

Middlebank, by Errol, Perthshire, PH2 7SX

Lots 5, 8 & 9

22 acres Ideal For a S75 House



McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

Middlebank, by Errol, Perthshire, PH2 7SX

22 acres Ideal For a S75 House

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

Lots 5, 8 and 9 – 22 acres

Ideal for a possible Section 75 equestrian holding or say 4 log houses with one being able to be lived in full time.

Lot 5

9.5 acres of prime agricultural land with scope for growing potatoes (as in this year), or soft fruit (as in the past), herbs, cereals or almost anything.

The lands lie about 15 metres / 50 feet above sea level and are very well served by private tarmacadam driveways with excellent bell mouths (both off the A90 to the north and off the quiet unclassified public road to the south).

The current owners had secured planning consent for a golf course and the bell mouth to the south was improved and seven passing places were added on the public road so this would all help to secure development for say applying for planning consent for 5 chalets on the land with the managers house being able to be lived in full time.



Offers over £10,000/ac
£95,000

LOG HOUSE PLANNING CONSENT POSSIBILITIES

These are photographs of a Latvian log house which has been imported and built at Eastfield farm. This is two log houses. They were made in Latvia and shipped to Britain on lorries and reassembled in a week. The land for sale is zoned in the local plan as open countryside and as such would likely secure planning consent for a manager's house which could be occupied on a full-time basis but normally you would need to apply for three other log houses as well or maybe two log houses and some pods. It has to be a business and the planners would normally put a condition on the auxiliary house that they can't be occupied by one family for more than 4 months in the year.



SECTION 75 EQUESTRIAN OCCUPANCY HOUSE PLANNING CONSENT

The lands would be ideal for a Section 75 house application: planning consent would be secured initially for a mobile home and 20 stables. The livery business would have to be established. After two years of trading successfully the application should qualify to secure planning consent for a house. The use as a livery yard need not be continued thereafter.



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Horn Milkbar 0.5 miles west, Inchtute 2 miles, Perth 11 miles, Dundee 11 miles, Kinross 29 miles, Edinburgh 55 miles

Lots 8 & 9 – 10.90ac

These areas lie to the west of the driving range and could be purchased by purchasers of Lots 1, 3, & 5. They are good arable fields but down to grass at present. The lands lie about 12-15 metres / 40-50 feet above sea level sloping to the south. Access to these lands are via a roadway which skirts along the north edge of the golf driving range, but access could be taken to them directly through the Lot 1 field to the side of the farmhouse.

Lot 8:

3.6 acre of arable land. Likely add to Lots 1 or 3

3.6ac @ offers over £10,000/ac **£36,000**

Lot 9: 7.3 acre of arable land and 1.6 acre of trees.

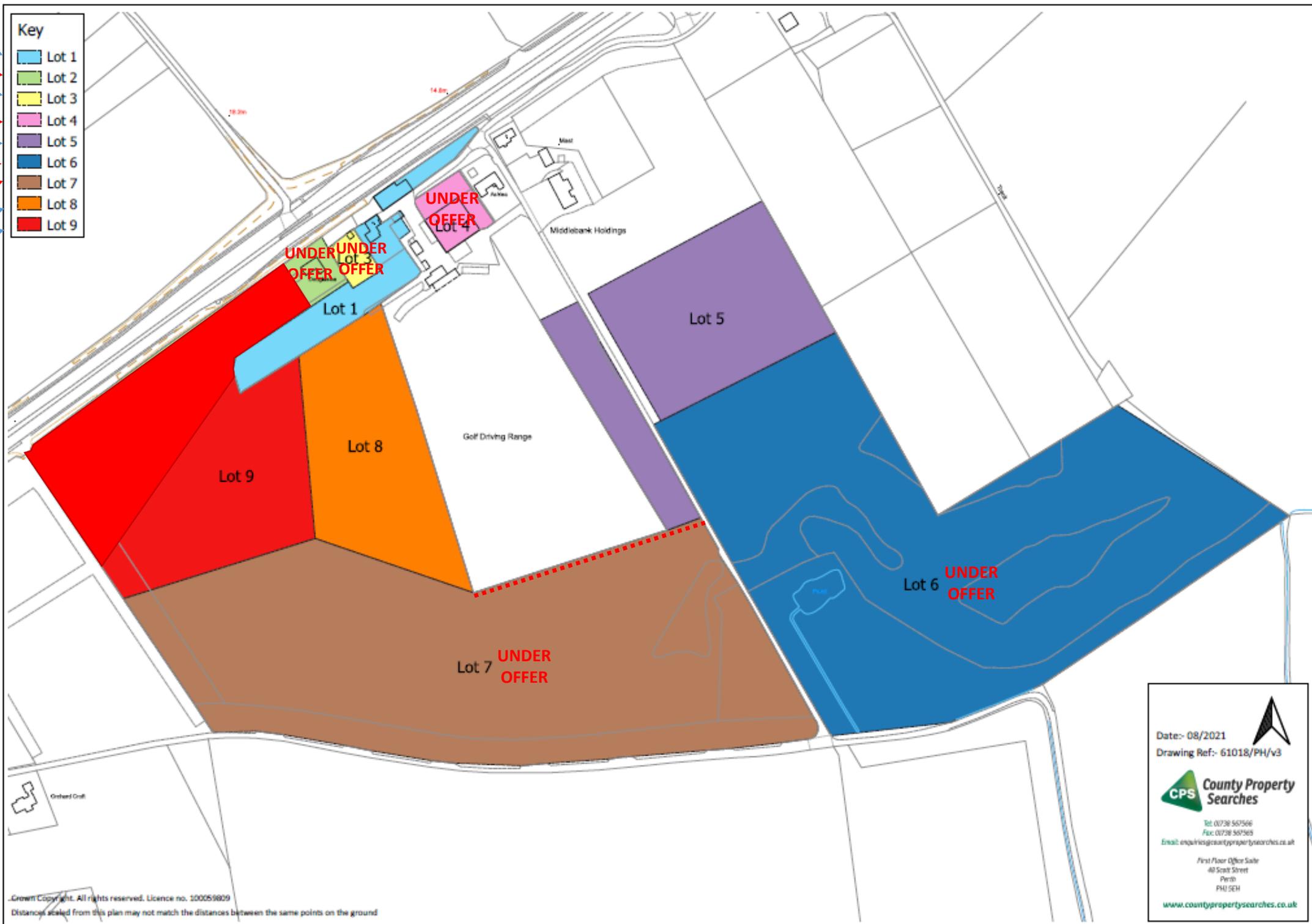
8.9ac @ offers over £10,000 /ac **£107,000**
£143,000





