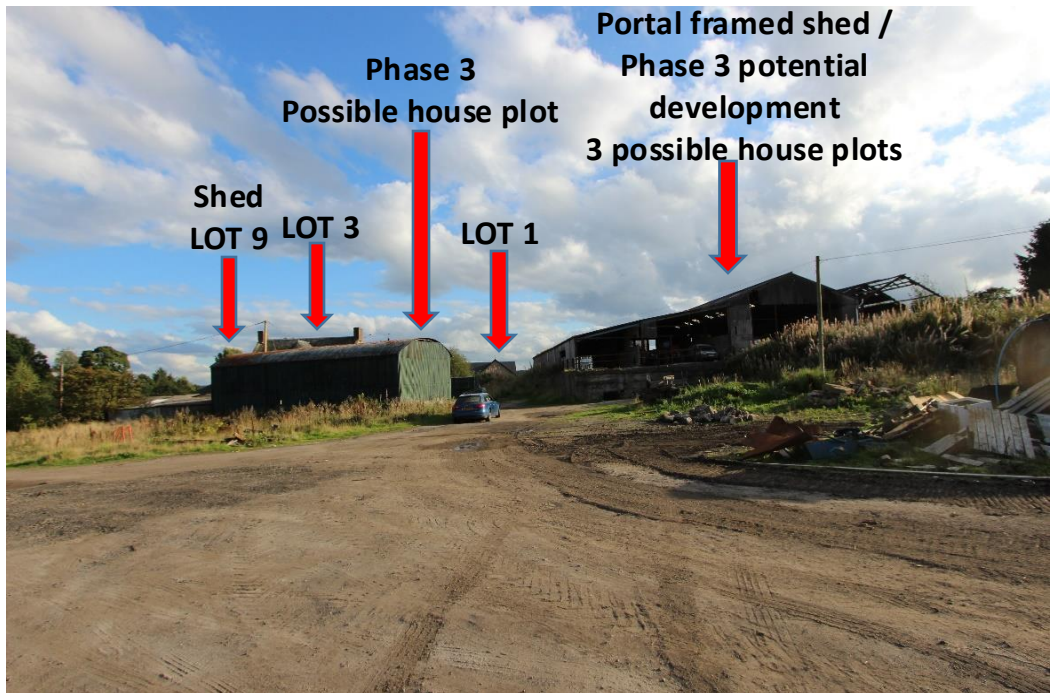


Entrance Drive



Entrance Drive – First phase completed 3 houses











This is the area in which we believe 5 new houses could be built over and above the planning consent for the 4 houses within the farm steading.





### **SITUATION**

Denovan Farm Steading enjoys a rural setting and is situated 1.3 miles east of the quiet village of Dunipace which is where the local Primary School is located. There is a large hospital facility at Larbert.

Secondary schools are located in nearby Denny and 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.

There are excellent walking, cycling and horse riding routes through the nearby Plein Country Park, just 2 miles away.



### **SERVICES & ROAD ACCESS**

A tarred bellmouth has been installed. A sewage treatment plant and reedbed soakaway has been installed with a capacity of 94 people. Mains electricity and mains water connection estimates have been applied for. Most services are on site as they were installed for the first three plots which were developed into three lovely houses.

### **PLANNING CONSENT**

Ref F/2001/0578 given 9<sup>th</sup> 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 17<sup>th</sup> + 18<sup>th</sup> 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  
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.

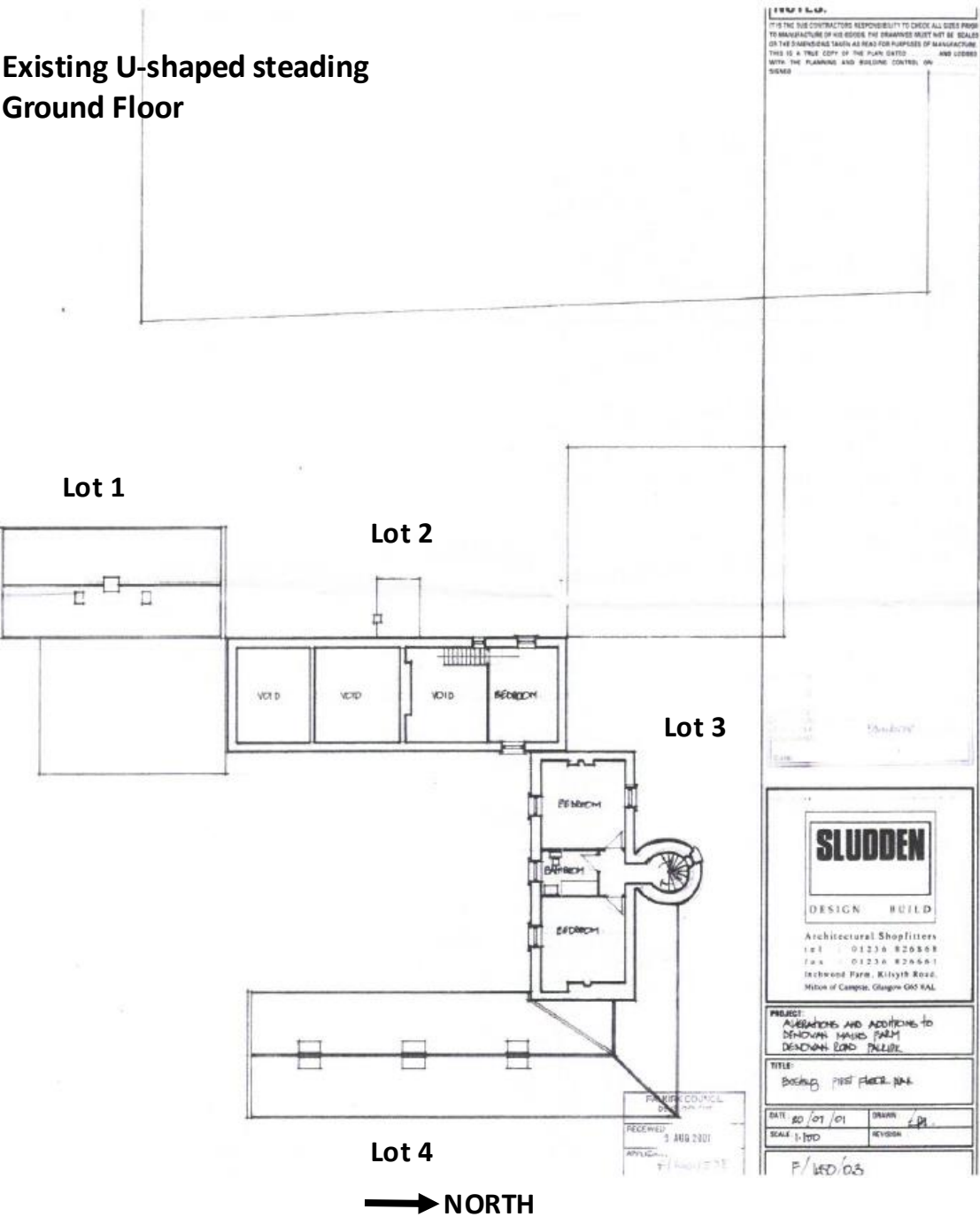
### **PLOTS 5, 6, 7, 8 + 9**

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.

