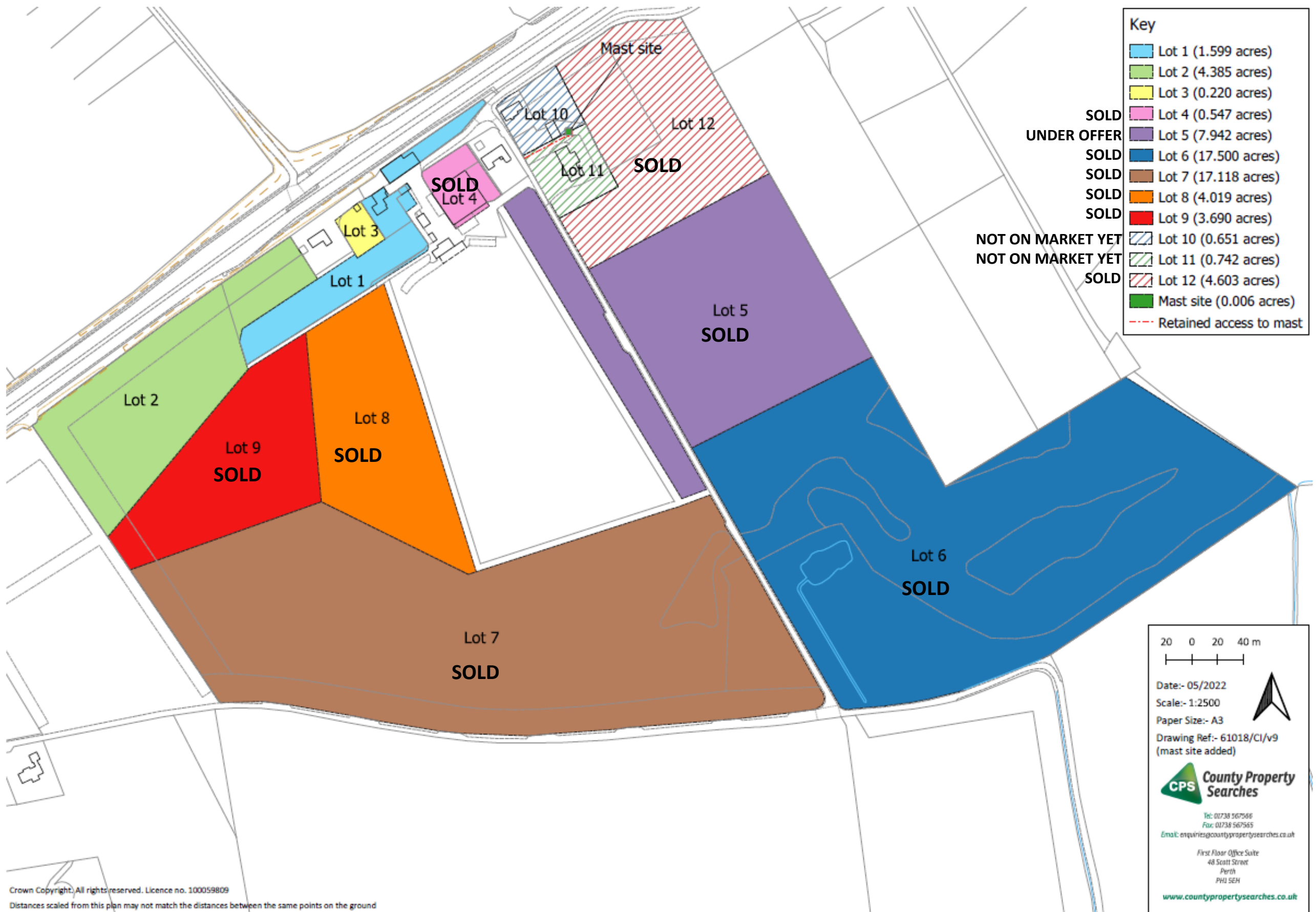




Middlebank Farm & Steading, by Errol, Perthshire, PH2 7SX





SUMMARY OF THE WHOLE FARM SALE PARTICULARS

Lot 1: Middlebank farmhouse

1A – Farmhouse	0.25ac	Offers over	£399,000
1B + 1C – Steading + paddock to the east	0.27ac	Offers over	£20,000
1D – Paddock to the west	1.06ac @ £9,434/ac	<u>Offers over</u>	<u>£10,000</u>
Option to purchase Lots 1A + 1B + 1C + 1D together (1.58ac)		Total offers over	£429,000

