



**Falkirk Council**  
*Place Services*

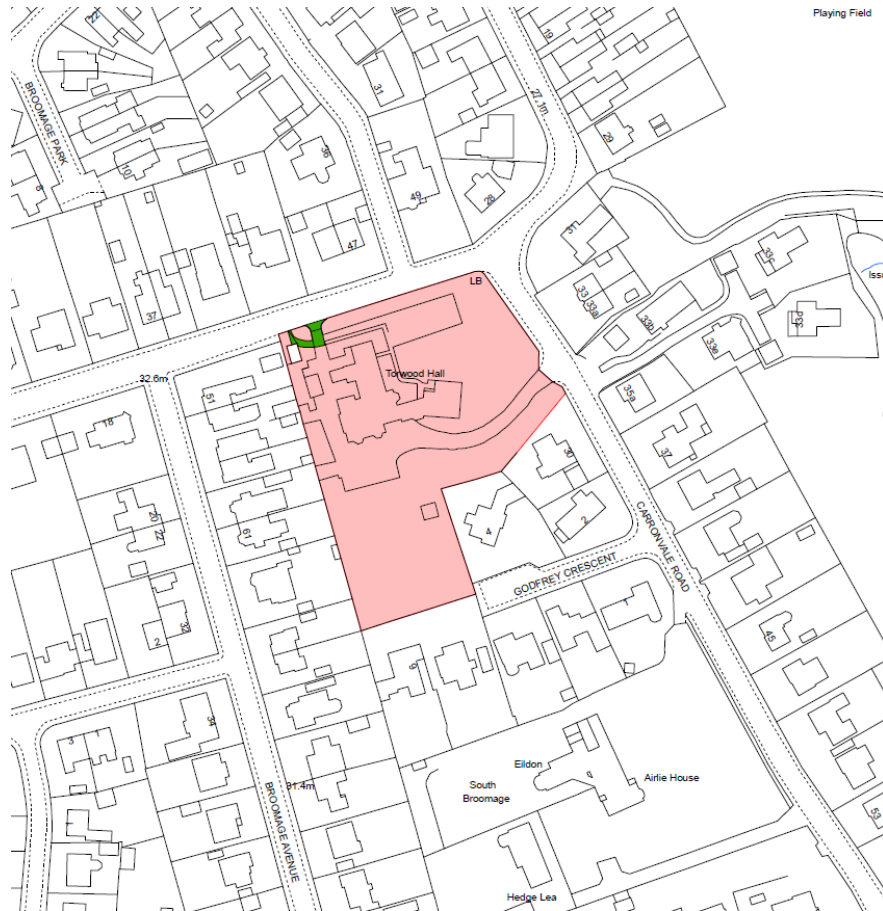
**FOR SALE  
DEVELOPMENT OPPORTUNITY  
FORMER TORWOODHALL CARE HOME, CARRONVALE  
ROAD, LARBERT NR FALKIRK, FK5 3LG**

**OFFERS IN EXCESS OF £350,000  
CLOSING DATE 2.30PM, THURSDAY 18<sup>TH</sup> AUGUST 2022**

**CONTACT:**  
Keith Raffan, Property Surveyor  
Falkirk Council  
Place Services  
[keith.raffan@falkirk.gov.uk](mailto:keith.raffan@falkirk.gov.uk)  
Direct Dial Tel 07764 250 119 or  
01324 504 797

## LOCATION

Torwoodhall, sometimes called Torwood Hall, is located close to the centre of Larbert, a little over three miles from central Falkirk. From Larbert Station travel east along the B905 (Main Street). After 300 metres turn right onto Carronvale Road. Continue for 500 metres at the property is at the junction of Broomage Avenue and Carronvale Road. Enter the property at the Carronvale Road entrance. Adjacent properties are attractive good quality residential houses. Local services can be found on Main Street. The map below shows the general location of the property, and the following plan shows more detail of the extent of the subjects being offered for sale.



## DESCRIPTION

Torwoodhall was originally constructed as a substantial family home in the 1850s built for James Jones a timber merchant. It was acquired by Falkirk Councils predecessors in the late 1940s and was most recently used as a care home which was closed in 2021. There are some more modern additions, the main one being a flat roofed single storey extension on its eastern side.

The main building has a pitched and slated roof and is arranged over up to three floors plus "lantern" and a small basement. The third floor has lower generally coombed ceilings. The current arrangement offers eighteen bedrooms together with associated kitchens, lounge and so on. Layout plans of the first and second floors are available. There is an electrical substation in the northwest corner, which is not part of the sale, there are associated rights of access to it shown in green on the plan opposite.

Externally, the tree lined driveway leads to a tarmac apron in front of the building. Much of the site is covered in mature trees with a stepped lawn to the rear and a flat area to the east suitable for parking and further garden ground.

A scale plan and layout plan of the ground and first floors are available on request.

Potential uses, subject to all necessary consents, including planning, are conversion to a substantial single house or flats or other business use – See “PLANNING” below.

### **SITE AREA**

0.7 Hectares (1.72 Acres)

### **FLOOR AREA (Gross Internal)**

Ground Floor 670 sq.m approx.

First Floor 485 sq.m approx.

2<sup>nd</sup> & 3<sup>rd</sup> Floor 100 sq.m approx. (Coombed attic rooms and polygonal lantern))

### **SERVICES**

Mains water, sewerage, electricity and gas are available. Interested parties should contact service providers to satisfy themselves as to the adequacy of services to the property.

### **RATEABLE VALUE**

£32,750.

### **EPC**

The current Energy Performance Certificate Rating is G.