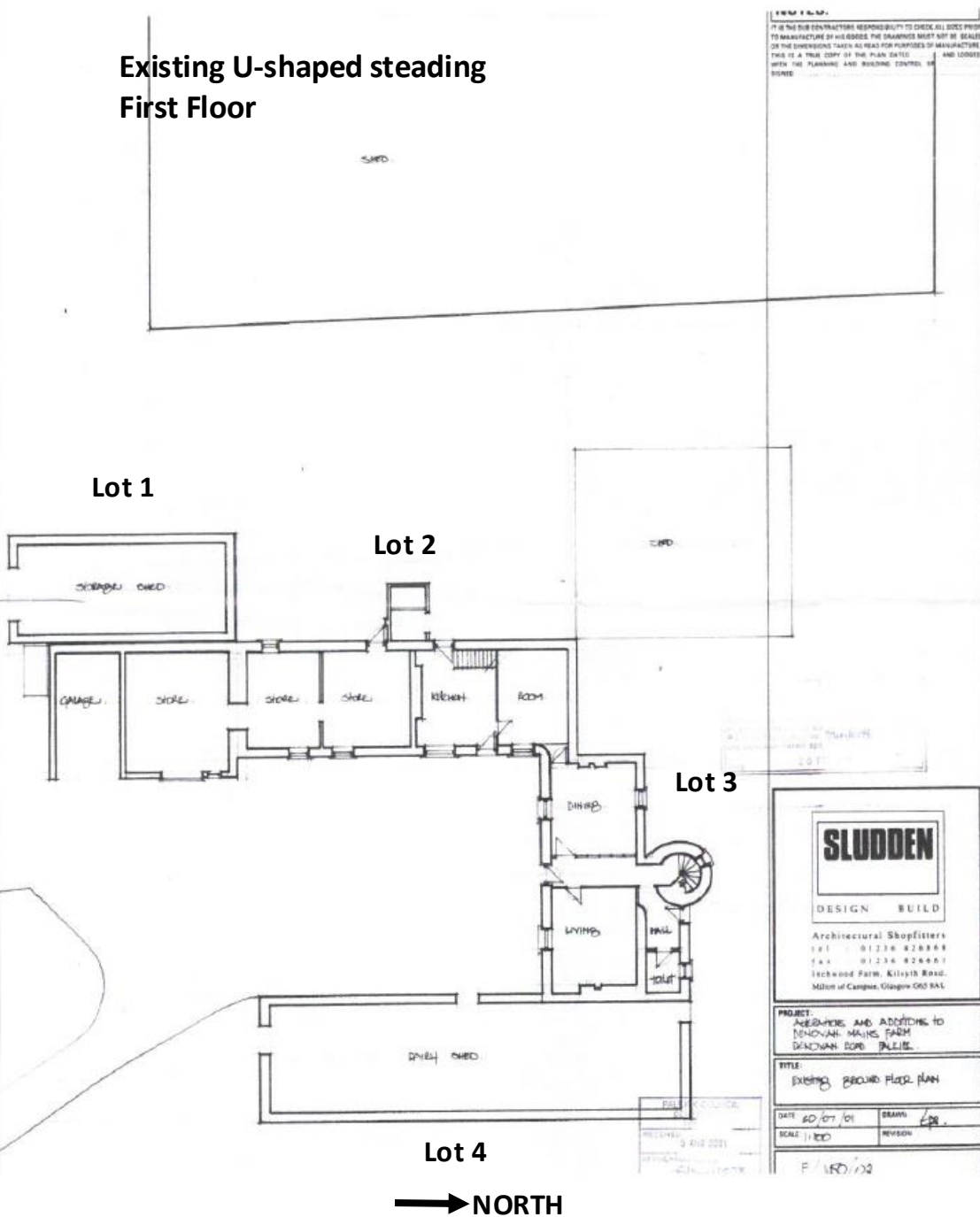




Existing U-shaped steading  
Ground Floor

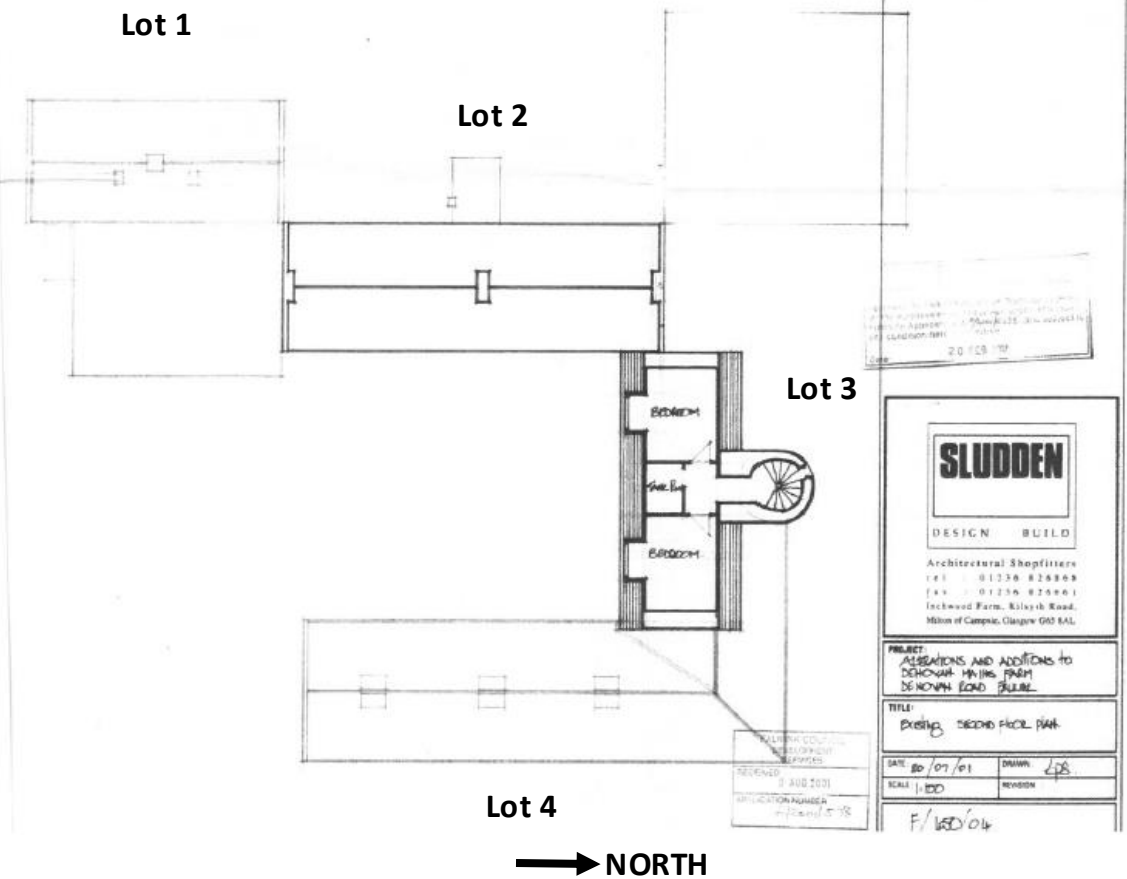


Existing U-shaped steading  
First Floor

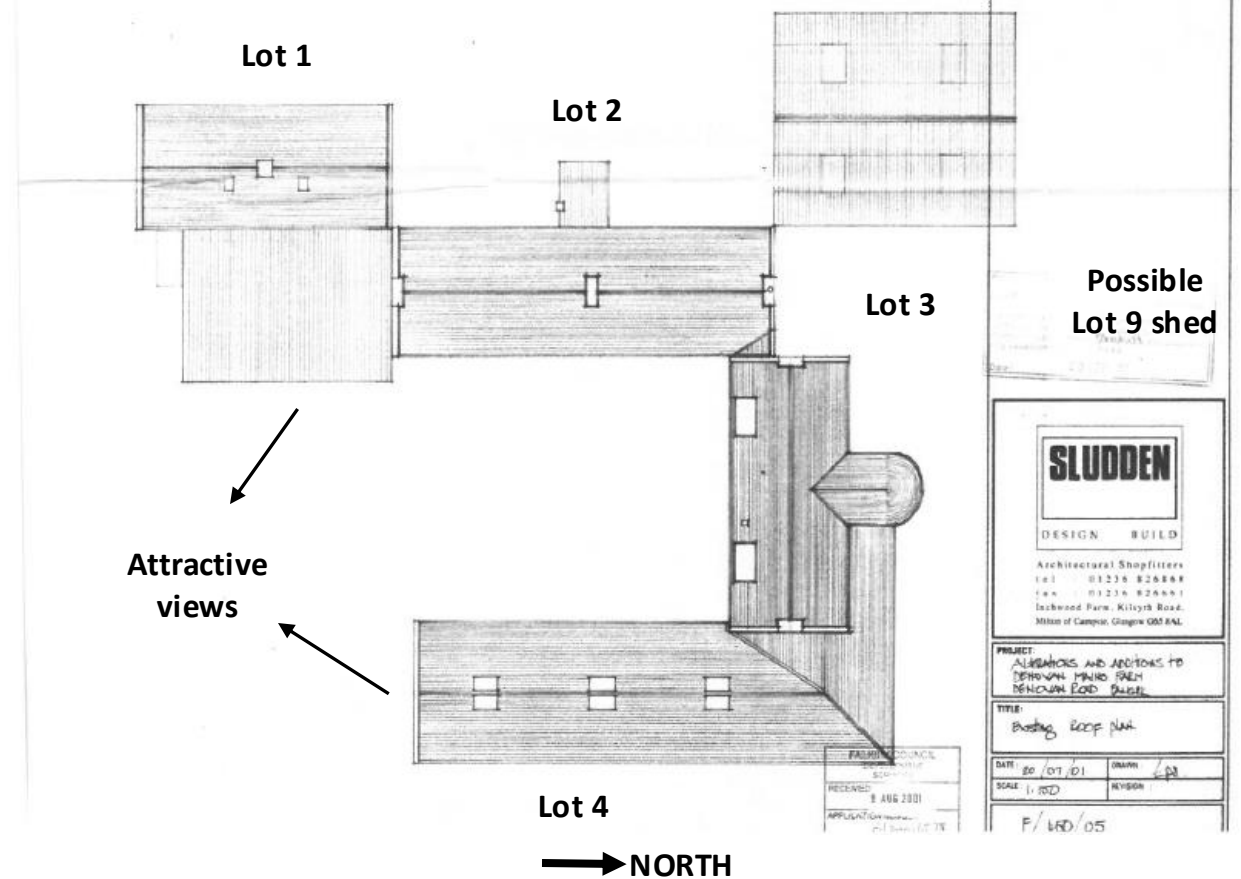




# Existing & proposed steading Second Floor

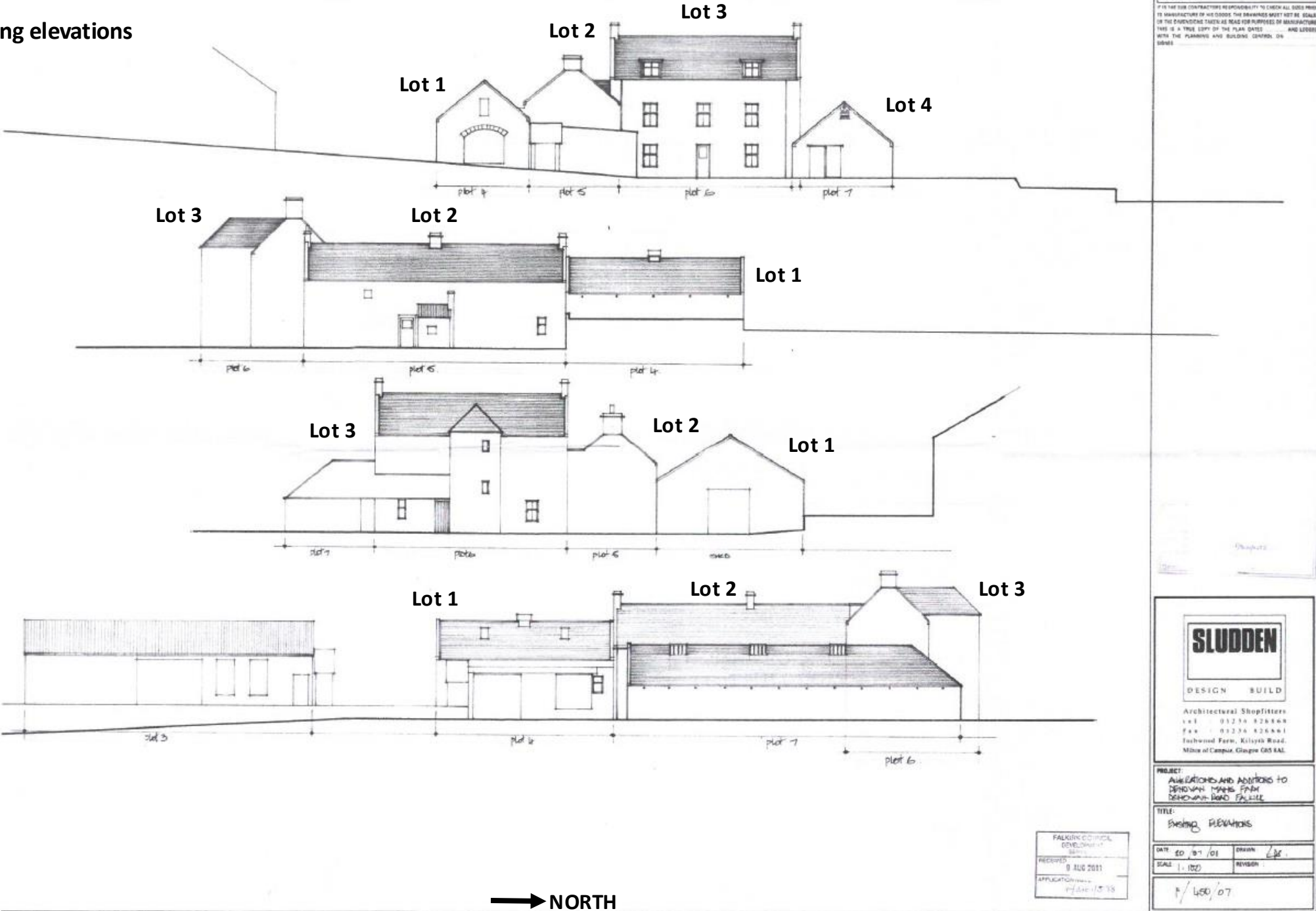


# Possible Lots 5, 6, 7 + 8



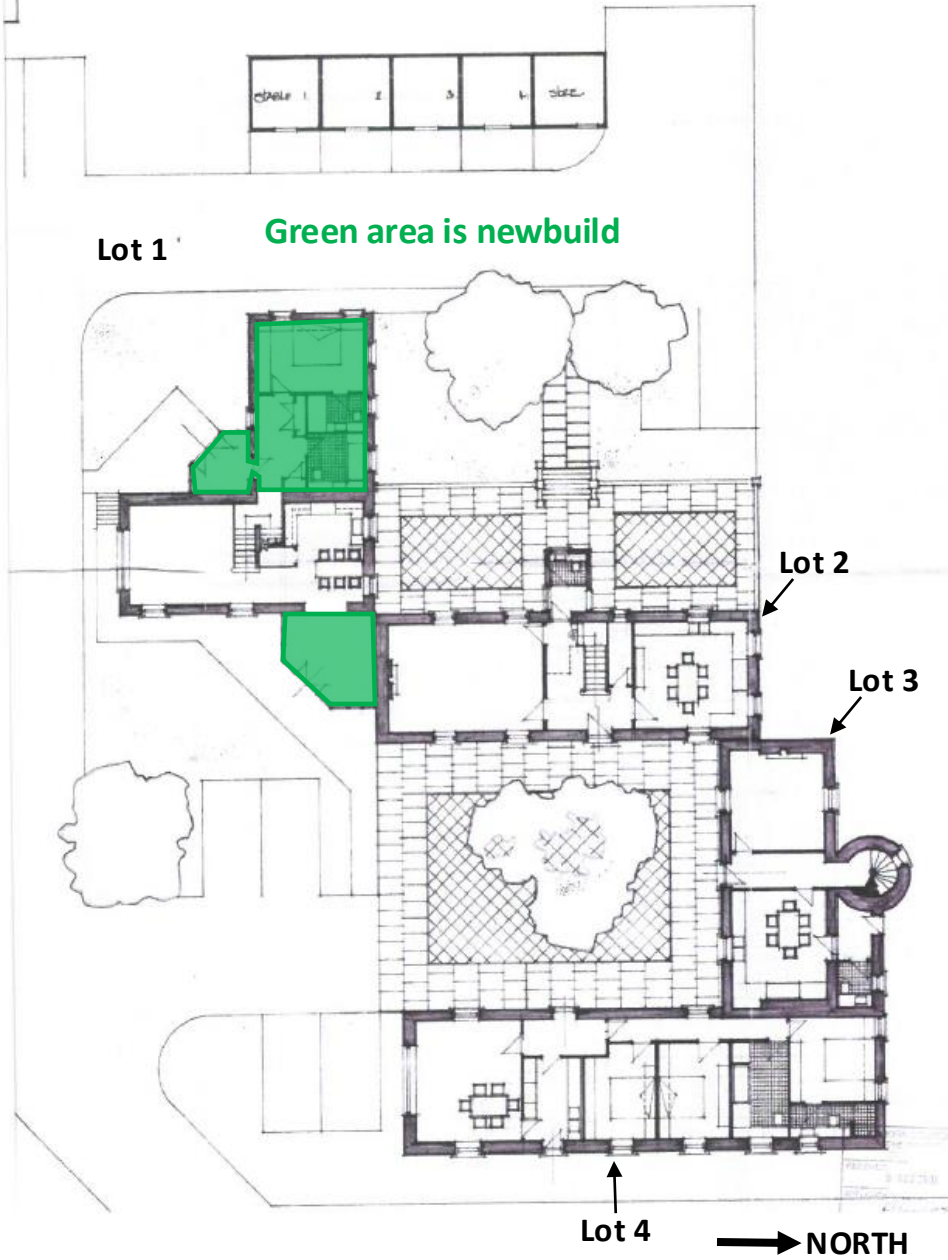


