

LOCH HOUSE FARM

SLAMANNAN, FALKIRK, STIRLINGSHIRE



Galbraith



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An attractive small holding with modernised farmhouse.

Falkirk 8 miles ■ Glasgow 23 miles ■ Edinburgh 29 miles

- 6 reception rooms, 4 bedrooms
- Large modernised farmhouse
- Health and fitness suite
- Modern farm buildings
- Productive pasture land
- Accessible rural location

About 19.2 Ha (47.50 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
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SITUATION

Loch House Farm enjoys a rural location approximately 2.5 miles to the west of the village of Avonbridge which straddles the River Avon and some 8 miles south of Falkirk. Avonbridge village has two general stores, a post office, doctors' surgery and a primary school. More extensive shopping can be found in Falkirk, Stirling and Livingston.

The surrounding area comprises an excellent mix of amenity and commercial woodland intertwined by rolling countryside, which provides a wonderful setting for the property and ample opportunities for the outdoor enthusiast. The property is located just to the west of the Black Loch, with the Loch Lomond and Trossachs National Park being a short drive to the north west offering world-renowned scenery and excellent opportunities for hill walking, along with other rural activities such as pony trekking, mountain biking, fishing and shooting. There are a number of golf courses to choose from locally in Falkirk, Grangemouth and Polmont.

Despite its quiet location, Loch House is conveniently located for the commuter being only a short distance from all main arterial routes including the M9 and M8 allowing swift access to Glasgow, Stirling and Edinburgh, with Edinburgh Airport and the Forth Road Bridge beyond. Rail links are available from nearby Polmont and Falkirk train stations, both with services to Edinburgh and Glasgow, and a regular bus service leads from Avonbridge to surrounding areas as well as Edinburgh and Glasgow.

Loch House falls within the Limerigg Primary school catchment area, which is located just under a mile from the property, with secondary schooling available at Falkirk High School located some 8 miles from the property. The surrounding area is well catered for by established agricultural contractors and suppliers alongside excellent and ever growing equestrian and agricultural outlets at Stirling Agricultural Centre about 25 miles to the north west of the property.

DESCRIPTION

Loch House Farm is a compact farming and amenity unit situated in a rural location close to Falkirk. The property comprises a traditional farmhouse, a range of modern storage buildings, which are located centrally within the holding, and an area of agricultural land extending to 19.22 Ha (47.50 Acres) in total. The farmland is split into two separate blocks by the B825 Lochside Road with the farmhouse, steading and an area of agricultural land located to the south, with the remainder of the agricultural land located to the north of the public road. The farm is equipped with an extensive range of storage buildings to include several large store sheds, workshops and office, which were historically utilised for the running of a timber merchants business.

METHOD OF SALE

Loch House Farm is offered for sale as a whole.

Loch House Farm

Loch House Farmhouse is located to the south of public road and is accessed via a private yard, which leads through to the adjacent buildings. The farmhouse is of traditional rendered stone construction under a pitched slate roof with a felted flat roof extension to the rear. The farmhouse provides spacious family accommodation over two levels comprising:

Ground Floor: Porch, Sitting Room, Double Bedroom 1, Lounge, Kitchen, Utility, Boot Room, Office and WC

First Floor: Two Double Bedrooms

The accommodation is laid out in more detail within the floorplans annexed to this brochure.

Garden Grounds

The garden is located to the immediate west of the farmhouse and is mostly down to lawn and enclosed by a timber fence. There is also a small garden store located within the grounds of the garden.











Commercial/Farm Buildings

The commercial/agricultural buildings are located to the south east and west of the farmhouse and comprise of a range of steel portal frame and timber pole construction storage sheds along with a range of block and brick storage buildings. There is also an extensive area of hard standing which has been utilised as an outdoor storage area. Access to the farmhouse, buildings and yard area is taken via double gates which lead directly from the B825.

The buildings are situated in a group and comprise:

GP Store 1 (28m x 24.13m) of timber pole construction with two monopitched lean-to buildings under a corrugated tin roof and tin side cladding with a concrete floor.

Workshop/Store (21.75m x 5.54m) of timber pole construction under a mono-pitched box profile roof with tin side cladding and a concrete floor.

GP Store 2 (27.5m x 23.9m and 7m to the apex) of timber pole construction under a mix of corrugated tin and box profile roof and side cladding with a concrete floor.

Lean-to (27.5m x 23.9m) of steel portal frame construction under monopitched box profile roof and side cladding with an earth floor.

GP Store 3 (44m x 31m) of steel portal frame construction under a corrugated tin roof, with both Yorkshire boarding and corrugated tin side cladding, and a mix of block and timber sleeper walls and a concrete floor.

Office (5.29m x 4.2m) of mixed rendered block and brick construction under a box profile roof with a concrete floor.