### **PLANNING**

The site lies within the urban area of Larbert within an established residential area. The building is not listed however the site is set within an Area of Townscape Value (ATV) and is covered by a Tree Preservation Order (TPO). The Planning brief states that there is a presumption in favour of retaining Torwood Hall. It is anticipated that the existing building would be converted, with the more modern extensions removed.

To discuss any proposals, potential purchasers should gain a copy of the planning brief (contact [keithraffan@falkirk.gov.uk](mailto:keithraffan@falkirk.gov.uk)) and also make their own enquiries of the Falkirk Council Planning Department on 01324 506070 or email [dc@falkirk.gov.uk](mailto:dc@falkirk.gov.uk)

### **PRICE**

Offers in excess of £350,000 are invited.

It should be noted that there would be a claw back provision In the event that the purchaser gains planning permission to substantially demolish the property. This is summarised in the two paragraphs below:

If an offer is suspensively conditional upon planning permission being granted for the residential development of the site and the planning permission granted which triggers purification of the suspensive condition permits demolition of all or part of the original 19<sup>th</sup> century buildings at Torwood Hall, the sale price will be 10% more than the price initially provisionally agreed.

If the planning permission triggering purification of the suspensive condition is for residential development which retains the entire original 19<sup>th</sup> century buildings at Torwood Hall, the sale price will be as originally provisionally agreed, but a clawback clause will be inserted in the sale missives and sale disposition, whereby any further planning permission granted within 10 years after the date of entry under the sale (and which permits the demolition of all or part of the original 19<sup>th</sup> century buildings at Torwood Hall) will trigger an obligation on the then owner of the site to pay FC a clawback sum equal to 10% of the sale price.

### **VIEWING**

External viewing at any time.

For internal viewings please contact Falkirk Councils Asset Management Unit in Place Services. Please contact Keith Raffan ideally by email with contact details ([keithraffan@falkirk.gov.uk](mailto:keithraffan@falkirk.gov.uk)). If emailing isn't possible contact 07764 250 119. There will be block viewings prior to the closing date.

### **OFFERS**

Formal offers to purchase the heritable interest from Falkirk Council must be in Scottish Legal Form. Offers should include some information regarding the future proposed use/development. The purchaser accepts the subjects in their existing condition. Some of the kitchen equipment may be removed prior to the completion

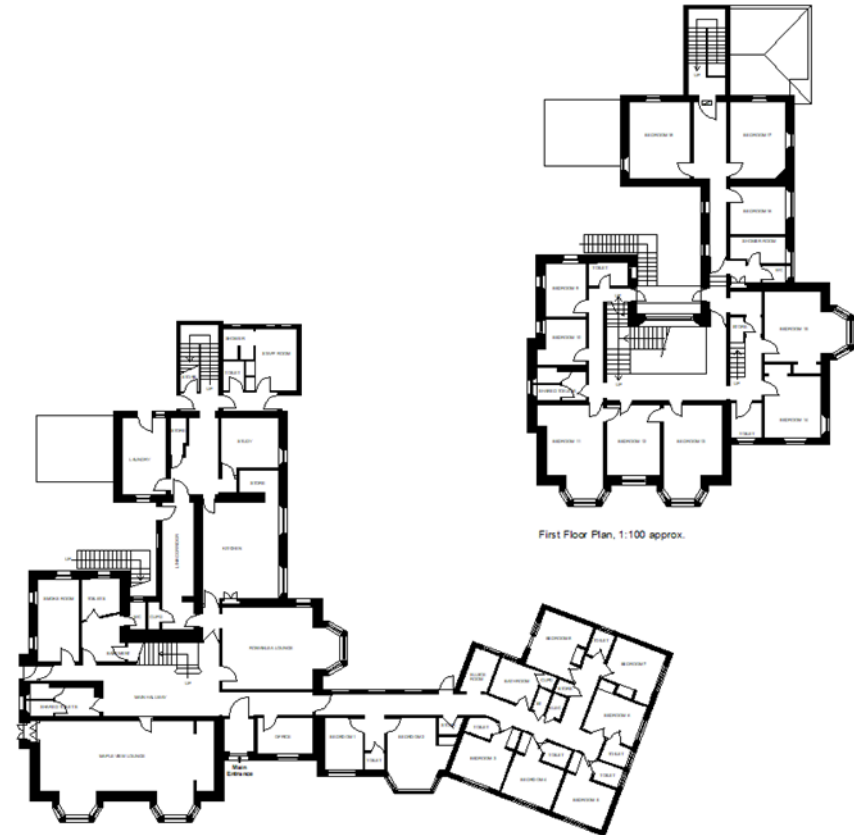
of the sale. The metal security doors will be excluded from any sale. They are owned by a third party, who will be instructed by the Council to remove them on completion of the sale. Replacing the metal security doors or otherwise securing the doors of the building (and all responsibility for the security of the building) will be the responsibility of the purchaser with effect from the date of entry. The Council will provide the purchaser on request with contact details for the third party so the purchaser can liaise with them and ensure seamless security door provision.

The enclosed ADDRESS LABEL must be affixed to the offer envelope (if no address label enclosed, please contact us and we will supply same) and offers must be received prior to the closing date of: **2.30pm, Thursday 18<sup>th</sup> August 2022** Offers should be submitted to:-

**Team 4  
Customer & Business Support,  
Falkirk Council,  
Abbotsford House  
Davids Loan  
Falkirk  
FK2 7YZ**

**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 FOI 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 outwith 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. Any 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, all prices and rents quoted are exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any plant, machinery, equipment, services, 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) Falkirk Council is not bound to accept the highest nor any offer