Existing steading elevations





Proposed steading elevations  
Ground Floor



IT IS THE JOB CONTRACTORS RESPONSIBILITY TO CHECK ALL SIZES PRIOR TO MANUFACTURE OF HIS GOODS. THE DRAWINGS MUST NOT BE SCALED OR THE DIMENSIONS TAKEN AS READ FOR PURPOSES OF MANUFACTURE. THIS IS A TRUE COPY OF THE PLAN DATED 9 AUG 2001 AND LODGED WITH THE PLANNING AND BUILDING CONTROL IN BISHOP.

**SLUDDEN**  
DESIGN BUILD

Architectural Shopfitters  
Tel: 01234 826888  
Fax: 01234 826881  
Inchwood Farm, Kilsyth Road,  
Milton of Campsie, Glasgow G45 8AL

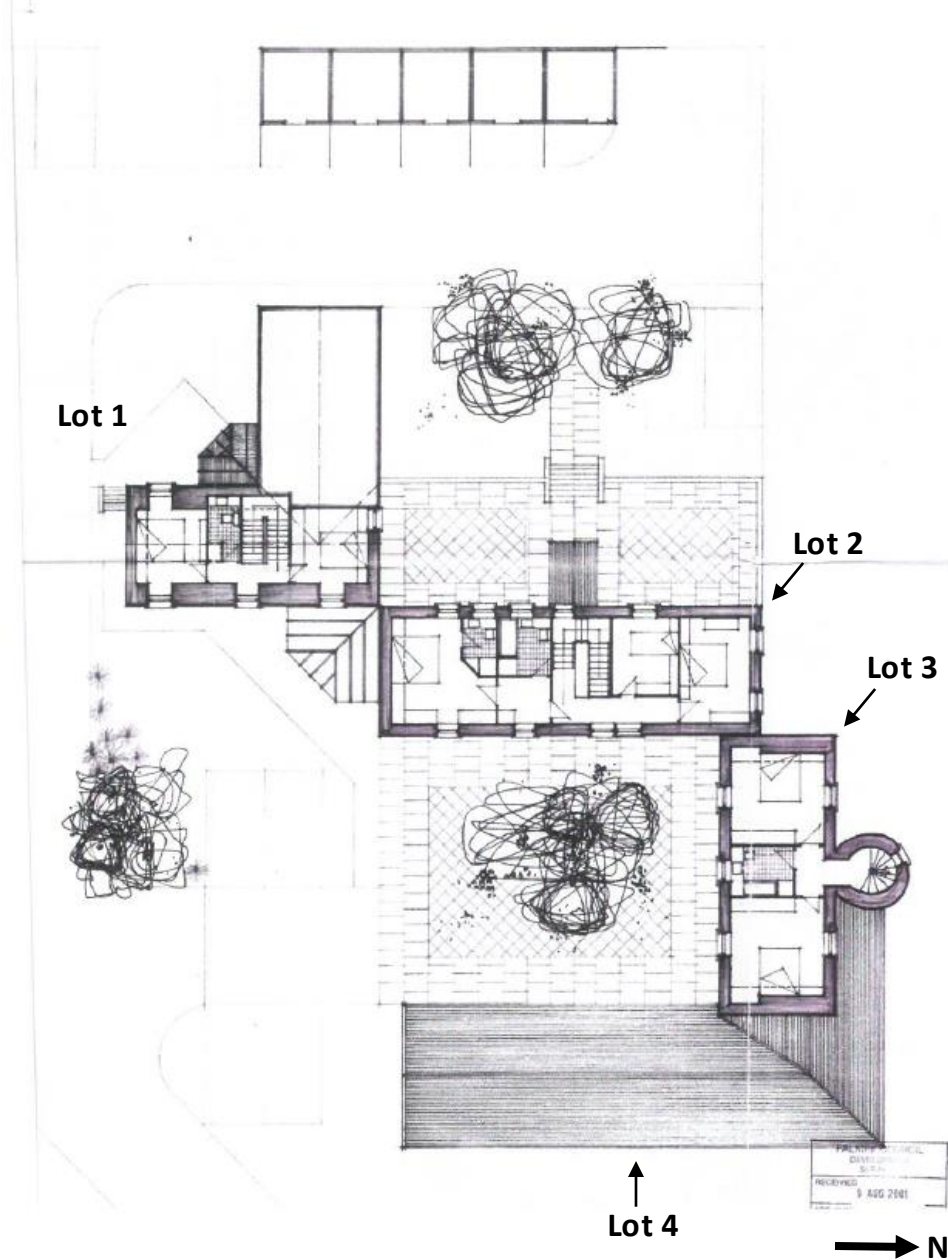
PROJECT: ALLEGATIONS AND PROPOSITIONS TO DERIVATION FARM FROM BISHOPMAN ROAD PHASE 1

