

FOR SALE

Standrigg Farm

Standrigg Road, Wallacestone, Falkirk, FK1 2DG



DAVIDSON
& ROBERTSON
THE RURAL EXPERTS

Standrigg Farm

Standrigg Road, Wallacestone
Falkirk, FK1 2DG

A rare opportunity to acquire a compact rural smallholding extending to approximately 18.74 acres (7.58 hectares) comprising a traditional farmhouse, useful range of agricultural buildings and productive grazing land. Standrigg Farm enjoys an elevated position with excellent open views across the surrounding countryside and towards the Firth of Forth.

Situated on the edge of Wallacestone within easy reach of Falkirk, Edinburgh and Glasgow, the property enjoys excellent connectivity via the M9 motorway whilst retaining an attractive rural setting. The property may appeal to smallholding or equestrian purchasers, lifestyle buyers and those seeking a holding with diversification potential.

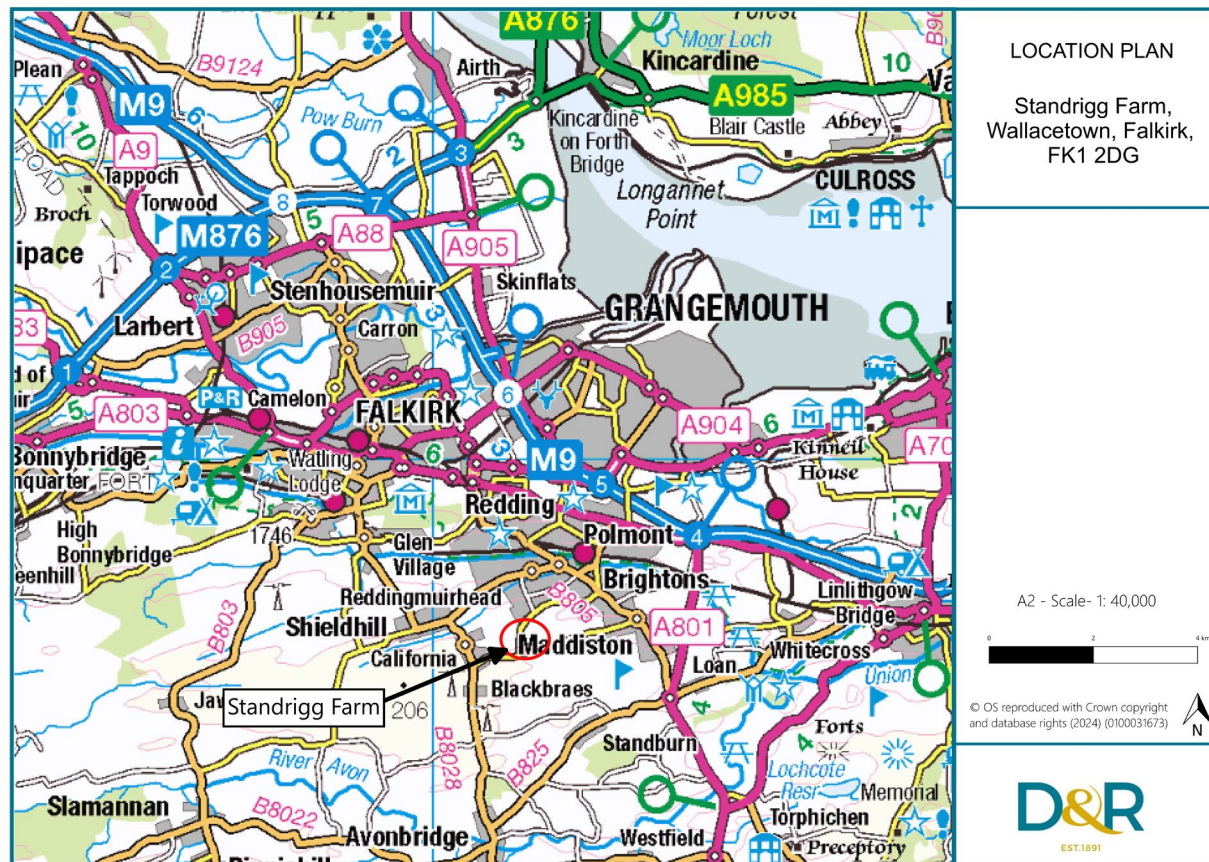
Key Features

- Traditional two-bedroom farmhouse
- Approximately 18.74 acres (7.58 hectares) with 17.74 acres of permanent pasture
- Includes traditional stone steading buildings
- Modern steel portal framed agricultural building
- Twelve stables incorporated within modern shed, previously used as a livery yard
- Telecoms mast generating approximately £3,400 per annum
- Accessible location close to Falkirk and the M9 motorway
- Suitable for farming, equestrian or lifestyle use

Selling agents

Davidson & Robertson
Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

Standrigg Farm lies within the Falkirk Council area to the south of the village of Wallacestone. The property benefits from a highly accessible location with convenient access to the M9 motorway and the wider Central Scotland road network, providing excellent links to Edinburgh, Glasgow, Stirling and surrounding towns. The holding enjoys a pleasant rural setting whilst remaining within easy reach of local amenities and services.

