

# LARABEN FARMHOUSE AND STEADING

KIPPEN, STIRLING



# LARABEN FARMHOUSE AND STEADING KIPPEN, STIRLING, FK8 3EW

Residential property with scope for development of outbuildings.

Kippen 2 miles ■ Stirling 11 miles ■ Glasgow 49 miles

- Traditional 3 bedroom farmhouse in private rural location
- Large stone built steading with scope for development
- High amenity property with established garden
- Approximately 0.81 acres



**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket

## LOCATION

Laraben Farmhouse enjoys an attractive rural location a short distance to the north west of the village of Kippen which provides a range of local amenities, including a convenience store, pubs, restaurants, a primary school and medical centre. The City of Stirling is located approximately 11 miles to the east and provides a wide range of facilities including, supermarkets, banks, national retailers, financial services and leisure facilities.

## DESCRIPTION

Laraben Farmhouse comprises a traditional stone built 3 bedroom and 2 reception room house with kitchen, utility room, bathroom and shower room, arranged over two floors under a pitched slate roof. The building has until recently been used for commercial purposes. Immediately to the north of the farmhouse lies a traditional stone built steading which provides scope for development subject to obtaining the necessary consents. The subjects are located in attractive garden ground and are bounded to the north by agricultural land. The property enjoys a rural location with excellent views across the surrounding countryside. The house extends to approximately 1,738 sq.ft (161.50 sq.m) and the outbuildings extend to approximately 2,841 sq.ft (264 sq.m).

The property is accessed via a private track which leads from the A 811 immediately to the south.

The property benefits from a mains supply of electricity, a mains water supply and there is a private septic tank serving the house.

The property sits in a plot extending to approximately 0.81 acres and benefits from an established garden

## PLANNING

The subjects are located in open countryside and do not have a specific planning allocation in the Stirling Council Local Development Plan. However, we are of the view that there may be scope for alternative use such as development of the steading for residential, self-catering use or office accommodation, subject to obtaining the necessary consents.

We would recommend that any planning enquiries should be directed to:

Stirling Council  
Old Viewforth  
14-20 Pitt Terrace  
Stirling  
FK8 2ET  
T: 0845 277 7000  
W: [www.stirling.gov.uk](http://www.stirling.gov.uk)



### COUNCIL TAX

The property is band G for council tax.

### SERVICES

Mains Electricity  
Mains Water  
Private Drainage  
Heating – Oil Fired Central Heating

### ENERGY PERFORMANCE CERTIFICATE

The farmhouse has an EPC rating of F.

### ASKING PRICE

Our clients are seeking offers over £400,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

### RIGHT OF ACCESS

The first section of the access track coloured yellow on the plan will be retained by the seller with a right of access granted over it. Maintenance of the track will be apportioned on a user basis.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

### VAT

All figures are quoted exclusive of VAT.

### ENTRY

To be mutually agreed.

