





WESTER AUCHENCLOCH FARM, BANKNOCK, BY KILSYTH FK4 1UA

Banknock 1.8km (1.1 miles), M80 (Junction 7) 10.3km (6.4 miles), Kilsyth 5.3km (3.3 miles), Stirling 18.5km (11.5 miles), Falkirk 14.5km (9 miles), Glasgow City Centre 30.6km (19 miles)
(All distances are approximate)

A Residential Equestrian Farm with Spacious Farmhouse, Extensive Stabling, Grazings, Workshop and Attractive Amenity Woodlands, Benefitting from excellent communications with the nearby M80 providing motorway links to the M8 and M9 and thereby Glasgow, Edinburgh, Stirling, Falkirk and the remainder of the Central Belt.

Wester Auchencloch House

Entrance Hall, Drawing Room, Sitting Room, Dining Room, Breakfasting Kitchen with Aga, Utility Room, Cloakroom, Games Room/Bar, Master Bedroom with en-suite Shower Room, Double Bedroom 2, Double Bedroom 3, Double Bedroom 4 with en-suite Shower Room, Double Bedroom 5, Family Bathroom.

Workshop, Main Stable Block with 14 Loose Boxes and further Stable Block with 3 stables and Tack Room.

Riding Arena – 40m x 25m.

Grazings of about 27.5 Acres.

Established amenity mixed woodlands of about 32 Acres.

About 63.66 Acres (25.76 Hectares) in All.

For Sale as a Whole

SITUATION

Wester Auchencloch enjoys an elevated position to the west of Banknock and east of Kilsyth. The neighbouring A803 connects to Junction 4 of the M80 as well as Banknock, Kilsyth, Milngavie and Bearsden beyond.

The M80 forms part of the Central Scotland motorway network and connects with the M876, M9 and M8 thus providing swift access to the likes of Stirling, Falkirk, Edinburgh and Glasgow.

Nearby Banknock has a Primary School, Sports Centre, and parade of local shops, supermarket and is also home to Glenskirlie House and Grill which enjoys an excellent reputation. Kilsyth has a good selection of retail services.

All the major towns and cities of the central belt can be reached within 45 minutes' drive with much of the journey by motorway. There are therefore numerous recreational and cultural attractions within easy driving distance and the Railway Station at Croy (about 10 minutes' drive) is on the Edinburgh to Glasgow line and provides regular links to Edinburgh Waverley (about 30 minutes) and Glasgow Queen Street (about 15 minutes).

GENERAL DESCRIPTION

Wester Auchencloch is an attractive residential, equestrian and amenity farm with far reaching views and excellent road and rail communications.

Wester Auchencloch House is a substantial family home benefitting from excellent proportions and good natural lighting. The accommodation is arranged over two floors and also benefits from double glazing and oil-fired central heating as well as extensive mahogany flooring and a generous area of west facing garden ground with feature pond. There are two neighbouring paddocks to the south and west of the house.

To the rear of the house are the Stables and Workshop along with a generous adjacent area of hardstanding. There are 16 loose boxes in all and in recent years the stables have been operated as a commercial livery. The dismantled railway that runs east to west through Wester Auchencloch Farm provides a good area of hardstanding and there is a static caravan, which could be included in the sale if desired. Alternatively the seller will remove it.





The grazings lying to the west of the farm access road extend to about 15 acres and the grazings lying to the south of the house and east of the farm road extend to a further 12.5 acres. In addition there is also a riding arena and the hardstandings provide ample scope to erect additional buildings if desired. The neighbouring Workshop has been let in recent years.

The Wester Auchencloch Woodlands extend to about 32 acres and occupy undulating terrain stretching northwards. The woodlands provide attractive amenity, future timber resource as well as rough sporting opportunities. If desired it might be possible to increase the stocking density of the woodlands.

Wester Auchencloch House and Gardens

This substantial house was built in 1999/2000.

The house extends to about 354 sq m (3807 sq ft) in all and is a spacious family house with attractive views and a generous area of garden ground with feature pond.

The entrance door is situated in the apex of the eastern and southern elevations.

Steps rise from the monobloc parking area via the front door with surrounding stained glass feature windows to:

Entrance Porch (S & E). Tiled floor. Radiator. Cornice. Recess with coat rail. Shelved cupboard. Open doorway to passages leading to public rooms and kitchen and staircase hall.

Staircase Hall (N & W). Mahogany flooring. Impressive oak staircase rising to galleried landing and featuring newel posts with carved thistles. Original stone cart archway feature leading to:

Dining Room (N). Mahogany flooring. Radiator. Ceiling coving.

Cloakroom. Wash hand basin and WC.

Drawing Room (S, SW & W). Mahogany flooring. Feature marble mantelpiece with cast iron inlays and real flame gas fire. Ceiling coving. Circular recess with glazed doors to patio decking and attractive views over neighbouring gardens.