Shop/Store (11.58m x 2.65m) of mixed rendered block and brick construction under a box profile roof with a concrete floor.

Small Store (2.65m x 1.88m) of mixed rendered block and brick construction under a box profile roof with a concrete floor

Store Shed (14.3m x 5.74m) of brick construction under a box profile roof with a concrete floor.

Yard Area (0.40 Ha 1 Acre) or thereby, surrounding the buildings including a mix of concrete and compacted stone which has historically been used for timber storage.

The Land

The land at Lot 1 extends in total to 19.02 Ha (47.00 Acres) and sits to the south of the B825. The majority of the land at Loch House Farm has been classified as being Grade 4.1 by the James Hutton Institute indicating that the land is capable of producing consistently good yields of a narrower range of crops, principally grass with some limited potential to grow other crops such as cereals. The majority of the pasture ground is down to permanent pasture and has been utilised for the purposes of stock grazing for a number of years. The land is of a south westerly aspect rising from 200m along the southern boundary to a high point of 215m above sea level adjacent to farm steading.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Loch House Farm	Mains	Mains	Mains	Oil	Band E	Freehold	Band E51

IACS

All the farmland is registered for IACS purposes.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

There are no basic payment scheme entitlements available with Loch House Farm.



LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being severely disadvantage by SGRPID.

LOCAL AUTHORITY

Falkirk Council, The Foundry, 4 Central Boulevard, Central Park, Larbert, FK5 4RU

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

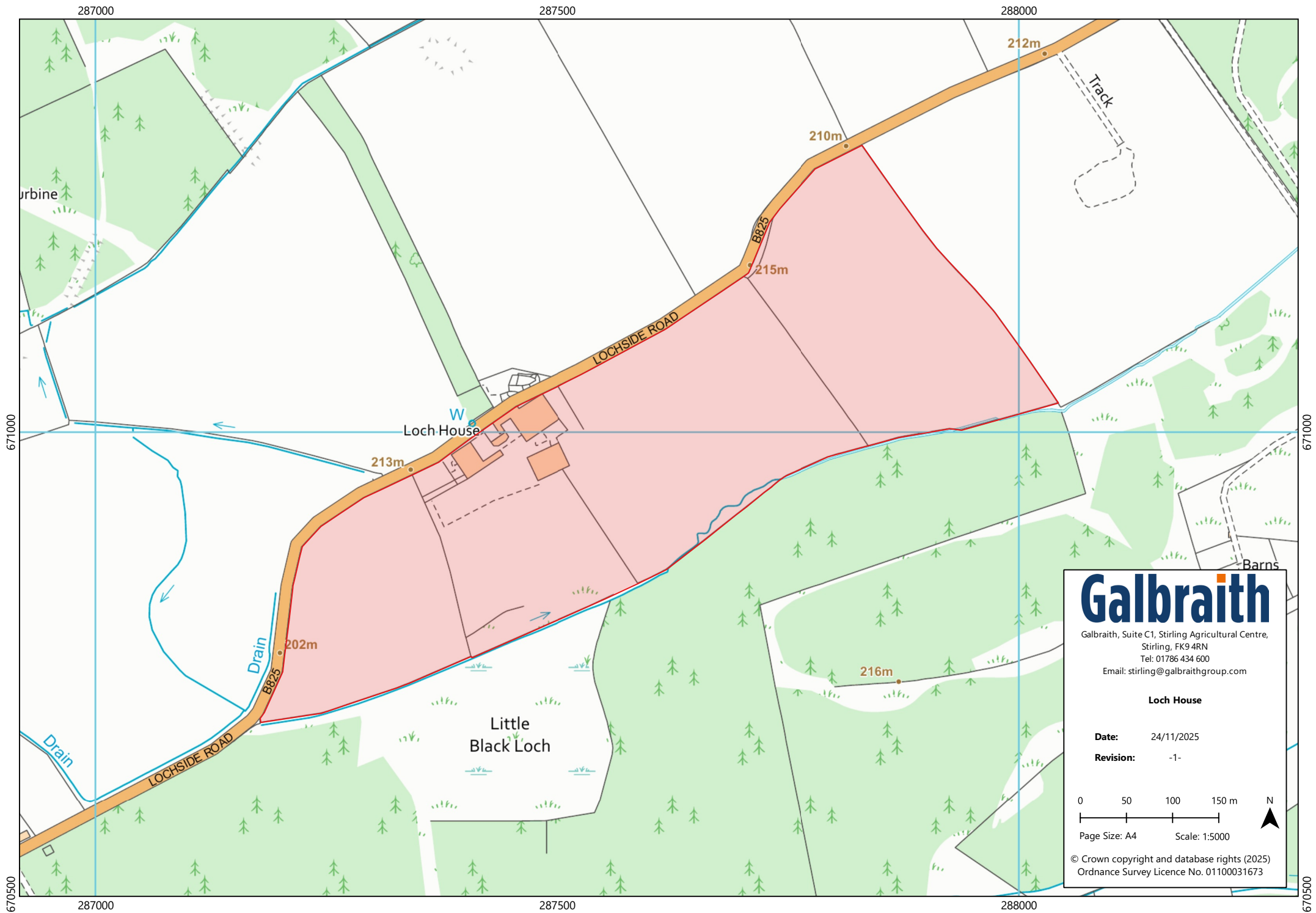
All fixture and fittings within the games room, kitchen, living room (except tv), bedroom furniture (except downstairs bedroom) All items in the workshop are available by separate negotiation.

