

For Sale Residential Development Opportunity

Larbert Cemetery Lodge

25 Muirhead Road

Larbert

FK5 4HZ



Falkirk Council
Place Services

CLOSING DATE 12 NOON WEDNESDAY 8TH NOVEMBER 2023

CONTACT:

Deborah Bruce Property Surveyor

Falkirk Council

Place Services

Email deborah.bruce@falkirk.gov.uk

Contact Number 07484 011597

OFFERS ARE INVITED IN EXCESS OF £90,000

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Location

The property is situated in Stenhousemuir, within the town of Larbert, and the locality of Falkirk Council. Larbert provides good transportation links with regular buses to surrounding areas, along with and access to the A9 for motorists. Nearby is Larbert train station which provides train routes to Stirling, Glasgow, and Edinburgh.

Description

This detached stone-built period property was originally part of the adjacent Larbert cemetery. The detached bungalow is situated at the entrance of the cemetery.

The internal layout of the property consists of a living room and a bedroom to the front of the bungalow, along with a further bedroom, a dining room, a small bathroom, and a kitchen to the rear of the property. There is yard area to the rear which includes a coal store. To the front of the property is a good-sized garden and driveway with surrounding metal fencing.

The bungalow has been vacant for several years and as such, requires substantial refurbishment, as highlighted in the Home Report.

Refurbishment Notes

Please note, the bungalow requires an extensive level of refurbishment throughout the property, the purchaser will be required to create a new vehicular access directly from Muirhead Road and install a new fence in front of the current driveway. Further information on this requirement can be found under Planning section.

Planning

The completion of the sale will be subject to the purchaser gaining permission for the new vehicular access and new fencing which is acceptable to Falkirk Council. The existing vehicular access to the property is within a private road running through the cemetery on the north side (Red hatched area in plan). **It is to be noted that that the existing access will only continue for a short period from the completion of the sale, to enable the purchaser sufficient time to complete the construction of the new fence and new access to the bungalow as noted above.**

The new access to the property will be required to be off Muirhead Road. The new access should be framed by gate piers of appropriate design and materials which is sympathetic to the character and design of the cemetery lodge house. It is envisaged that the surplus stonework and iron fencing that would be removed to create the new access be reused to block up the current driveway.

A planning application for any extension or alterations to the property may also require planning permission and should adhere with Policy HC08 Residential Extensions and Alterations in the Falkirk Local Development Plan 2.

Maintenance

The purchaser will be responsible for the maintenance of boundary fences and hedges surrounding the property. It will be a requirement to for the hedges to be retention and future maintenance of the mutual boundary hedge between the plot and the cemetery will be the responsibility of both the purchaser and Falkirk Council.

Falkirk Council will continue to be responsible for the hedges and trees along the grass verge and the top side of the boundary hedge which faces onto the cemetery.

Maintenance of the property's garden ground should be carried out to a high standard to reflect the nature of the adjacent cemetery.

Falkirk Council will reserve a right to carry out necessary maintenance work to external fences and recharge the owner the cost of any such works as well as an administrative charge for time expended.

Service

The property has services for mains gas, electricity, water and sewage.

Site and Location Plan



Council Tax
Band D.

Home Report Valuation
£100,000

Energy Performance Certificate
Rating E

Viewings

Please contact Deborah Bruce by email: deborah.bruce@falkirk.gov.uk

Offers

12 Noon Wednesday 8th November 2023

Offers should be submitted to: -

Team 4

Customer & Business Support

Falkirk Council

Suite B

Falkirk Stadium

Falkirk

FK2 9EE

Formal offers to purchase the heritable interest must be in Scottish Legal Form.

The enclosed ADDRESS LABEL must be affixed to the offer envelope (if no address label is enclosed, please contact us and we will supply one). Offers must be received prior to the closing date and time as above.

Falkirk Council do not accept offers by email and will not accept late offers under any circumstances.

Fees

The purchaser is required to pay Falkirk Council's reasonable legal costs in relation to this transaction, together with £200 + VAT to produce a title plan deed for registration purposes, together with any LBTT and land registration fees due where applicable.

Freedom of Information

Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances require to provide copies of offers received to any enquirer.

Important Notice

Falkirk Council gives notice that: -

- i). These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any significant change, we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, the subject property is exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.
- vii) Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.
- viii) Falkirk Council is not bound to accept the highest nor any offer.