### POST CODE

FK8 3EW

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///betrayed.quaking.rises



## SOLICITORS

Gillespie Macandrew  
163 West George Street  
Glasgow  
G2 2JJ

## 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 provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

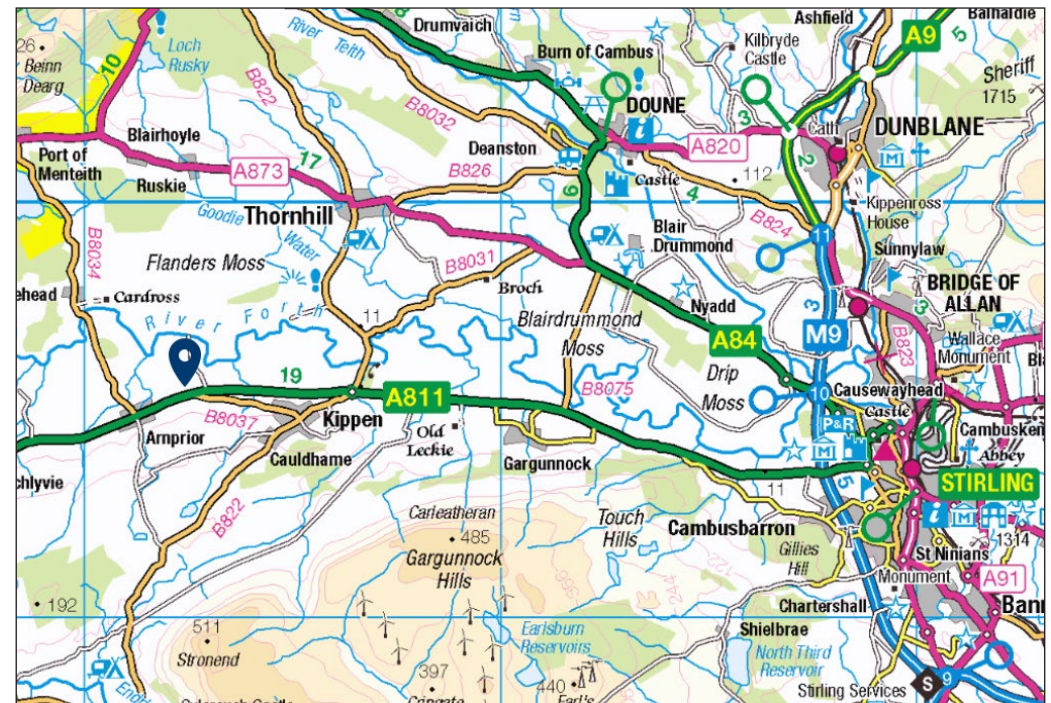
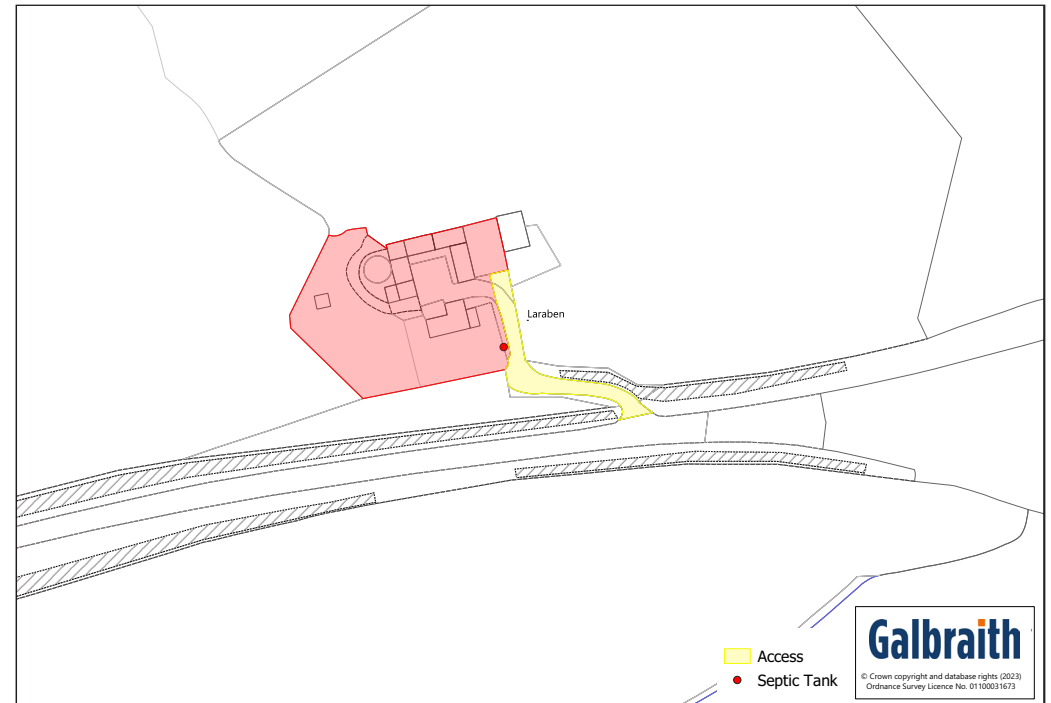
## VIEWING AND FURTHER INFORMATION