POST CODE

FK1 3DB

WHAT3WORDS

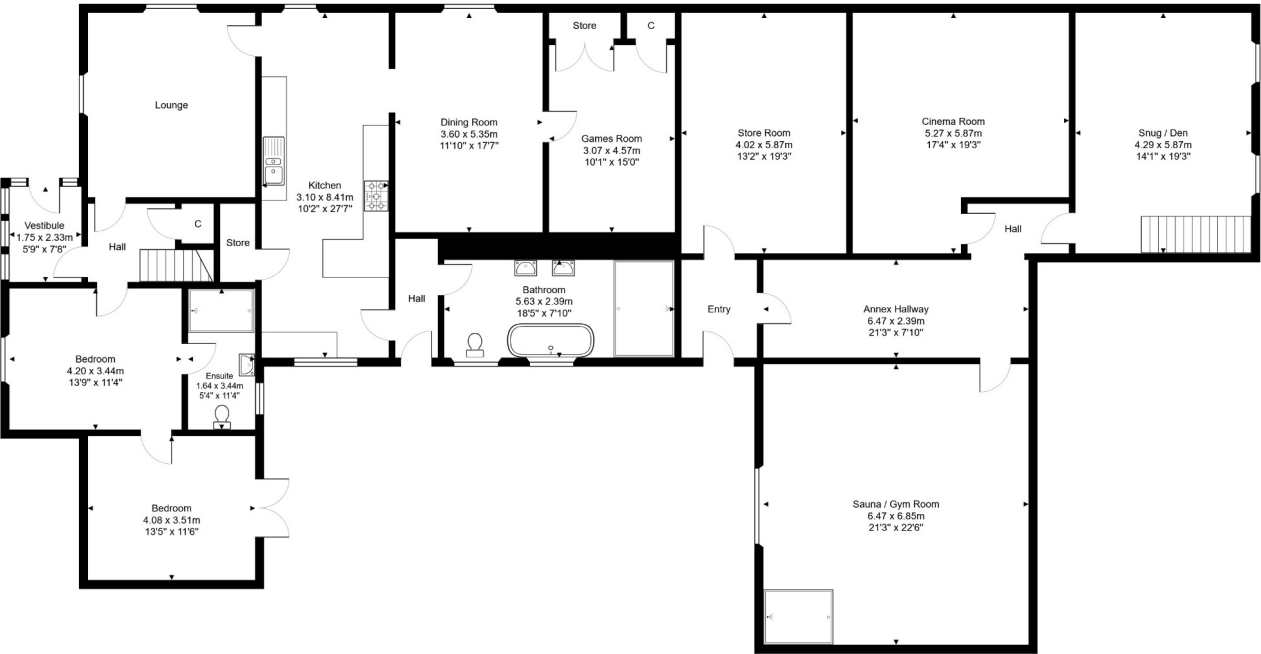
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/approvals.rival.seats>



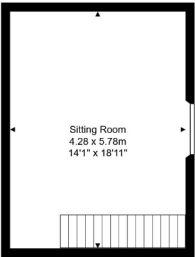
Loch House Farm, Slamannan, FK1 3DB

Total Area: 370.7 m² ... 3991 ft² (excluding garage, c, store)

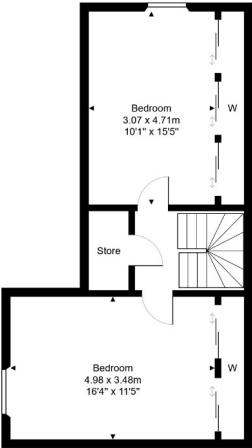
All measurements are approximate and for display purposes only