Lot 2: 4.05ac including 2.45 acre of arable land and 1.6 acre of trees Offers over £20,000

Lot 3: Proposed house plot and 0.22ac (planning consent in principle has been secured)	Offers over	£65,000
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TOTAL	5.85 ACRES	£514,000
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The asking prices for the bare land as low as 4 acres at Middlebank has sold for an average of £15,000/ac.

NO3 Middlebank, Farmhouse, Steading + 1.5 acres by Errol, Perthshire, PH2 7SX

Hornmilk Bar 0.5m to west, Inchtute 2 miles, Perth 11 miles, Dundee 11 miles, Kinross 29 miles, Edinburgh 55 miles

Lot 1: NO 3 Middlebank Farm & Steading, By Errol. A great opportunity to purchase an affordable 1.58 acre equestrian property. Offers over £450,000.

5/6 Bedrooms (or 2 suites of 3 bedrooms each with staircase)
2/3 public rooms
Kitchen & Utility room
2 entrance vestibules
Bathroom, shower room and WC
Gas central heating, mains water, septic tank, double glazing
Double garage, 6 stables, workshop 13m x 9m
Office with WC, coal store & sheds
2 paddocks (1.2 acres)

Council Tax Band E

EPC Middlebank Farmhouse EER Band D & EIR Band E

Offers over £450,000

Home Report £550,000

House + Garden on its own Offers Over £420,000



Above photo is the east elevation of No.3 Middlebank Farmhouse.

Front cover photo is the south elevation of the same Farmhouse.

Interested parties may buy the house, steading and 1.58 acres, or add Lot 2 to make it 5.63 acres. There is also the option to purchase the House Plot next door.