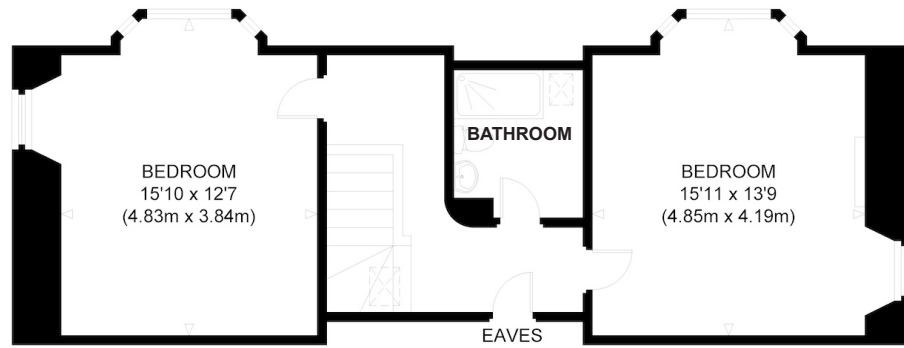
For further information or to arrange a viewing please contact the selling agents:

Galbraith  
Suite C  
Stirling Agricultural Centre  
Stirling  
FK9 4RN  
Tel: 01786 434 600

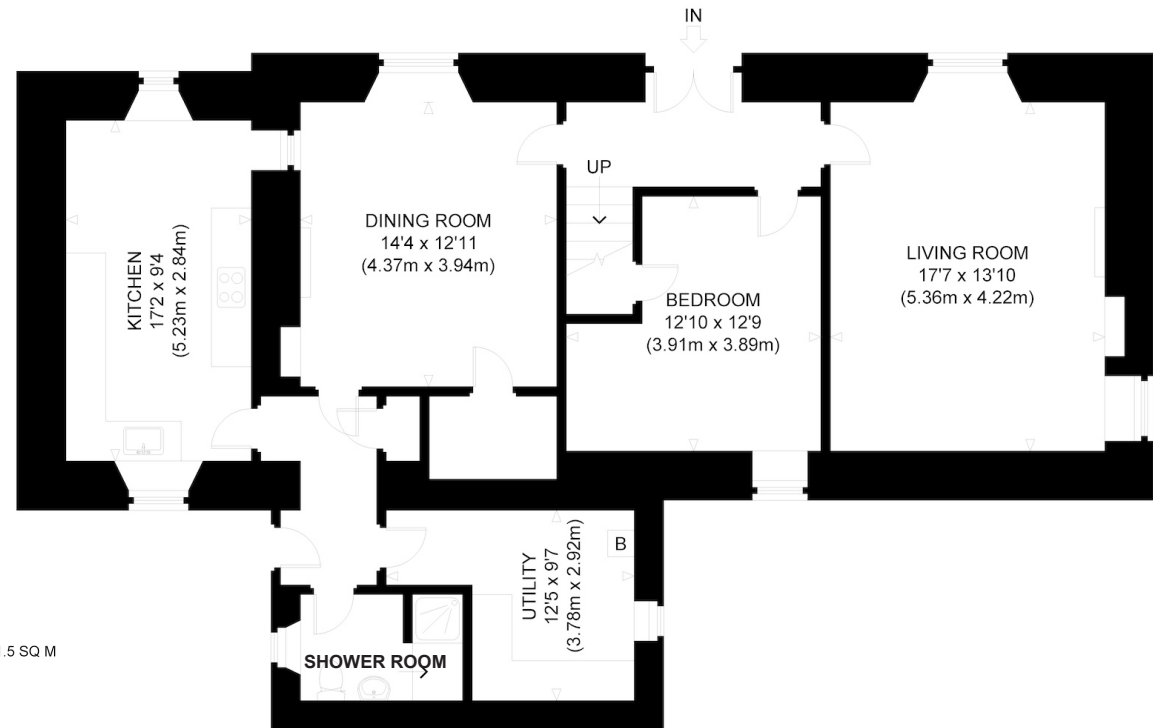
Harry Stott  
01786 434 630  
07909 978 644  
harry.stott@galbraithgroup.com

Date of publication: June 2023





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 584 SQ FT / 54.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1154 SQ FT / 107.2 SQ M

LARABEN  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1738 SQ FT / 161.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
www.photographyandfloorplans.co.uk

### 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, together with proof of funding and identification. 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. Photographs taken in June 2023. 8. Particulars prepared June 2023.



**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE