

Middlebank, by Errol, Perthshire, PH2 7SX

Lot 3

Proposed House Plot



**McCrae & McCrae** Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

# Lot 3 Middlebank, by Errol, Perthshire, PH2 7SX

Inchture 2 miles, M90 Friarton Bridge 10 miles, Perth 11 miles, Dundee 11 miles, M90 junction 9 17 miles,

## Lot 3

The plot has been recognised by Perth & Kinross Council as an infill plot which will likely secure planning consent for a house. McCrae & McCrae Ltd have applied for a planning application in principle for a detached house. (Not detailed plans but hopefully a 200sqm one and a half storey house will be allowed). The Perth & Kinross Council pre planning application reply stated "This site may be considered as an infill under Category 2 as it forms a gap between two buildings and is considered to be a comparable sized house plot".

The land lies at about 15 metres / 50 feet above sea level. The plot lies between the Farmhouse (Lot 1) and Douglaslea (Lot 2) and will have access via the tarmac drive to the north of the plot. The house boundary will be three feet to the west and east of the tree trunks on Lots 1 + 2.

The plot will be served with mains water, mains electricity and mains gas. McCrae & McCrae have applied for estimates for these connections which the sellers will install at their cost. Drainage will be to a septic tank and soakaway which will likely be located in the field to the south (Lot 1).



The above photo illustrates the plot as seen from the south

**Offers over £80,000**

**Scope to buy Lot 2B (2.3ac) Lot 2C (1.6ac trees) or Lot 8 (3.6ac) or Lot 9 (5.0ac)**



The plot from the south east



View from the south west corner of the plot  
Land on the left could be bought with the plot

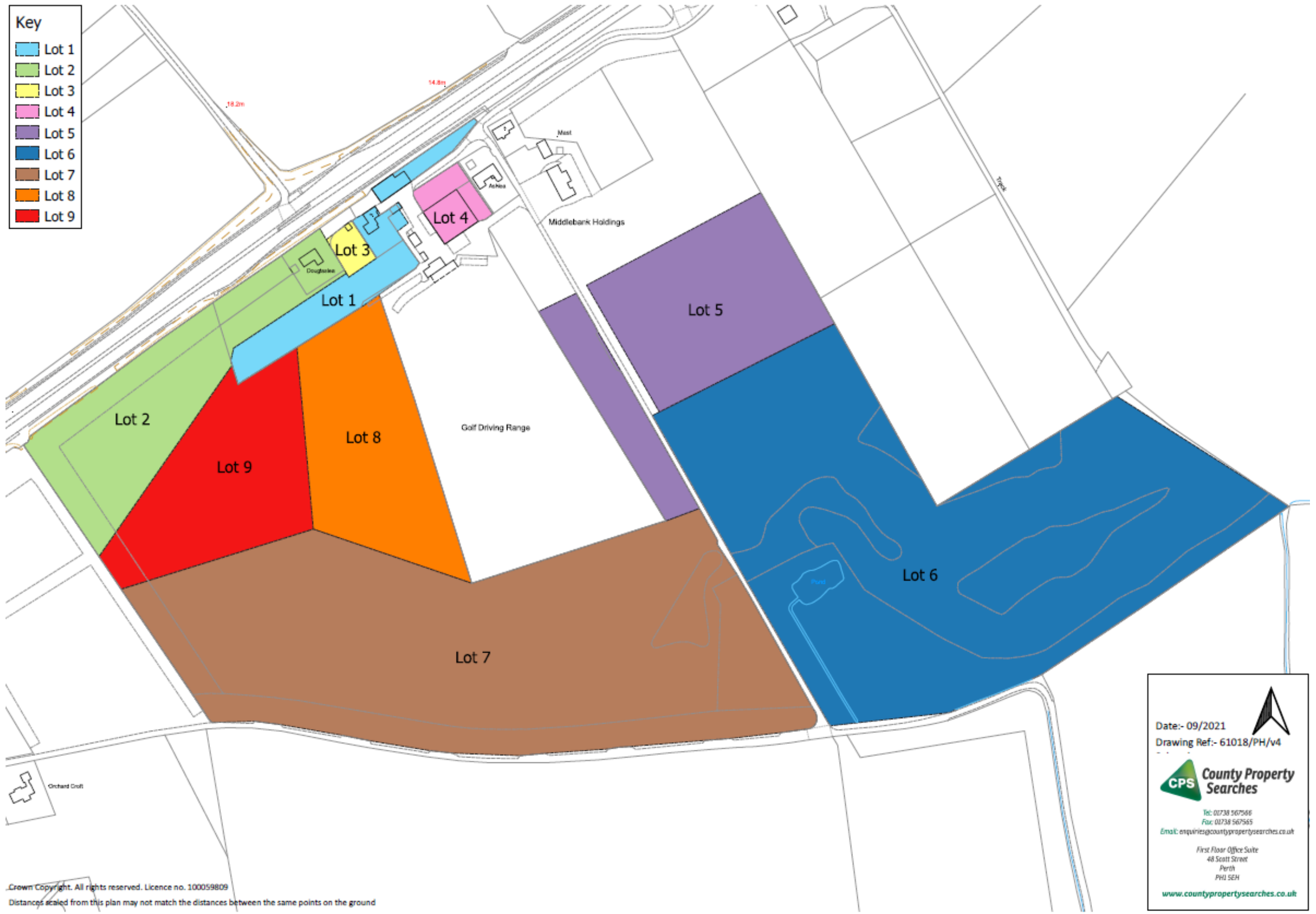


Land south of the plot



View to the south of the plot

- Key**
- Lot 1
  - Lot 2
  - Lot 3
  - Lot 4
  - Lot 5
  - Lot 6
  - Lot 7
  - Lot 8
  - Lot 9



Date:- 09/2021  
 Drawing Ref:- 61018/PH/v4



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 Distances scaled from this plan may not match the distances between the same points on the ground

## SUMMARY OF THE WHOLE FARM SALE PARTICULARS

### Land

Lot 3 extends to 0.22 of an acre. It is well sheltered to the east, west and north by trees. It extends into lot 1D to the south at the south west corner. This will allow more afternoon sun to reach it. The plot has attractive south facing views.

When contacting us please advise if you would like Sales Particulars for certain Lots, or whether you would like the full Sales Particulars which includes every Lot.

**Lot 1:** Middlebank farmhouse, steading and 1.50 acres  
 1A – Farmhouse 0.20ac  
 1B – Steading 0.10ac  
 1C – Paddock to the east 0.10ac  
 1D – Paddock to the west 1.10ac