Boomin


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers





Rear / north elevation



Double garage



View from top window to garden



Patio suntrap



Kitchen



Utility room



Bathroom



Family Room / Dining Room



Dining Room 2 / Bedroom 6



Lounge



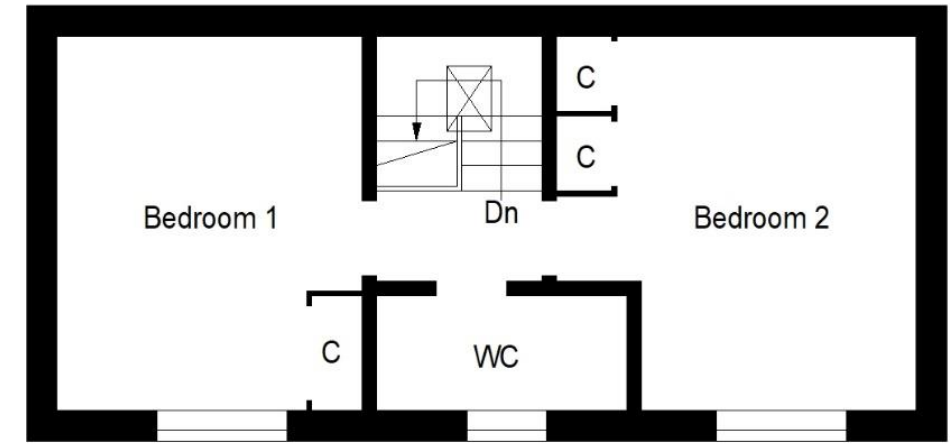
Lounge



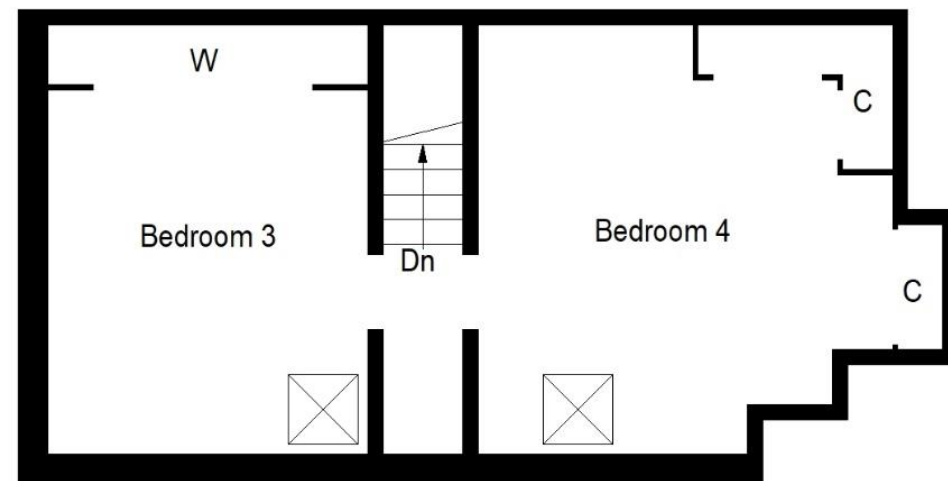
Front Entrance and Family Room



Ground Floor



First Floor



First Floor

The Middlebank Farmhouse and stables + 1.5 acres
The farmhouse was extended in 1978.

GROUND FLOOR

Rear entrance porch (S, E) 4.0 x 4.0m
Partly glazed storm door with glazed side panel, tiled floor, cupboard

Kitchen (N, N, W) 5.27 x 2.86m
Fitted wall and floor units, cooker and hob, plumbing for dishwasher

Utility (N) 2.38 x 1.59m
Single sink unit, wall and floor units, space for American style fridge freezer

Family Room / Dining room 1 (W) 5.74 x 3.02m
Pine panelled room open plan to the lounge, partly glazed door to the front entrance and one bedroom wing and partly glazed door to second bedroom wing. Fireplace with gas fire and wooden mantle, marble effect hearth. The gas fire in the dining room needs to be recalibrated for the mains gas supply.

Lounge (S, S, E) 6.03 x 5.01m
Brick fireplace with brick hearth, 4 x 1.9m patio door, windows to front garden and window to side

Entrance hall (E) 1.52 x 1.22m, 3.16 x 1.06m
L-shaped hall of front entrance which has a partly glazed entrance door. Partly clad in pine, cloaks hanging area and glazed door to lounge and dining room

Visitors WC/bathroom 1.97 x 1.70m

Office/bedroom 6 (S) 4.33 x 2.42m
Fitted worktop, pine panelled wall, cupboards

Hallway to first suite (W) 2.25 x 1.06m

Staircase to first floor + landing 4.79 x 0.86m

FIRST FLOOR TO SUITE 1

Staircase to first floor and landing 3.47 x 1.94m
Handrail, bannister, Velux window

Bedroom 1 (S) 2.83 x 3.80m
Dormer window with lovely views over the front garden, built in wardrobe and shelved cupboard

Bedroom 2 (S) 2.91 x 3.76m
Dormer window and built in wardrobe

WC (S) 1.77 x 1.02m
WC, wash hand basin
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Shower room (N) 2.77 x 1.44m
Power shower with two heads, WC, wash hand basin, tiled walls

Lounge 2 / Bedroom 5 (S + W) 5.40 x 4.77m
Brick fireplace with extended marble effect hearth. Patio doors to south, 3m x 6.5ft storage cupboards

FIRST FLOOR TO SUITE 2

Bedroom 3 (S, S) 4.44 x 3.33m, 1.47 x 1.1m
Two Velux windows with views to the south, fitted wardrobes full width of the room

Bedroom 4 (S, S) 4.52 x 4.55m
Velux window to the south, fitted wardrobe and shelved cupboard, fitted drawers the full length of the south wall



Lot 1D paddock in foreground, Lots 8 + 9 beyond



Upgraded south access into Middlebank



View of Lots 1D on right and Lots 8 + 9 on left



Paddock 1D on left with Lots 8 + 9 on right

Outbuildings

Garage 7 x 6m

Double garages each with lockable roller doors and concrete floor

Sheds

1A: Office 4.15 x 5.52m

Concrete floor, double glazed, fluorescent light

1B: Hall & WC 5.51 x 1.16m

1C: Coal store 5.88 x 7.78m

Concrete floor

1D: Tool Shed 5.51 x 3m

1E: Barn 13 x 9m

Stables + store

3 stables, boxes and storage area. Profile steel roof, concrete floor

1F: 3 stables, boxes with loft above, 13 x 6m

Concrete floor

1G: Workshop 13 x 9 x 4.27m to eaves

Concrete floor, pit

1H: Wooden Shed 2 x 2m

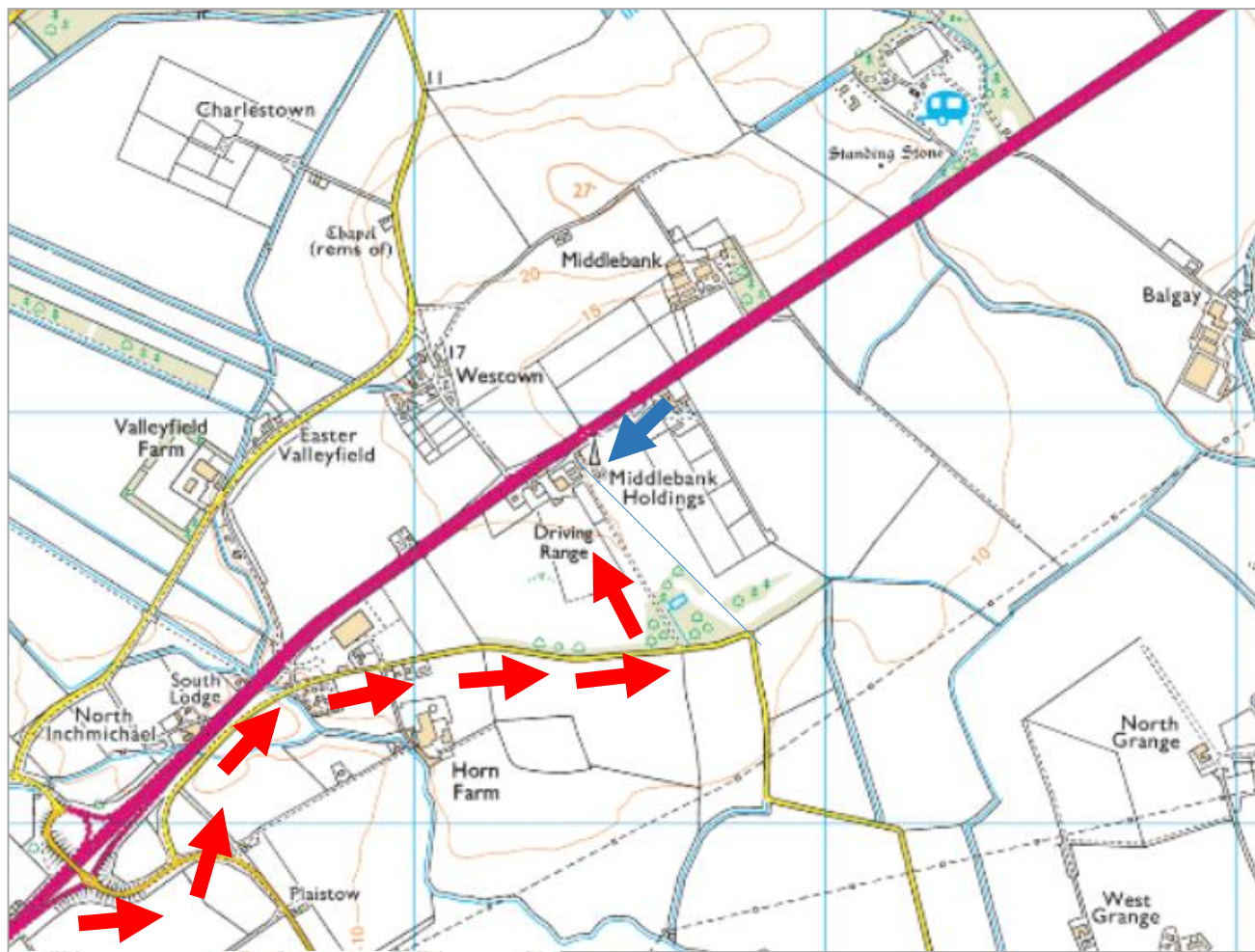
Land

The land lies about 15 metres / 50 feet above sea level. Horses can be walked from the stables down the west side of the farmhouse to paddock 1D, and if they are bought, in turn to Lots 8 (4.22 acres) & 9 (3.71 acres).

There are several options for land. There are four blocks of land (with approximate acres) which could be sold with the Middlebank Farmhouse and stables. There is one other cottages and one house plot. It's like a jigsaw puzzle so if you are interested let us know which blocks that you are interested in to purchase with the farmhouse.



Lot	Arable (ac)	Trees (ac)	House & Buildings (ac)	Total (ac)
1A- Farmhouse 1B- Steading 1C- Paddock (E) 1D- Paddock (W)	0.18 1.06		0.25 0.09	
Total (ac)	1.24		0.34	1.58
Lot 2	2.45	1.60		4.05
Lot 3	0.22			0.22
Total (ac)	3.91	1.60	0.34	5.85



