

Middlebank, by Errol, Perthshire, PH2 7SX

Lots 6 & 7



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

Middlebank, by Errol, Perthshire, PH2 7SX

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

Lot 6 & 7: 17.5 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 6 and 7 have been released at a size which would allow a prospective purchaser to apply for planning consent for a mobile home and 20 stables to run a livery yard over the land or kennels and livery yard. After two years of running a livery yard commercially they would likely secure planning consent for a mainstream house. We have secured over 20 similar consents and there is plenty of precedent for this.

The lands lie at about 10-15 metres / 33-50 feet above sea level sloping to the south, and are very well served by private tarmac driveways with excellent bell mouths and visibility splays (both off the A90 to the north and off the quiet unclassified public road to the south).

The potential S75 plots would be private sheltered and have lovely views.

Lot 6 17.5ac @£8000/ac

Lot 7 17.5ac @£5714/ac

Offers over £140,000

Offers over £100,000



Viewing Information

Lot 6

When viewing the property it is suggested that you park your car at the south end of the potato field at the north side of lot 6 and walk up the slight hill along the south edge of the potatoes to where you see open grassland on your right hand side. This would be a great location for a mobile home and stables in the first instance/S75 house.

There are lovely open views to the north east, north west and to the west. There are also great views to the south and south east down what was designed to be a fairway on a golf course.

The site could overlook the pond (see front of brochure).

The lands are well away from the A90 and have a secluded sheltered feel as the forestry planting up the sides of the fairways offer shelter and provides seclusion. There is no one living near you here.

Whilst viewing you could walk right around the 18 acres and see the attractive land. Alternatively if you are short of time you could drive out the south west improved access bellmouth to the quiet unclassified public road turn left and stop in on the left at the sharp right hand bend on the public road. Walk over the ditch and through the trees into the south end of the golf course fairways.

Lot 7

When viewing lot 7 note that the east end is at the improved bell mouth off the public road into Middlebank driving range. You can see the lands well from this east end. Either walk to the west end or if you are short for time drive along the public road and park in the seventh car parking space on the right hand side and walk through the trees to the fairway which goes the full length of the south edge of the Middlebank lands. There is a tree belt the full length of the southern boundary and up the west boundary.

The land slope up to the north west end of the lands which would be ideal for the mobile home / stables (west of the driving range poplars). X on the plan, an access road could be built along the bottom of the golf driving range to the proposed mobile house site.



Lot 6 – View to south east of potential plot



Lot 6 – View to south east of potential plot



Lot 6 – View to north west of potential plot



Lot 6 – View to north east of potential plot



Lot 6 – Looking east from Y on plan



Lot 6 – Looking west from Y on plan



Upgraded south access into Middlebank



South entrance



Lot 7 east entrance



Lot 7 from west

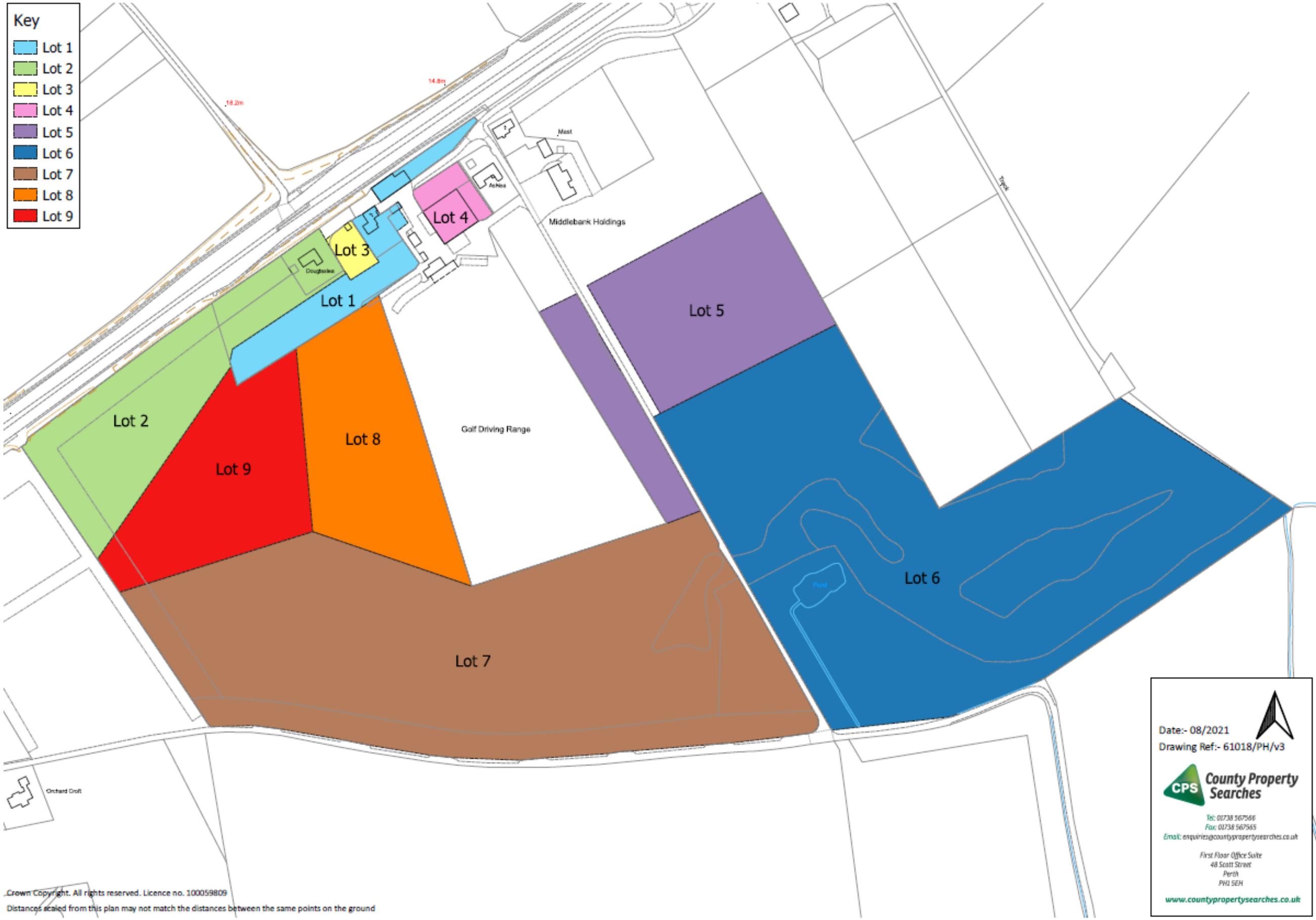


Lot 7 from south looking east



Lot 7 from south looking north

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



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

CPS County Property Searches

Tel: 01738 567566
 Fax: 01738 567565
 Email: enquiries@countypropertysearches.co.uk

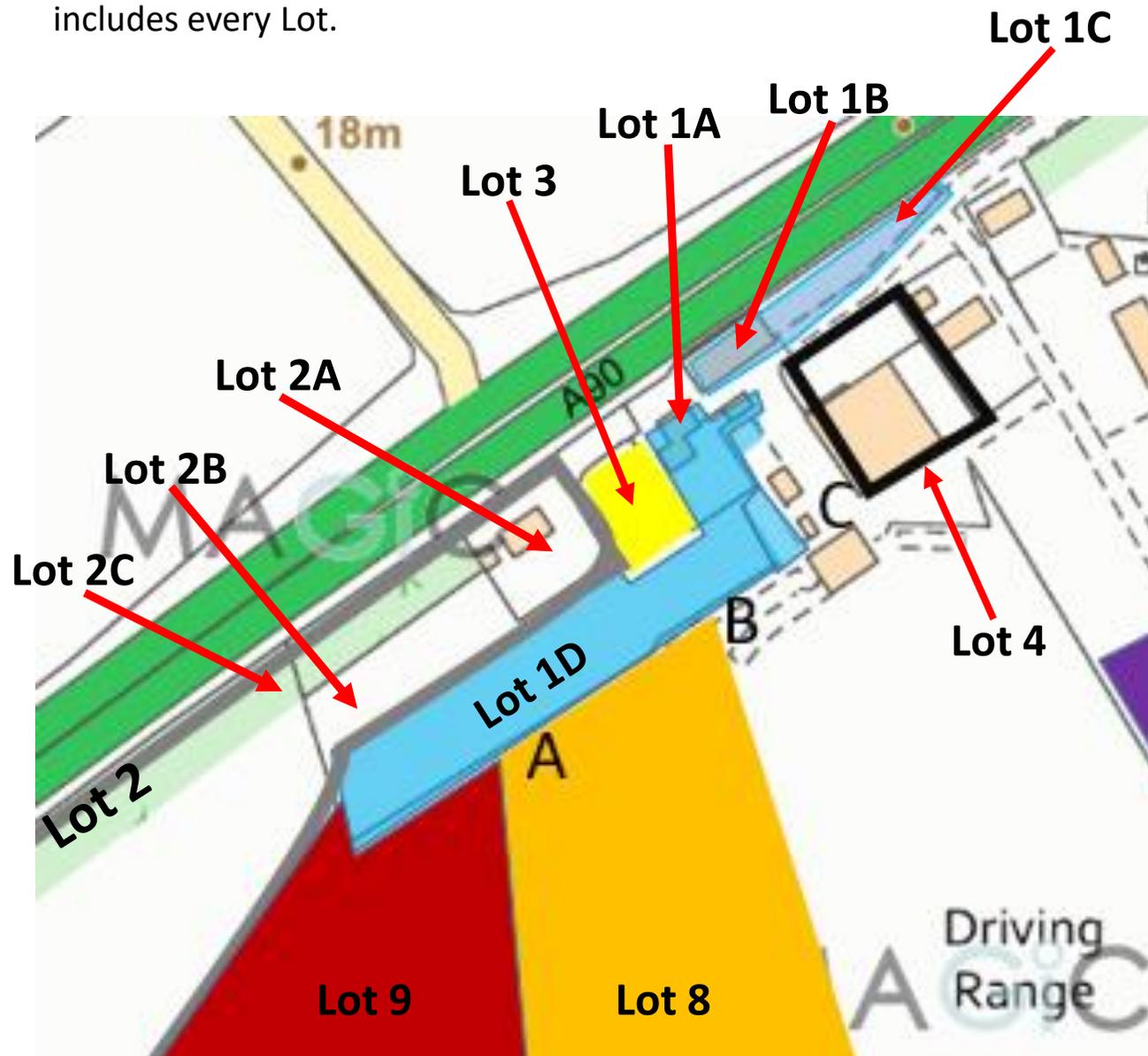
First floor Office Suite
 48 Scott Street
 Perth
 PH1 5EH