Sitting Room (W). Twin French doors to garden. Fireplace housing electric fire. Ceiling coving. Oak flooring.

Games Room (W). Double aspect with French doors to patio decking. Mahogany flooring. Fitted corner bar with shelving. Recessed plumbing for sink at bar (not connected), feature wall map of a collection of nautical sailing maps along the eastern wall. Overhead hanging light for pool table.

Kitchen (S). Double aspect. Generous range of fitted oak floor and wall mounted units with beech worktops, island unit incorporating Belfast sink and integral dishwasher and fridge. Gas Aga with Aga extractor hood over and incorporating two ovens and six ring gas hob. Tiled floor.

Utility Room (N). Stained glass feature windows enclosing door to outside. Tiled floor. Central heating boiler. Plumbing for washing machine. Electric fuse box and meters.

FIRST FLOOR

Galleried Landing (W). Velux window to north. Generous galleried landing with wide passages leading to various bedrooms. Shelved storage cupboard. Two recessed airing cupboards.

Master Bedroom (S, SW & W). Circular tower recess with generous glazing affording fine views over the garden, farmlands and surrounding lands. Lightly coombed ceiling. Velux roof light. TV aerial point. Fitted wardrobes.

En-Suite Shower Room. Tiled shower cabinet. Tiled floor. Wash hand basin. WC. Vanity cupboard. Heated towel rail. Velux window.

Double Bedroom 2 (W). Lightly coombed ceiling. Large recessed wardrobe with hanging rail.

Double Bedroom 3 (W). Lightly coombed ceiling. Large wardrobe with glazed doors.

Bathroom. Velux window. Tiled shower cabinet. Free standing roll top with shower attachment. Wash hand basin, WC with wallhead cistern. Tiled floor and dado.

Double Bedroom 4 (S). Lightly coombed ceiling. Fitted wardrobe. Laminate flooring.

Double Bedroom 5. Lightly coombed ceiling. Recessed wardrobe. Laminate flooring.

GARDEN

The garden lies to the west and is overlooked by a generous area of patio decking. The garden is principally lawned and incorporates a feature pond along with a number of shrubs and a prominent Holly tree. The garden offers ample space and scope to develop additional car parking and a garage building if desired.

GRAZINGS

There are generous paddock grazings to the south and west – about 12.5 acres and 15 acres respectively.

STABLES and WORKSHOP

There is generous yard space around the stable buildings as well as a floodlit riding arena and the buildings can be described in more detail as follows:

Main Stable Block – about 23.2m x 10.71m (76' x 30'4"). Primarily constructed of concrete block under a sheeted roof with concrete floor. Housing 13 loose boxes in all with seven opening externally to the south and six internal boxes. There is also an internal tack room and good adjacent yard space.

Second Stable Block. 'L' shaped timber clad purpose built stable block incorporation three loose boxes (each 12' x 12') plus tack room.

Riding Arena – about 40m x 25m. Enclosed railed riding arena with sand surface and floodlighting.

Workshop – about 12.85m x 10.1m (42'2" x 33'2"). Concrete block base with profile sheeted cladding. Two roller door accesses. Insulation. External spotlights. Concrete floor.

Storeroom – with enclosed office and wc. Loft storage.

A dismantled railway runs east to west through the Lot providing good hardstanding and access is taken via the farm drive.

WESTER AUCHENCLOCH WOODLANDS

The woodlands extend to about 32 acres and were planted in the mid-1990s. The landform is undulating and from the higher ground there are far reaching views over the surrounding countryside in all directions.

The woods are primarily broadleaved with Oak, Beech, Alder, Birch, Hawthorn and Rowan all present alongside areas of Scots Pine and Sitka Spruce. There is a natural pond in one section of the woodland and the woodland also offers sporting opportunities. Pheasant, roe deer and duck are all regularly seen and there is an established footpath providing a circuit around the wood.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing by appointment through the selling agents only.

Directions

Leave the M80 at Junction 4 and head westwards on the A803 through Banknock. Shortly after leaving Banknock and before reaching Kelvinhead, the farm road leading to Wester Auchencloch lies on your right hand side. A 'For Sale' board will be in evidence.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK4 1UA.

Local Authority

Falkirk Council, Municipal Buildings, West Bridge Street, Falkirk, FK1 5RF
Tel: 01324 506070
Email: contact.centre@falkirk.gov.uk

Burdens

Workshop	Ratable Value	£1,500
Stables	Ratable Value	£450

Wester Auchencloch House Council Tax Band G

Services

Wester Auchencloch House:
Mains water and electricity. Oil fired central heating. Telephone. Private drainage.

Stables and Workshop:

Mains water and electricity.