- For Sale →
- Under Offer →
- For Sale →
- Under Offer →
- For Sale →
- Under Offer →
- Under Offer →
- For Sale →
- For Sale →

Key	
■	Lot 1
■	Lot 2
■	Lot 3
■	Lot 4
■	Lot 5
■	Lot 6
■	Lot 7
■	Lot 8
■	Lot 9



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

Date:- 08/2021
 Drawing Ref:- 61018/PH/v3

CPS County Property Searches

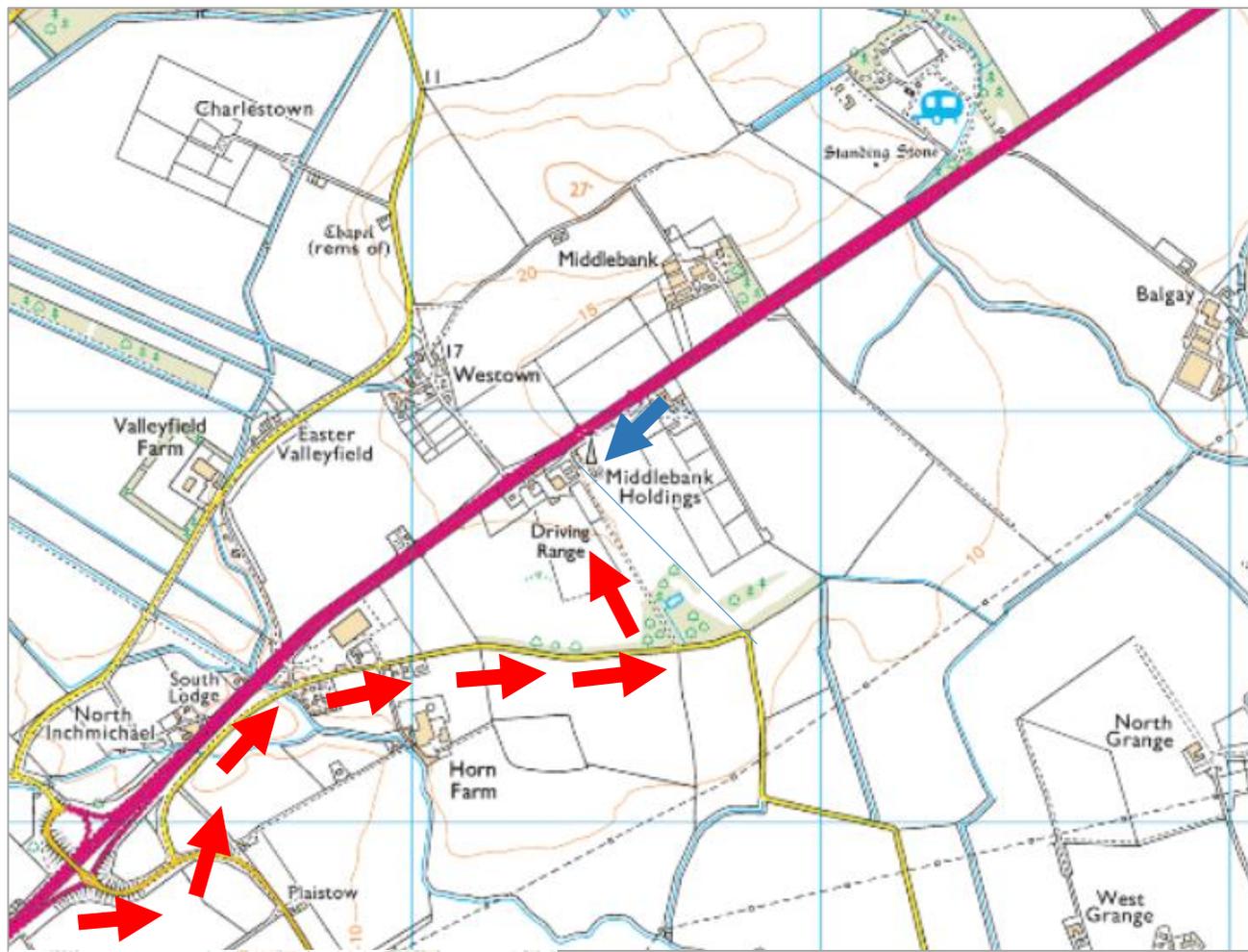
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First Floor Office Suite
 40 Scott Street
 Perth
 PH1 5EH