www.countypropertysearches.co.uk

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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

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.

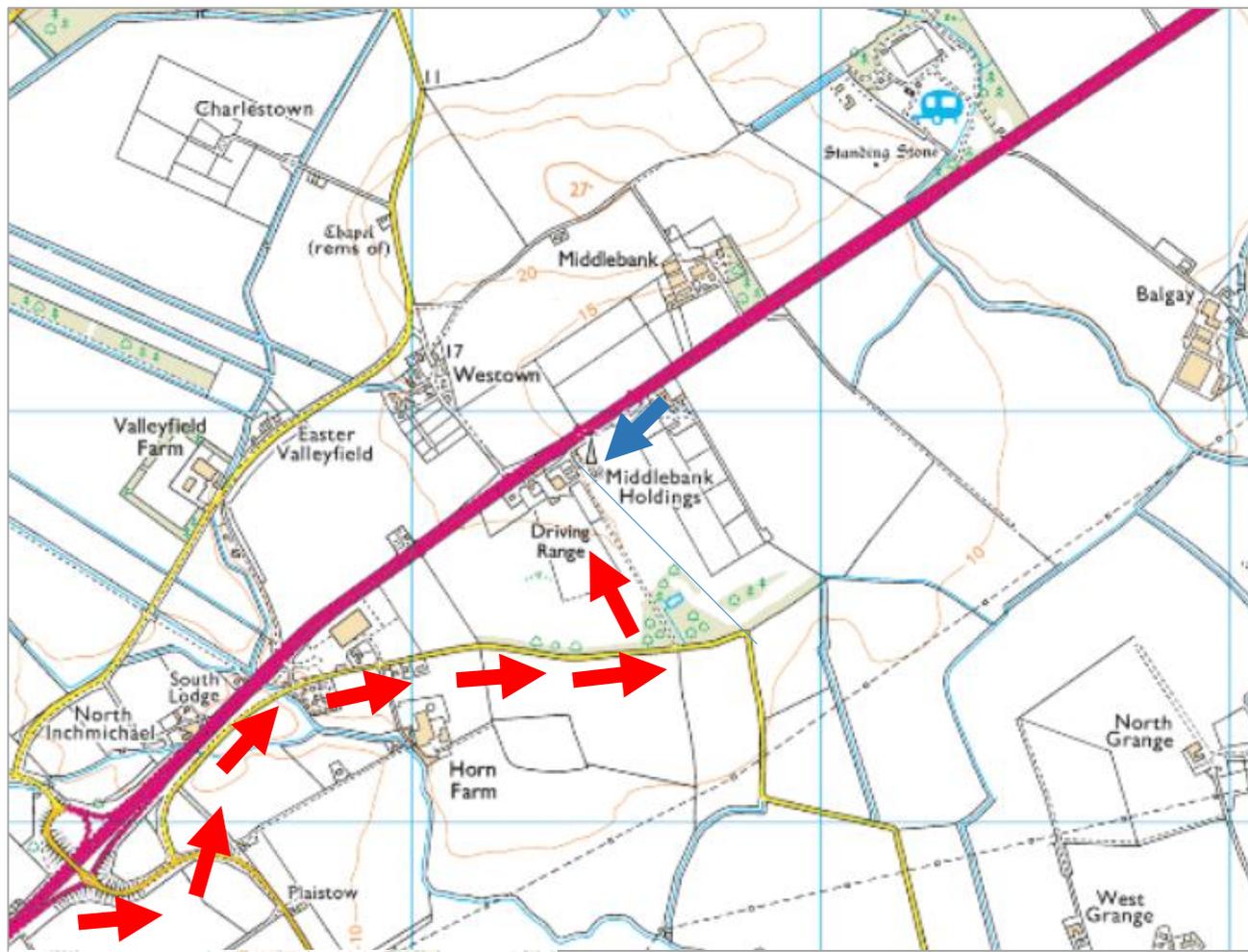


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A-B-C is the access road into Lots 8 & 9.