**Offers over**  
 £525,000

**Lot 2:** Douglaslea Cottage and 4.20 acre  
 2A - Cottage 0.30ac  
 2B - Paddock 2.30ac  
 2C - Trees 1.60ac

£190,000  
 £35,000

**Lot 3:** Proposed House Plot and 0.22ac (planning consent applied for)

£80,000

**Lot 4:** Two Portal Framed Sheds and paddock 0.50ac.  
 (Possible scope for 4 houses or car storage etc.)

£120,000

**Lot 5:** 7.5 acres of arable land in two fields, ideal for potatoes, herbs or dog walking @£12,000/ac

£90,000

**Lot 6:** 17.5 acre S75 Equestrian Holding @£8000/ac  
 Likely to secure a house plot after 2 years

£140,000

**Lot 7:** 17.5 acre S75 Equestrian Holding @£5,714/ac  
 Likely to secure a house plot after 2 years

£100,000

**Lot 8:** 3.6 acre of arable land. Likely add to Lots 1, 2 or 3  
 @£11,944/ac

£43,000

**Lot 9:** 5.0 acre of arable land. Likely add to Lots 1, 2 or 3  
 @£12,000/ac

£60,000

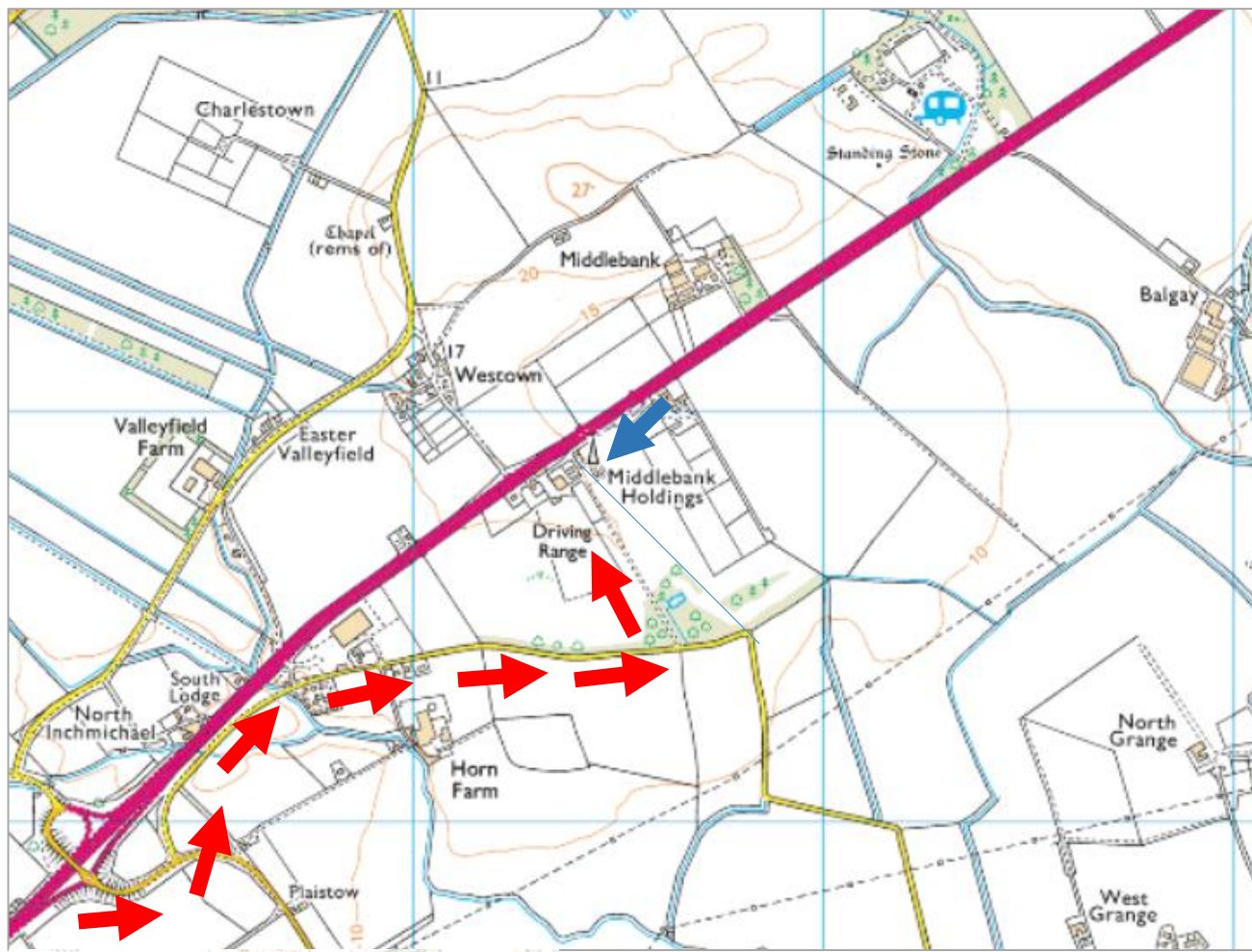
**TOTAL 57.50 ACRES**

**£1,383,000**





Lot	Arable (ac)	Trees (ac)	House & Buildings (ac)	Total (ac)
1A- Farmhouse 1B- Steading 1C- Paddock (€E) 1D- Paddock (W)	0.10 1.10		0.20 0.10	
Total (ac)	1.20		0.30	1.50
2- Cottage			0.30	
Total (ac)			0.30	0.30
Lot 3	0.22			
Total (ac)	0.22			0.20
Lot 4			0.50	
Total (ac)			0.50	0.50
Lot 5	7.50			
Total (ac)	7.50			7.50
6A- Paddock 6B- Trees	10.40	7.10		
Total (ac)	10.40	7.10		17.50
7A- Paddock 7B- Trees	13.20	4.30		
Total (ac)	13.20	4.30		17.50
Lot 8	3.60			
Total	3.60			3.60
Lot 9	7.30	1.60		8.90
Total (ac)	43.40	13.00	1.10	57.50