Single Farm Payment Entitlements

For the avoidance of doubt no Single Farm Payment Entitlements are included in the sale.

Solicitors

Holmes Mackillop, 109 Douglas Street, Blythswood Square, Glasgow, G2 4HB. Tel: 0141 226 4942

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Possession

The stables and grazings and separately the workshop are currently let. If desired vacant possession will be offered at entry/settlement.

Servitude 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 purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

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 Rettie & Co, the selling agent, 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 mis-statement 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

Rettie & Co, their clients and any joint agents give notice that:

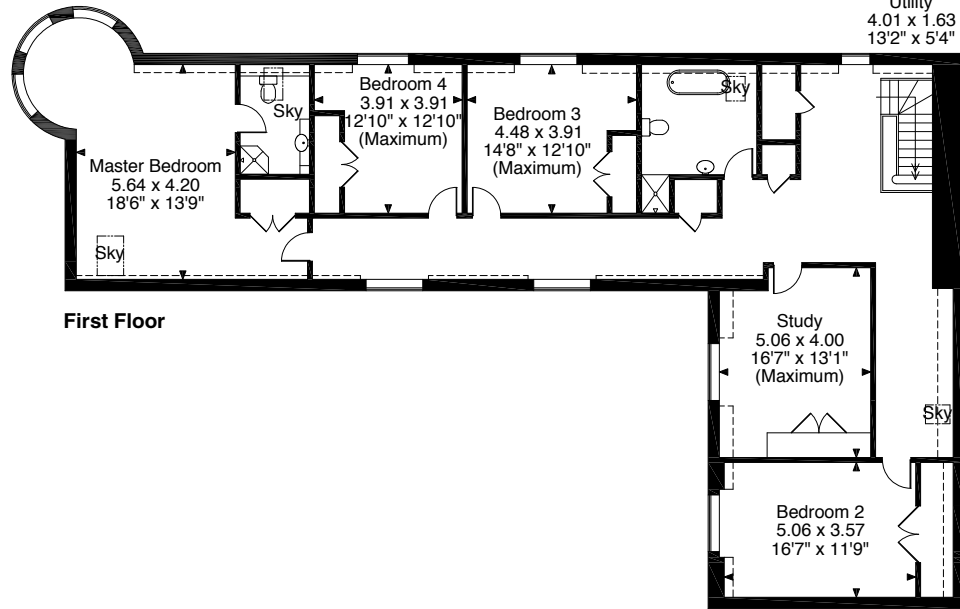
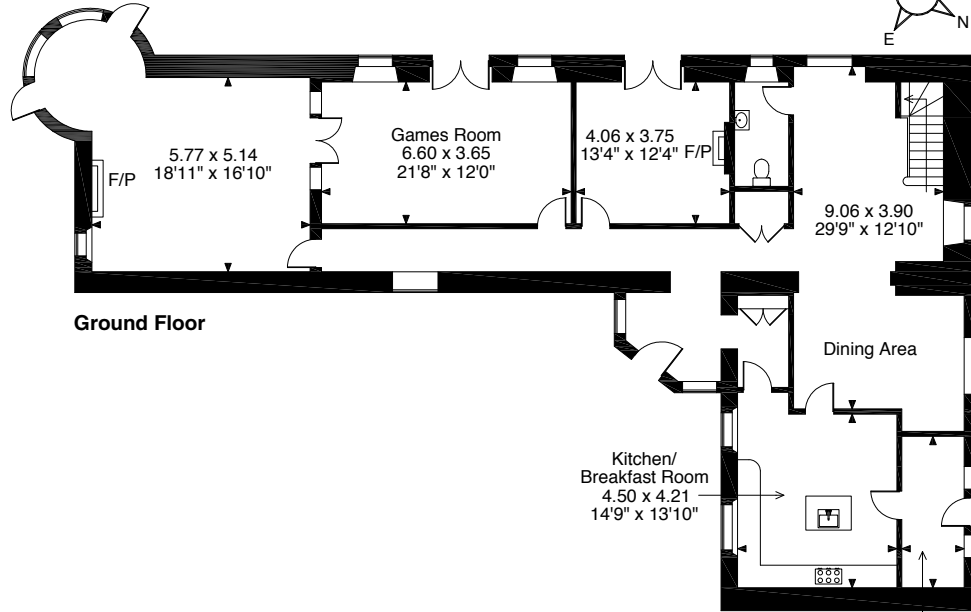
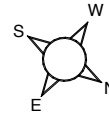
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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. Rettie & Co. 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 endeavor 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.