TITLE: PROPOSED GROUND FLOOR PLANS

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

F/1.40/09

Proposed steading elevations  
First Floor



IT IS THE JOB CONTRACTORS RESPONSIBILITY TO CHECK ALL SIZES PRIOR TO MANUFACTURE OF HIS GOODS. THE DRAWINGS MUST NOT BE SCALED OR THE DIMENSIONS TAKEN AS READ FOR PURPOSES OF MANUFACTURE. THIS IS A TRUE COPY OF THE PLAN DATED 9 AUG 2001 AND LODGED WITH THE PLANNING AND BUILDING CONTROL IN BISHOP.

**SLUDDEN**  
DESIGN BUILD

Architectural Shopfitters  
Tel: 01234 826888  
Fax: 01234 826881  
Inchwood Farm, Kilsyth Road,  
Milton of Campsie, Glasgow G45 8AL

PROJECT: ALLEGATIONS AND PROPOSITIONS TO DERIVATION FARM FROM BISHOPMAN ROAD PHASE 1

TITLE: PROPOSED FIRST FLOOR PLANS

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

F/1.40/09



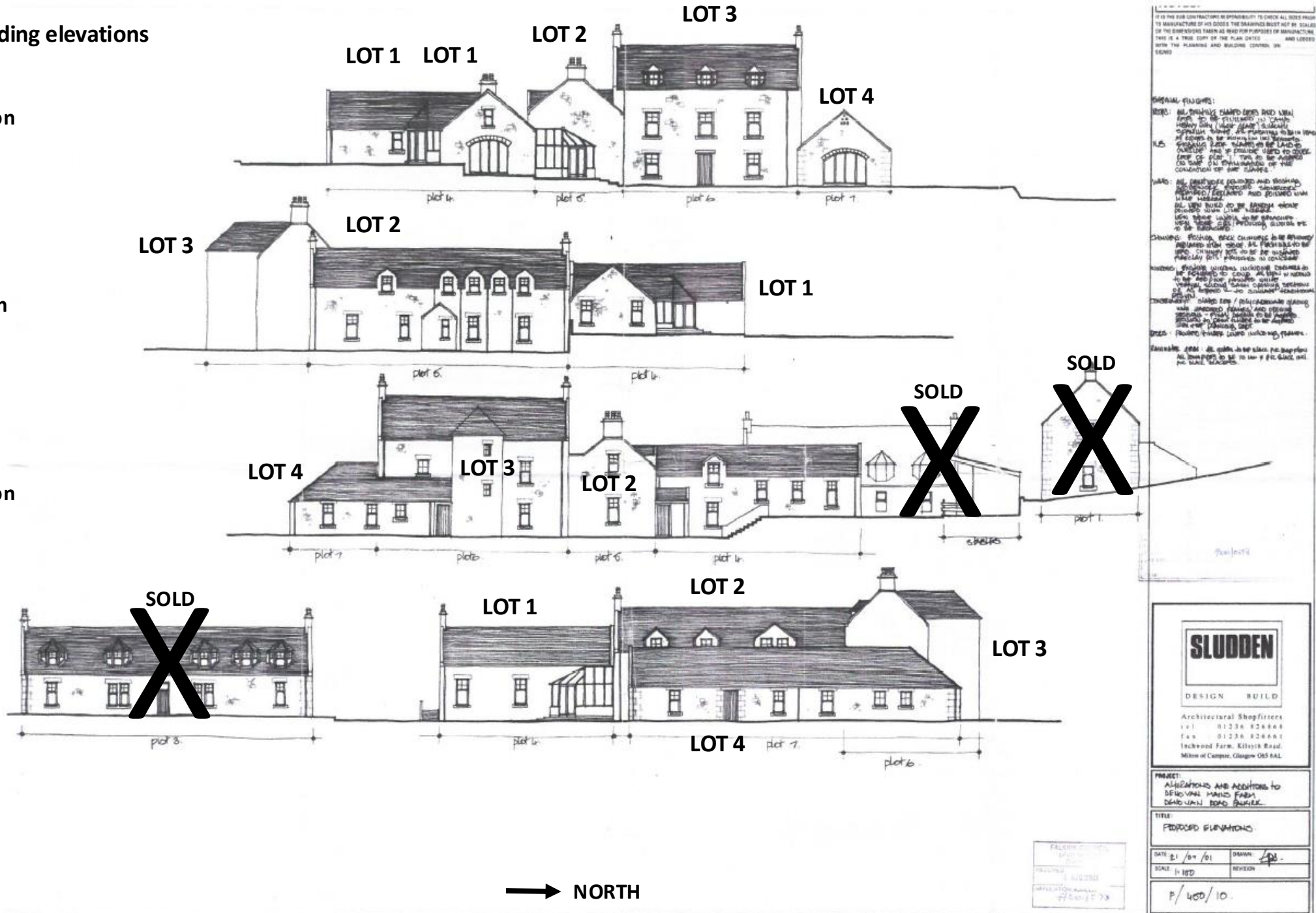
## Proposed steading elevations

### South Elevation

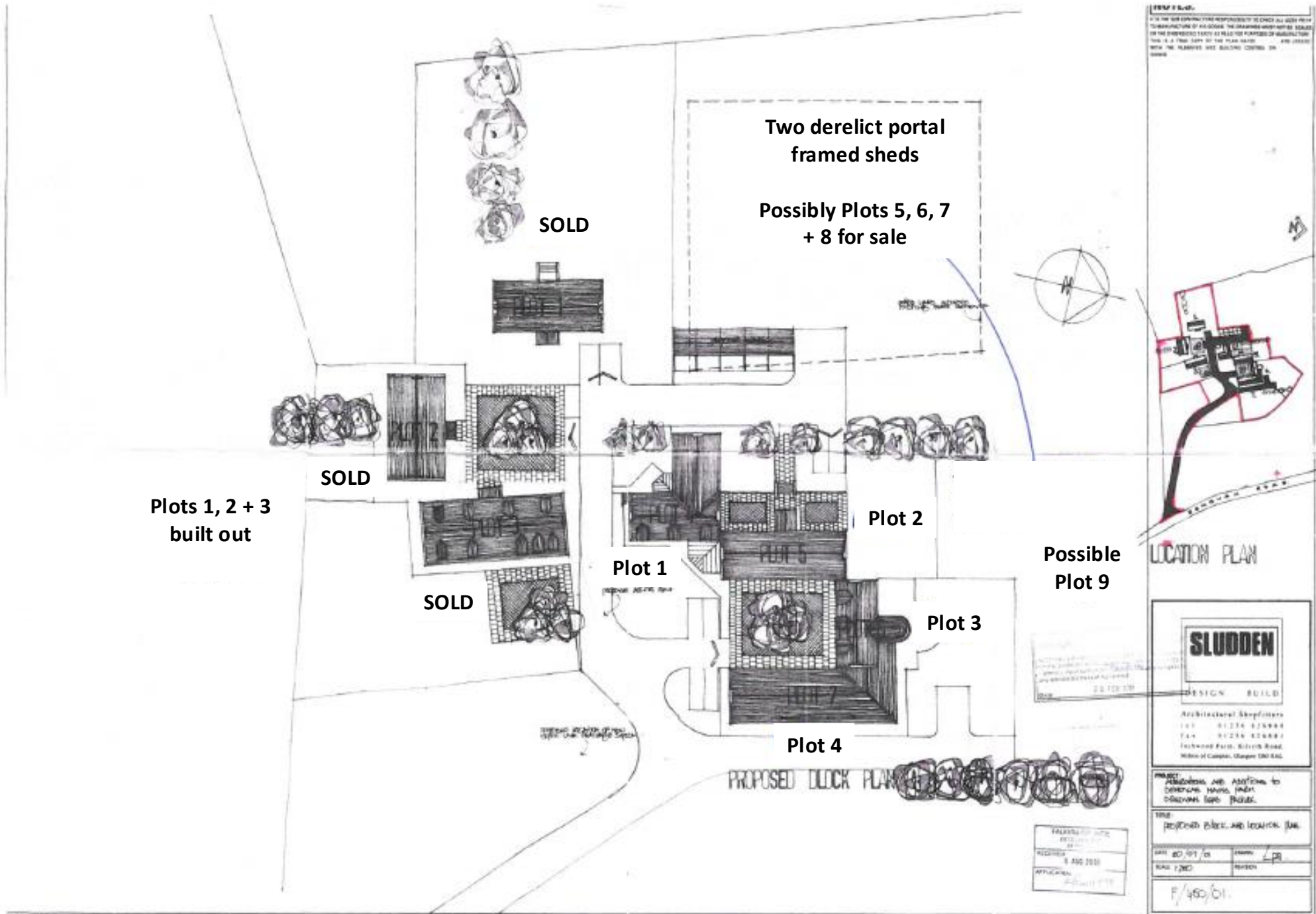
## West Elevation

### North Elevation

### East Elevation











Falkirk Council

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

*Detailed Planning Permission*

**Applicant:**

Mr D Graham  
Denovan Mains Farm  
Denovan Road  
Denny  
Falkirk

**Agent:**

Sludden Design  
Inchwood Farm  
Kilsyth Road  
Milton of Campsie  
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) docketted 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'.



Falkirk Council

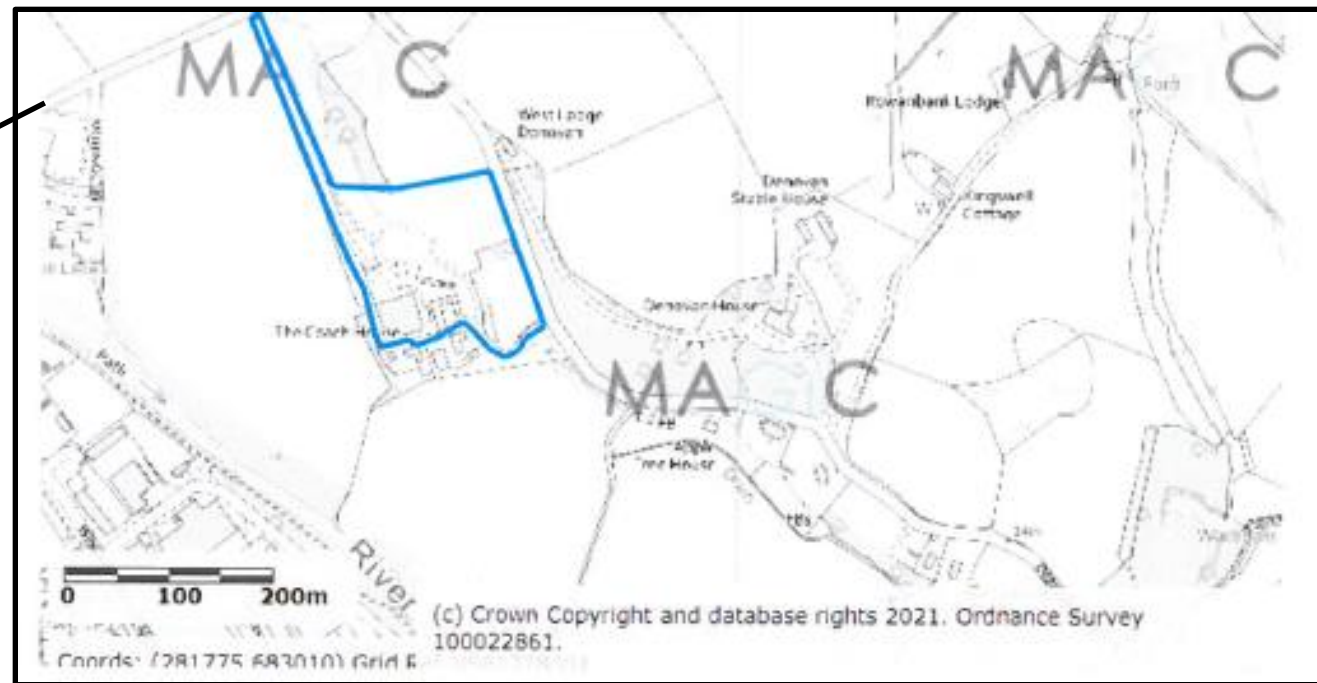
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

*Detailed Planning Permission*

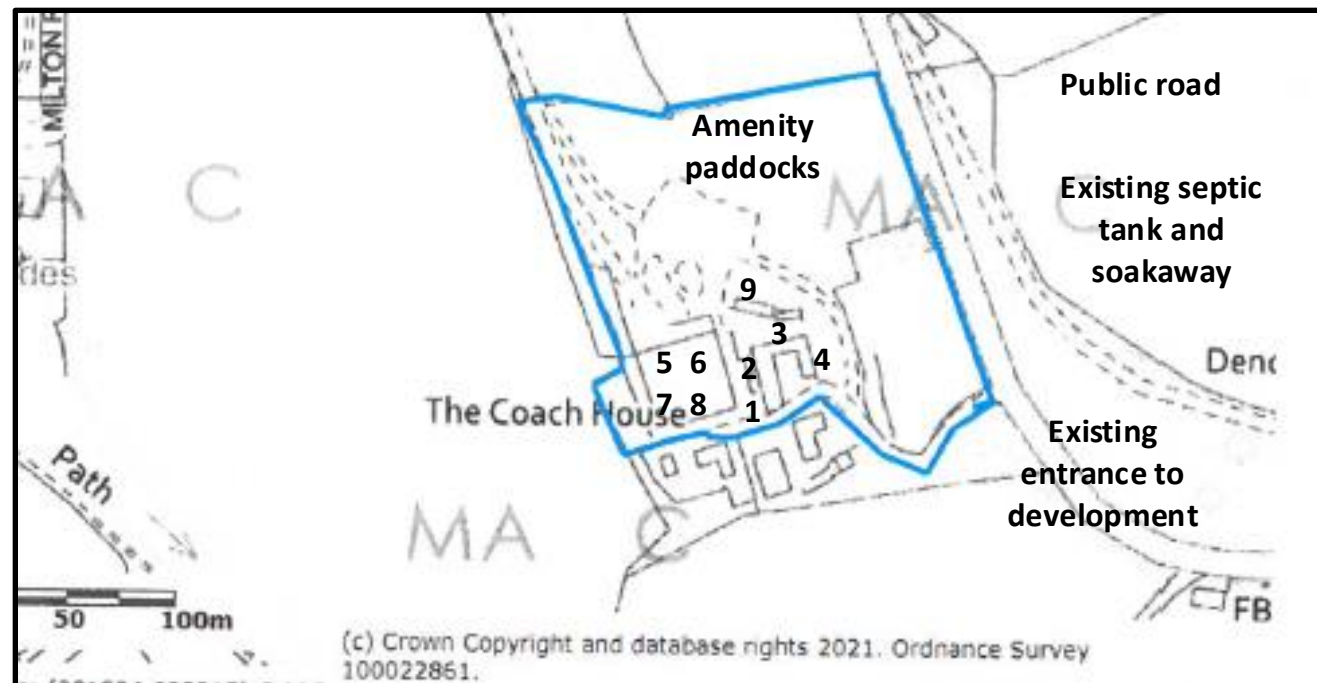
- X (4) The access road to the development shall be constructed from the bellmouth at Denovan Road to a point immediately east of the development where a turning area shall be provided which will be sufficient for bin lorries and other service vehicles. Details of the proposed construction and layout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