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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
Lot 5	9.50			
Total (ac)	9.50			9.50
Lot 8	3.60			
Total	3.60			3.60
Lot 9	7.30	1.60		
Total (ac)	7.30	1.60		8.90
Total (ac)	21.60	1.60	0.3	23.50





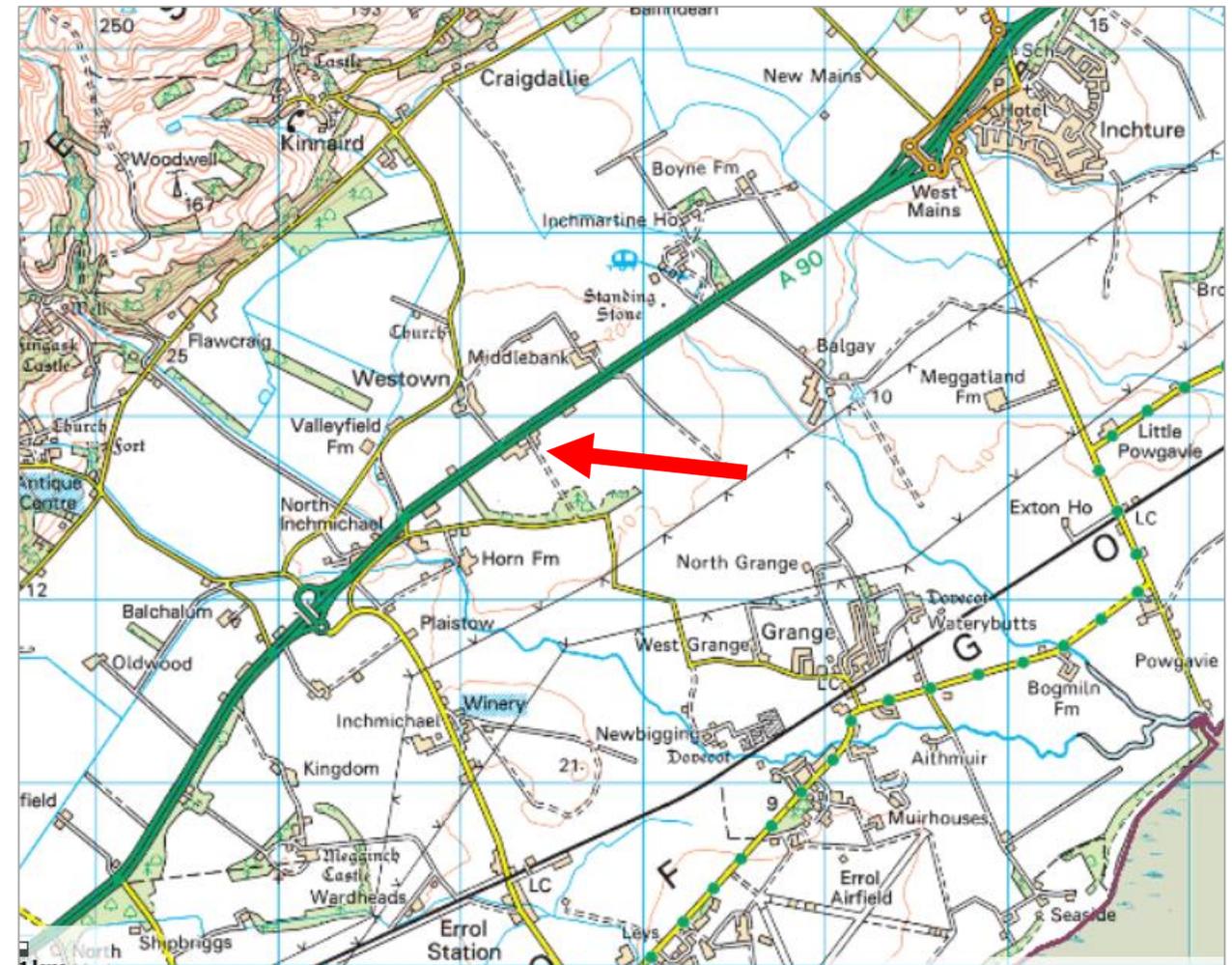
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Key
 West entrance
 East entrance