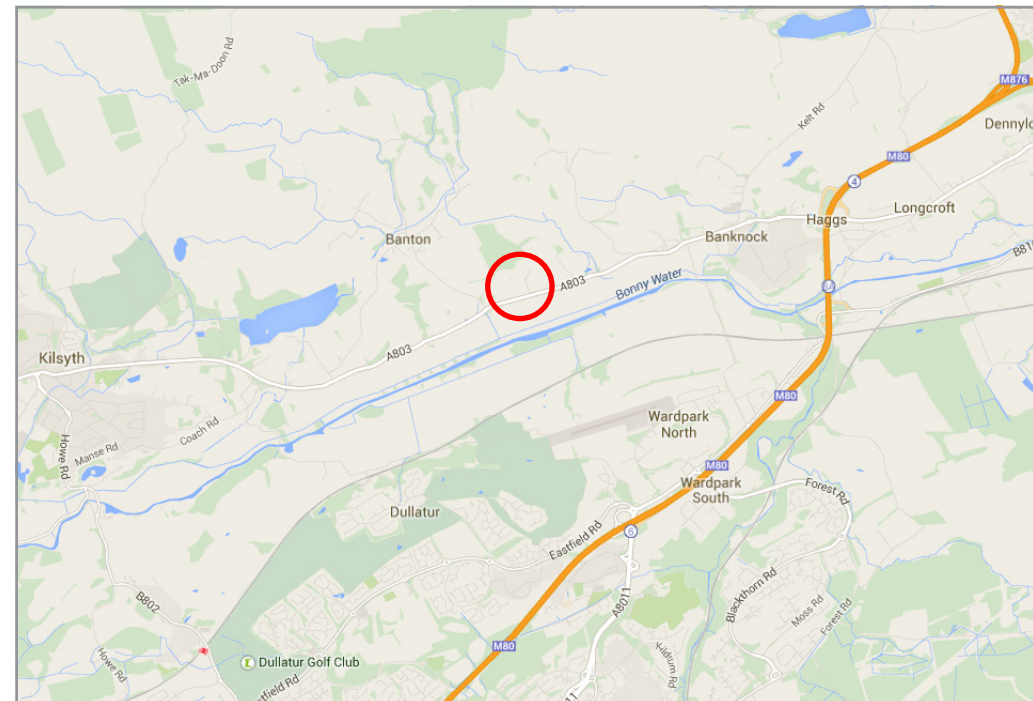
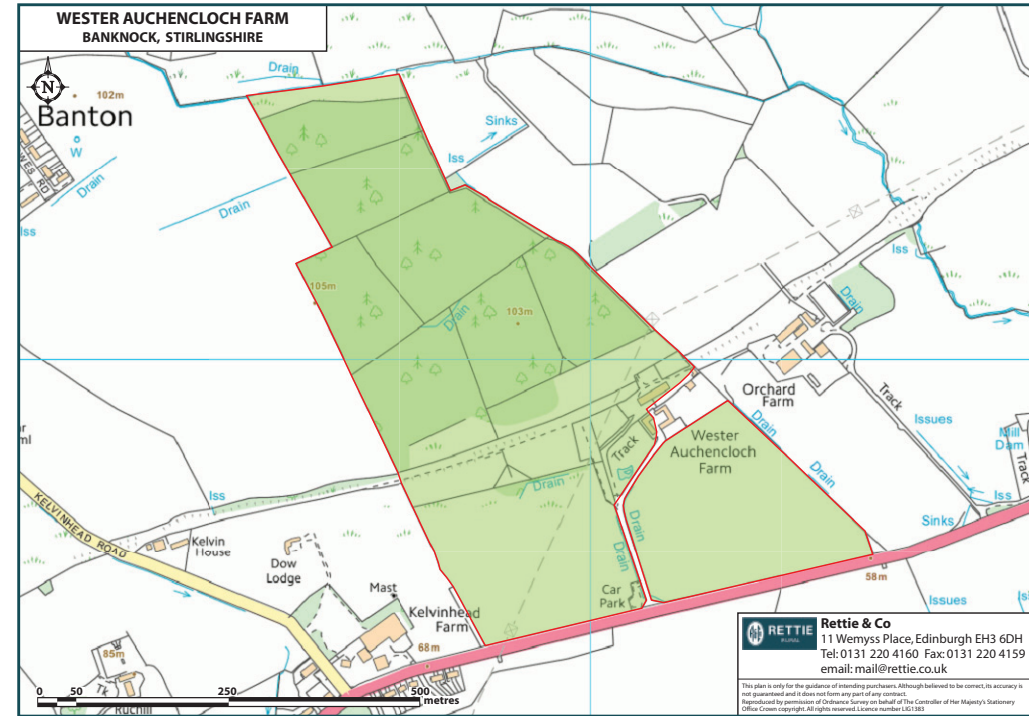


Wester Auchencloch Farm, Banknock, Bonnybridge
Approximate Gross Internal Area
3807 Sq Ft/354 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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