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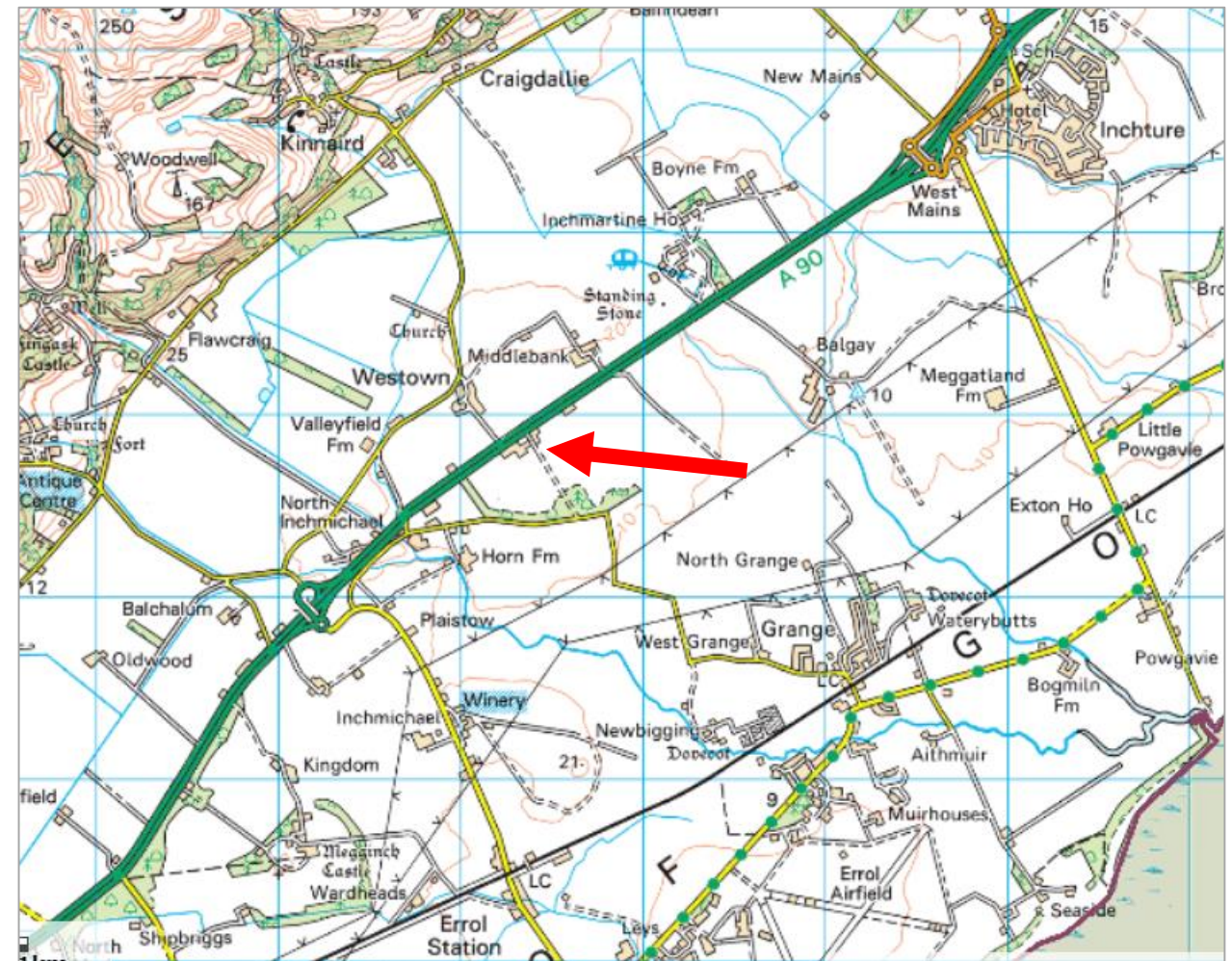
**Key**

-  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 tarmac road which comes off the A92 dual carriageway (with de acceleration lane) and a tarmac 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 created 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](mailto: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 intending 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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