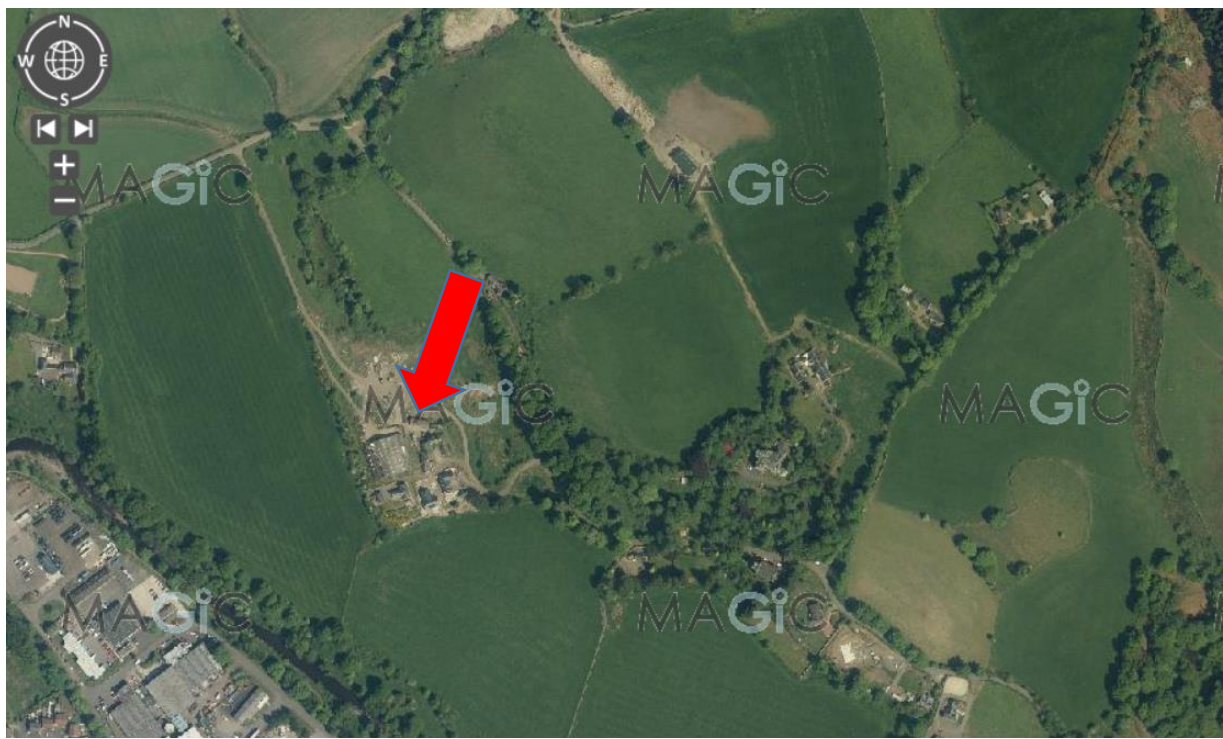
Dunipace  
+  
M80



6.68 acres available  
including Denovan  
Farm Steading







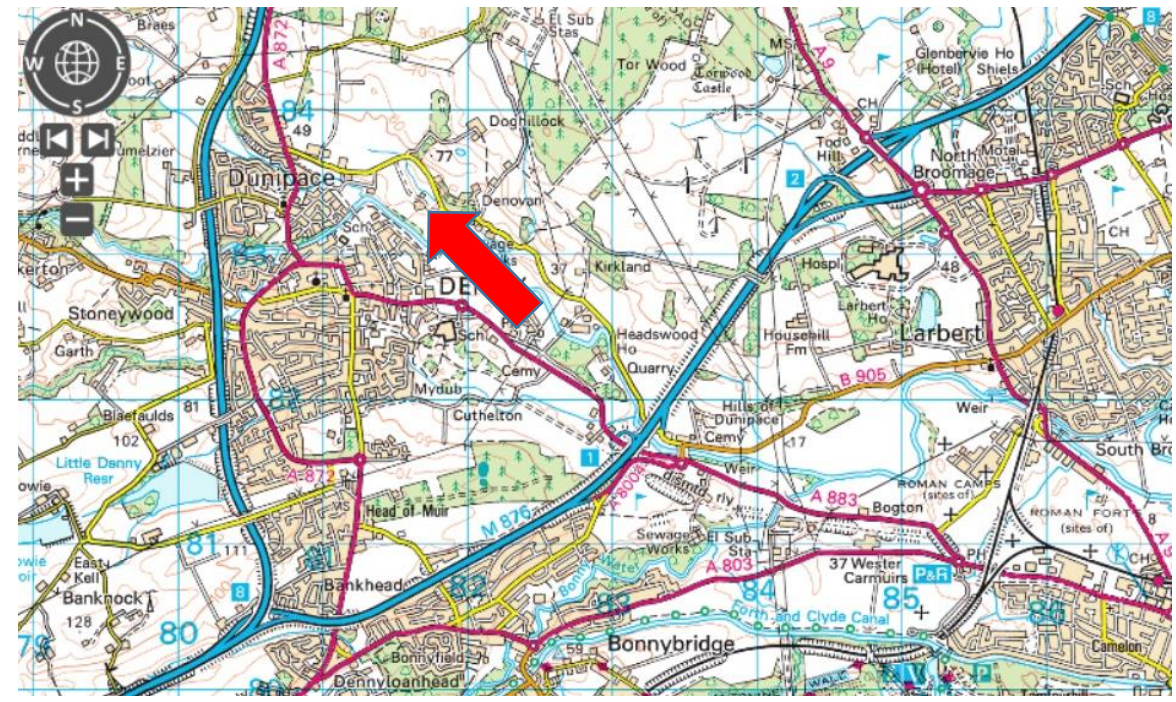
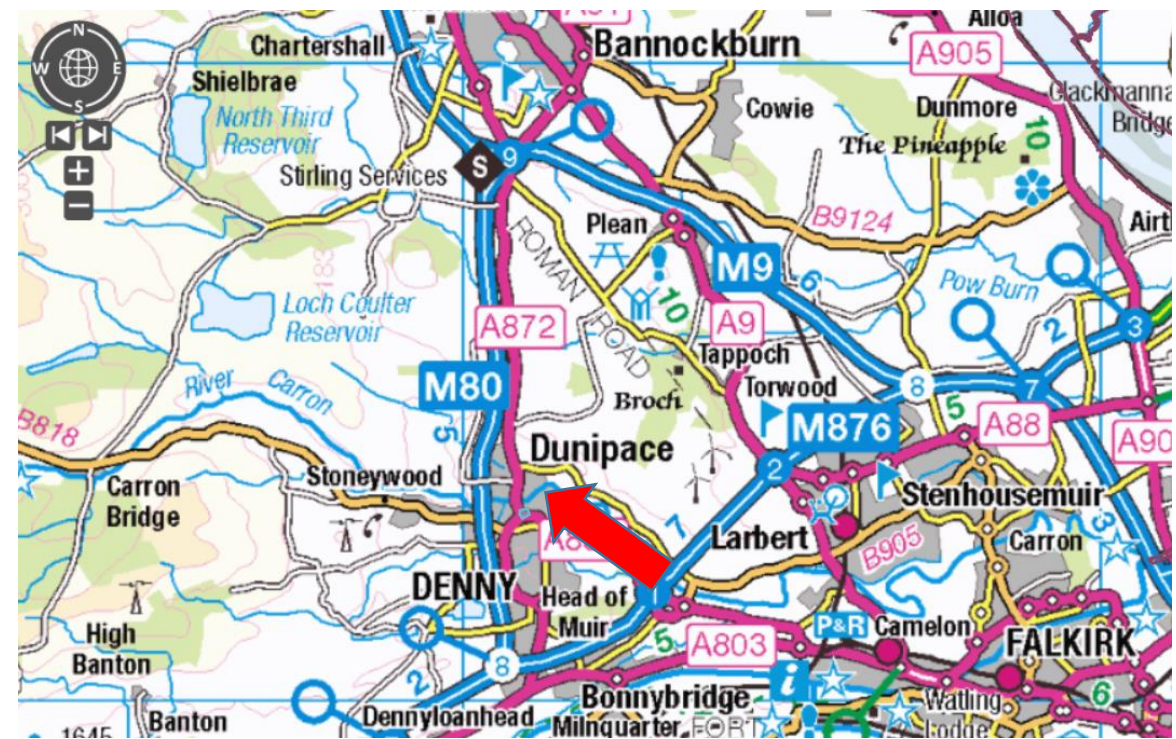
## DIRECTIONS

### 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

Entrance from Denovan Road is via a tarred bellmouth, bounded by dry stone walls.

### 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

Orme Law Falkirk, 20 Meeks Road, Falkirk, FK2 7ES. Contact: Alan Orme. Tel: 01324 882551.

### 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.

### 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.

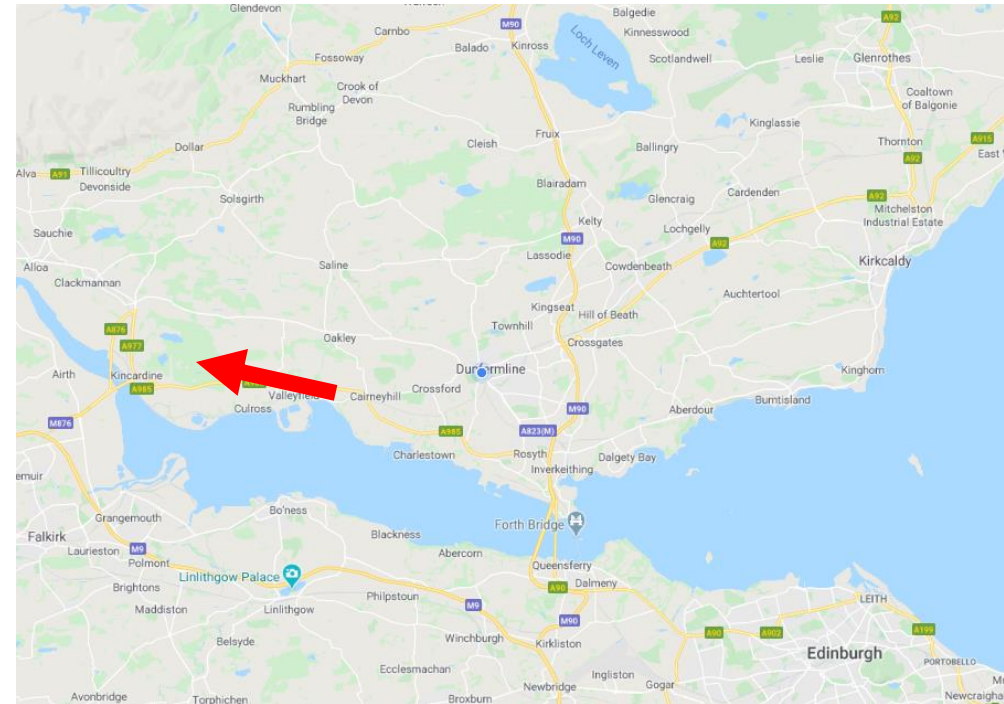
### Misrepresentations

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 intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Copyright Google maps



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)

## HOUSE BUILDERS

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

S Ewing and Sons Ltd  
Jordan Ewing  
5/6 Oakley Industrial Estate  
Carnock Rd  
Dunfermline  
KY12 9QB  
0808 100 2092  
[jordan@sewingandsons.co.uk](mailto:jordan@sewingandsons.co.uk)

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

Claymore Homes Ltd  
Aden Business Park  
Newlands Road  
Mintlaw  
AB42 5BP  
01779 821115

Hillfoot Homes Ltd  
Paul Edney  
The Roundel  
Hillfoots Farm  
Dollar  
Clackmannanshire  
FK14 7PL  
01259 740000  
[pauledney@hotmail.com](mailto:pauledney@hotmail.com)  
[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 or sell it.

## TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland  
1 Wilderhaugh  
Galashiels  
TD1 1QJ  
01896 752271  
[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

## ARCHITECTS

Sinclair Watt Architects Ltd  
Iain Mitchell  
Quayside House  
Dock Road  
Methil Dock Business Park  
Methil  
Fife  
KY8 3SR  
01333 427705  
[architects@sinclairwatt.co.uk](mailto:architects@sinclairwatt.co.uk)

Montgomery Forgan Associates  
Eden Park House  
Cupar  
Fife  
KY15 4HS  
01334 654936  
[admin@montgomery-forgan.co.uk](mailto:admin@montgomery-forgan.co.uk)

Building costs will likely be over £1,400/sqm. Building a house is an ideal way of reducing stamp duty. (Stamp duty over £325,000 value).