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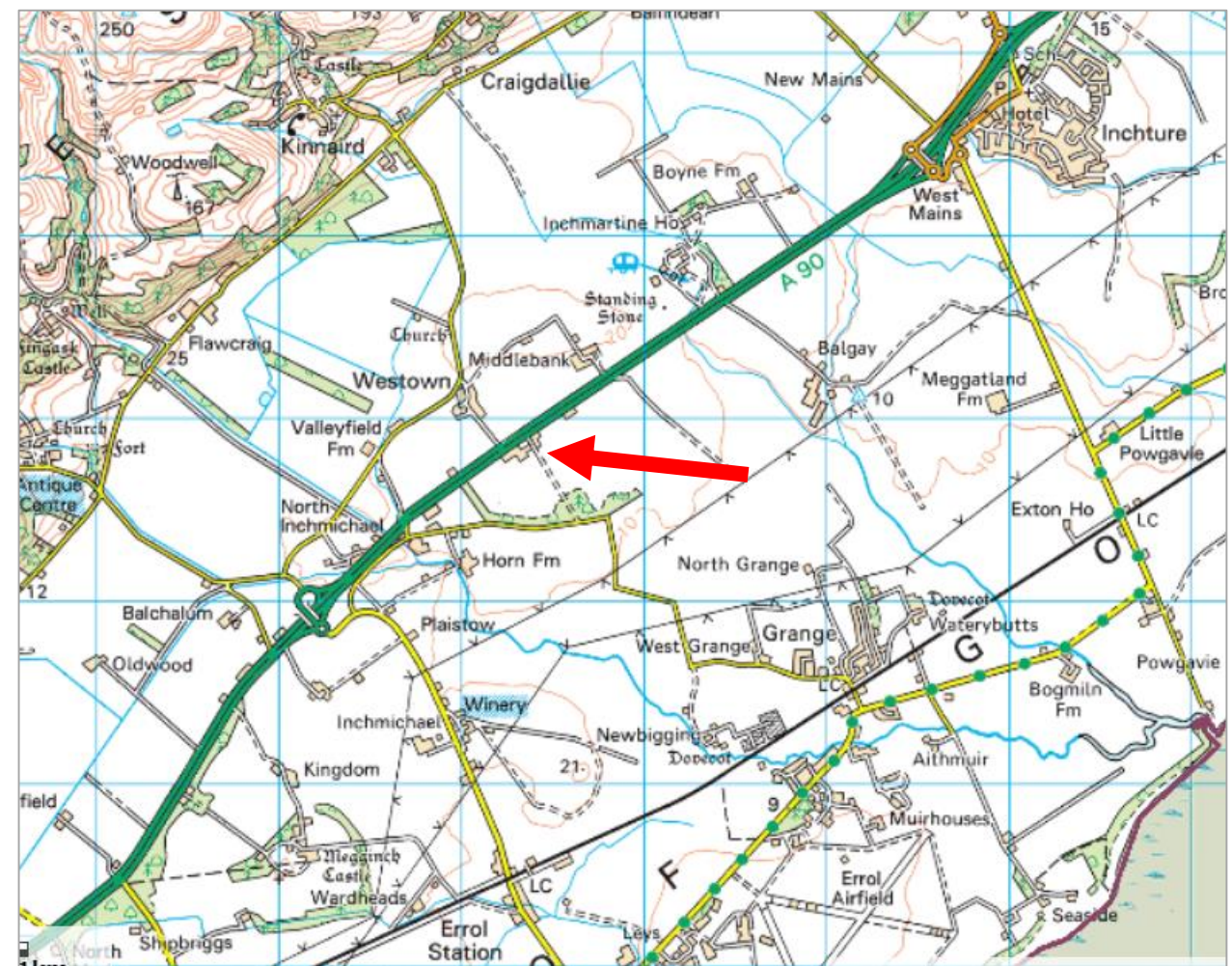
Key

- ➔ West entrance
- ➔ East entrance

Directions

From Dundee: Head out the Perth Road. Two miles after Inchturre turn off the road at the signs for Middlebank Driving Range. If you miss the turnoff go onto the next interchange at Inchmicheal turn left at the roundabout and first left again and continue pass the Horn Milk Bar. Continue for a quarter of a mile and turn left at the signs for the golf driving range.

From Perth: Come off the A90 just after the petrol station. Turn left over the motorway, straight on at the roundabout and then first left. Pass the Horn Milk Bar and Perthshire Caravans. Middleton Farm land is then on the left. Continue on and then first left signposted Golf Driving Range.



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Amenities

The local primary school is at Inchturre with secondary school at Perth High and Perth Academy. "The fair city of Perth" has wonderful social and sporting facilities as does Dundee. There is a golf driving range at Middlebank and lovely courses at Perth, Dundee and Blairgowrie. The property is only 9 miles from Dundee Airport which has two scheduled flights a day to London City Airport.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Roads Infrastructure

The plot is served by a private tarmacadam road which comes off the A92 dual carriageway (with de acceleration lane) and a tarmacadam road coming in from the south with a high quality tarmac bell mouth and 7 passing places along the public road because planning consent was given for a golf course and the sellers upgraded the south road to accommodate a golf course but never went ahead with the golf course.

Tree Planting

Trees were planted along the south west and northern boundaries of the farm. This has creased shelter and a feel of seclusion.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

Solicitors

Jameson & Mackay, 1 Charlotte Street, Perth, PH1 5LP. Contact: Brian Marnoch. Tel: 01738 631 666.

Email: brian.marnoch@jamesonmackay.co.uk

Service 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 tarred roads are being retained by the sellers. Future maintenance will be on a user basis.

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 McCrae & McCrae, the selling agents, 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 misstatement 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

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
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 misstatement 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. McCrae & McCrae 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 endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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