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

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.

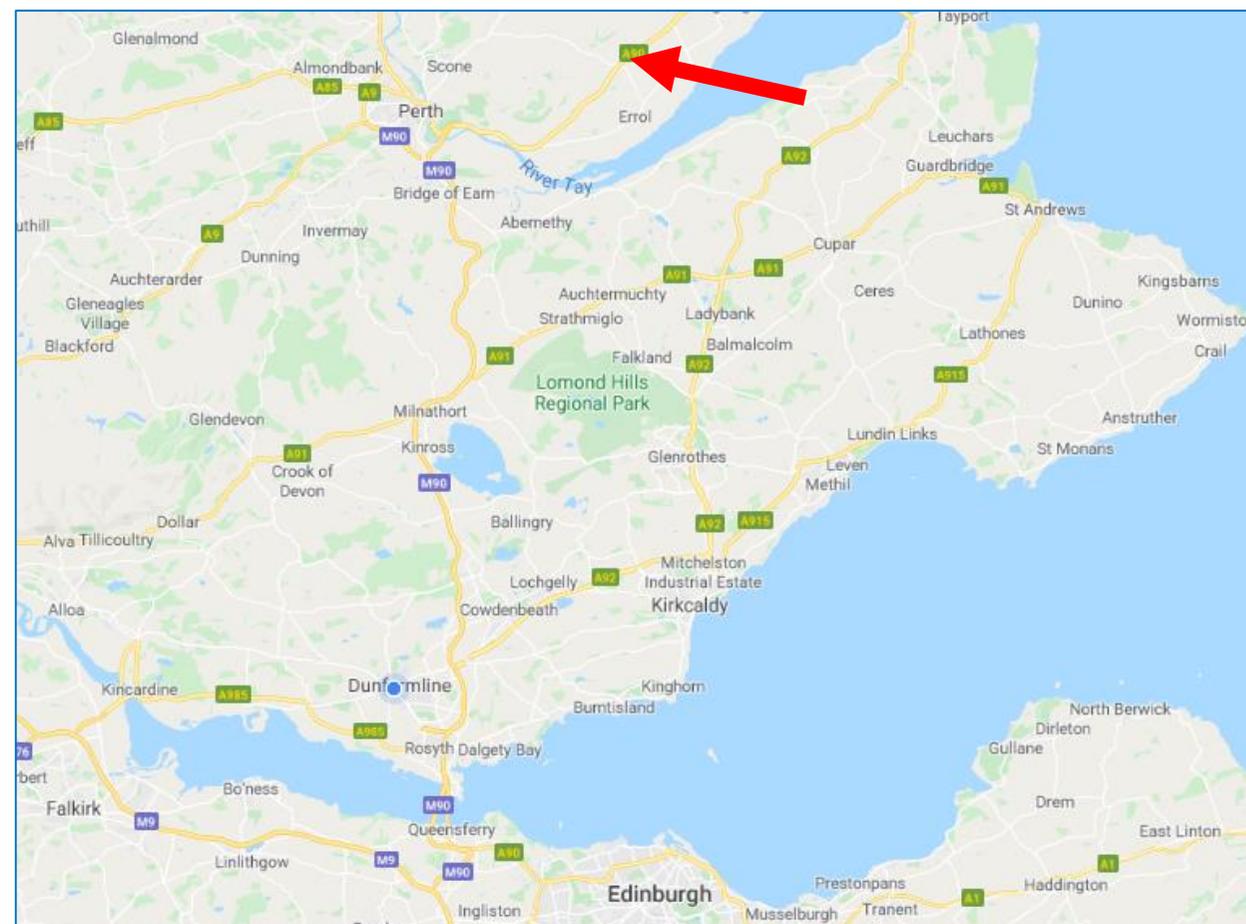
Misrepresentations

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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