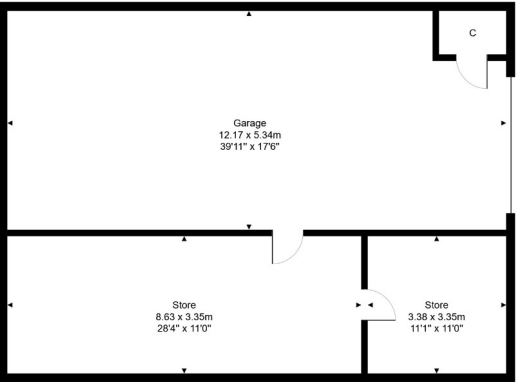
Ground Floor



1st Floor



1st Floor



Garage
12.17 x 5.34m
39'11" x 17'6"

Store
8.63 x 3.35m
28'4" x 11'0"

Store
3.38 x 3.35m
11'1" x 11'0"

SOLICITORS

Tait Macleod, Eilean Chambers, 6 Park Street, Falkirk, FK1 1RE

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

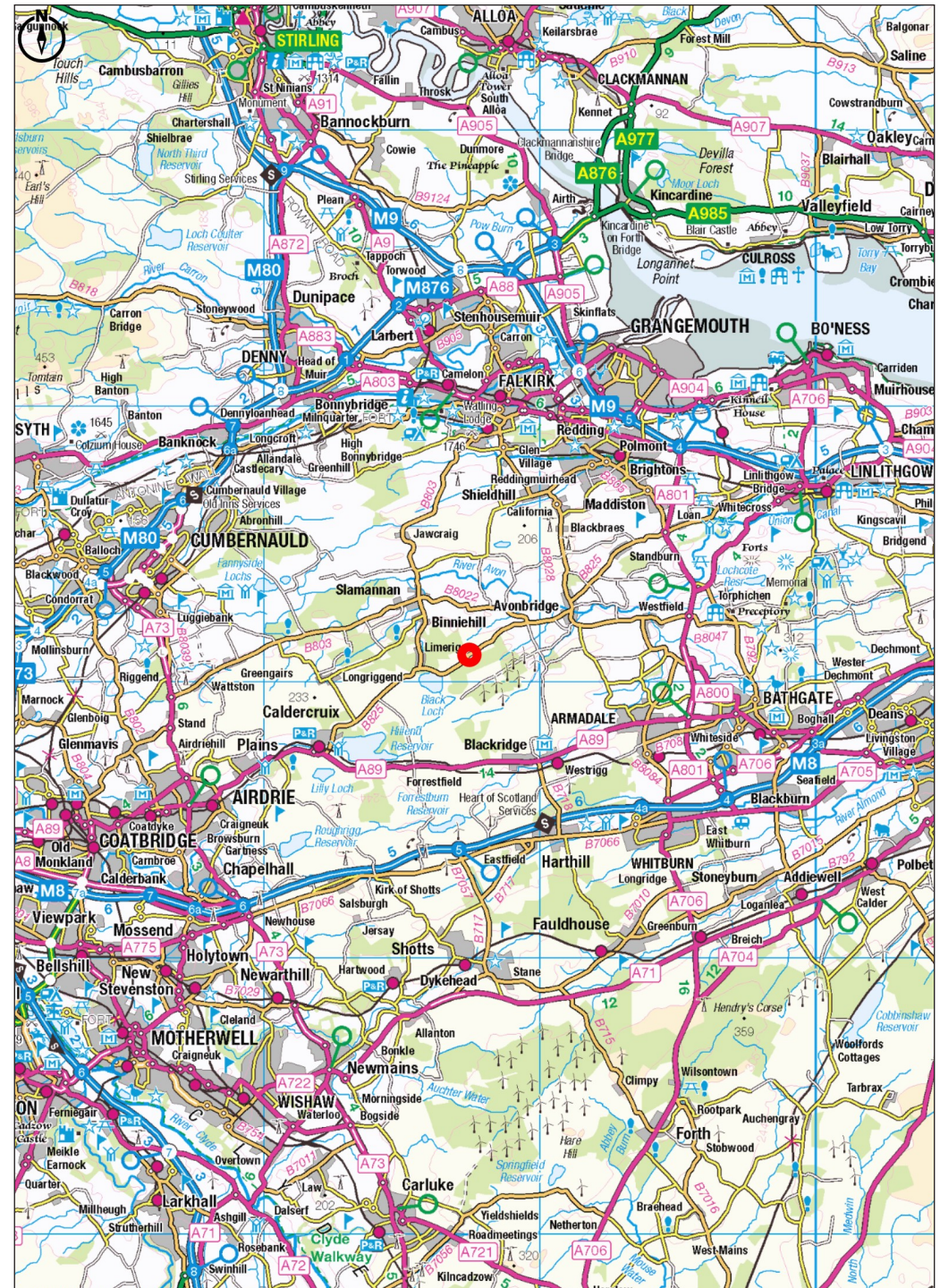
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in confidence in our Galbraith office on Alistair.Christie@Galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2025.





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