Access

Access to the property is taken directly from the public Standrigg Road. The farmhouse, steading and land are readily accessible from the internal farm access and yard areas.

What3words:

Entrance to Farm - ///snow.cares.icon
Middle of land - ///boots.belly.pump

Directions

From Junction 5 of the M9 motorway, proceed towards Wallacestone and Brightons. Follow local signage towards Wallacestone before joining Standrigg Road. Continue south along Standrigg Road where the entrance to Standrigg Farm is clearly visible.



Description

Standrigg Farm extends to approximately 18.74 acres (7.58 hectares) and comprises a traditional farmhouse, agricultural buildings and permanent pasture. The holding is currently utilised for agricultural purposes and offers significant potential for a variety of rural, equestrian and lifestyle enterprises. Access is obtained directly from Standrigg Road, and the property is offered as a whole.

Tenure

The property is offered for sale as a heritable title property.

The accommodation consists of:

Kitchen - 3.06m x 3.28m

Fitted kitchen forming the heart of the property.

Sitting Room - 4.22m x 4.96m

Comfortable reception room benefiting from an open fireplace.

Sunroom - 3.40m x 4.52m

Additional reception space with bay windows overlooking the property

Bathroom - 1.61m x 1.68m

Bedroom 1 - 3.60m x 4.96m

Bedroom 2 - 2.28m x 3.86m

The property is double glazed throughout and benefits from oil-fired central heating.



Buildings

The farm benefits from a useful range of agricultural and traditional buildings including:

Traditional Buildings

- Stone-built outhouse and former coal shed situated south of the farmhouse.
- Traditional stone-built store with pitched slate roof located west of the farmhouse and currently utilised for general storage purposes.

Modern Agricultural Building

A steel portal framed building extending to approximately 36m x 22m with a partially concreted floor. The building is currently used for general purpose storage and incorporates 12 stables, reflecting the property's previous use as a livery yard.

Land

The land extends to approximately 17.74 acres (7.18 hectares) of permanent pasture and is divided into four field enclosures. The land generally slopes northwards towards the Gardrum Burn and lies between approximately 150m and 185m above sea level. The holding benefits from Grade 4.2 agricultural land and appears well suited to grazing livestock, equestrian use and amenity purposes. Existing fencing and infrastructure are understood to be in reasonable order.

Telecoms Mast

A telecoms mast is located within the southeastern corner of the holding and is understood to generate an income of approximately £3,400 per annum.

Relevant Site Planning History

The Vendor has not made the Selling Agents aware of any recent planning applications affecting the property. Prospective purchasers should satisfy themselves by making their own enquiries with Falkirk Council.

Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is oil fired central heating and hot water provided by oil fired range.

Council Tax

This property is in the Council Tax Band B.

Field Schedule

Field	Description	Area (Acres)
Field 1	Permanent Pasture	1.93
Field 2	Permanent Pasture	5.71
Field 3	Permanent Pasture	2.96
Field 4	Permanent Pasture	7.14
Total	Permanent Pasture	17.74

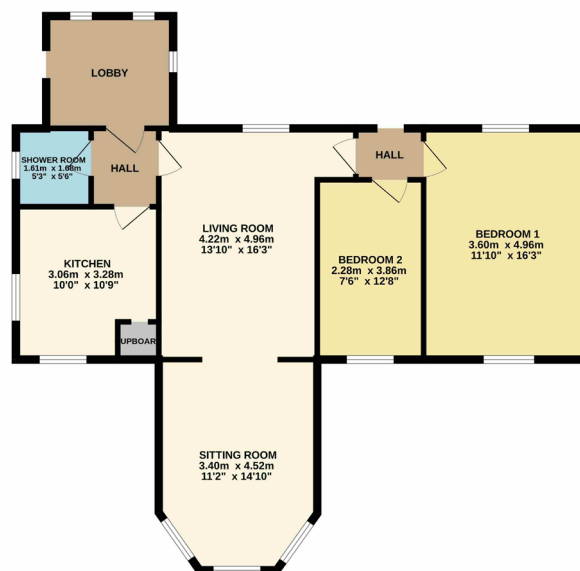
Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

For full copies of the EPC information and copies of the reports please contact the Selling Agent.

GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.



Planning & Development (if applicable)

There are no known recent planning applications on this property.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk
FK1 5RS

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Kay Wright
McLean and Stewart
51-53 High Street
Dunblane
FK15 0EG

email - kay@mcleanandstewart.co.uk
tel - 01786 823217

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Method of sale & guide price

The property is offered for sale as a whole.

Offers Over £460,000

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Coastal Erosion

Prospective Purchasers should look into Erosion risk as part of their due diligence process. The Vendor has not made us aware of any erosion to the property in the past.

Parking

The property benefits from a driveway for car parking.

Rights of way

The Property is understood to have no Right of Way.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are

therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

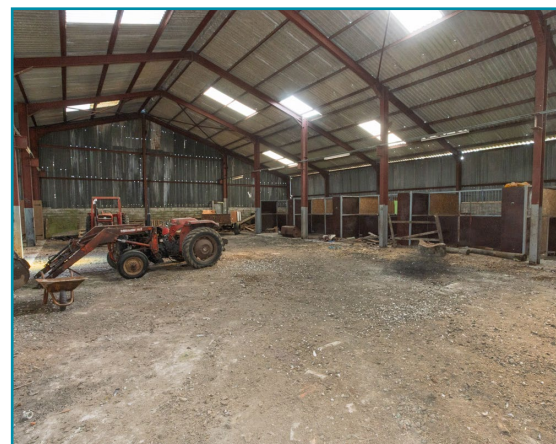
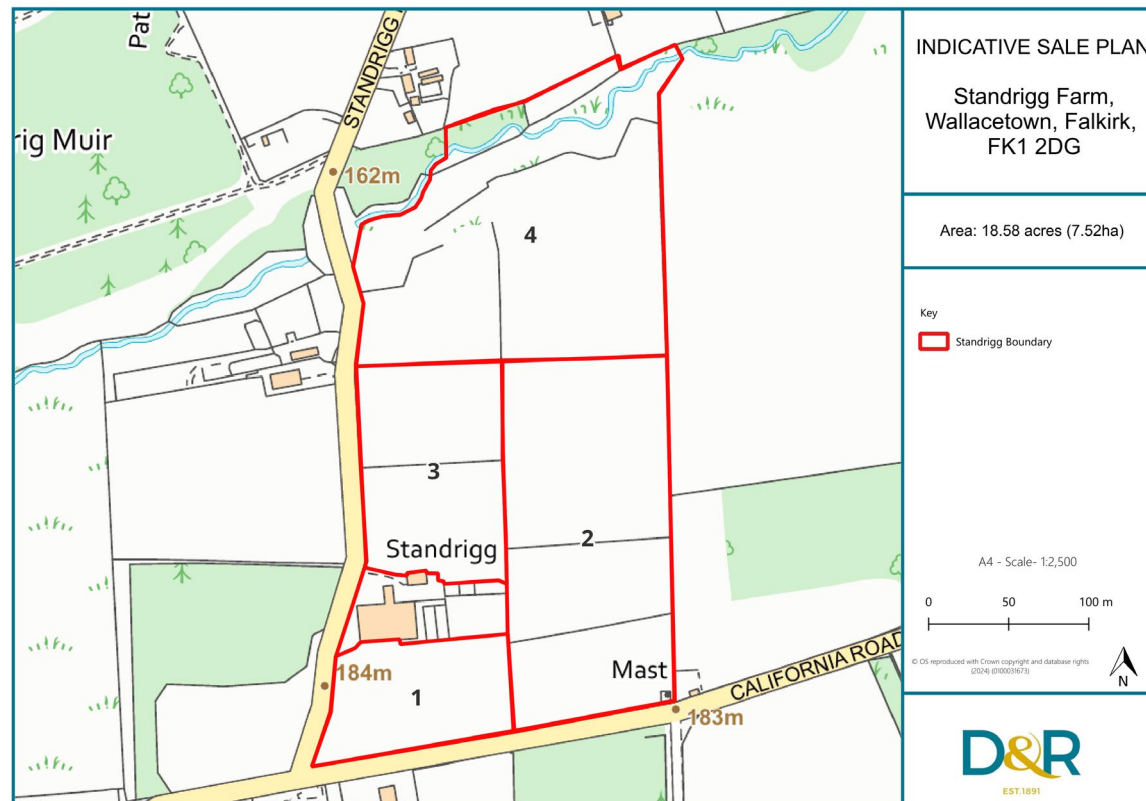
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot 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.



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.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

CCTV

In line with technology trends, some properties marketed by D&R, 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.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied

solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or misstatement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken – August 2026

Particulars prepared – September 2026





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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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