	Offers over
Lot 1: Middlebank farmhouse, steading and 1.50 acres	£525,000
1A – Farmhouse 0.20ac	
1B – Steading 0.10ac	
1C – Paddock to the east 0.10ac	
1D – Paddock to the west 1.10ac	
Lot 2: Douglaslea Cottage and 4.20 acre	£190,000
2A - Cottage 0.30ac	£35,000
2B - Paddock 2.30ac	
2C - Trees 1.60ac	
Lot 3: Proposed House Plot and 0.20ac (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





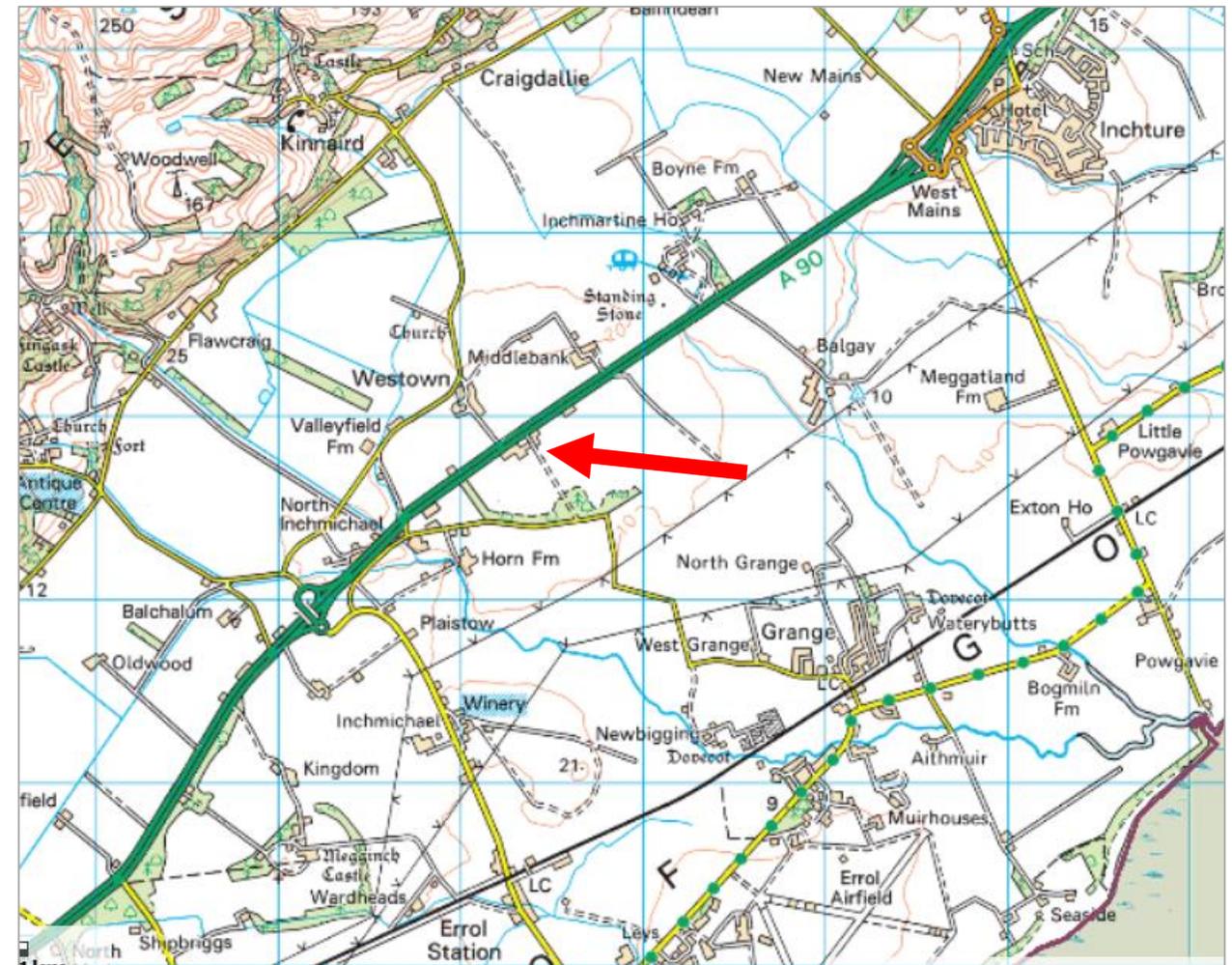
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Key
 West entrance
 East entrance

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.

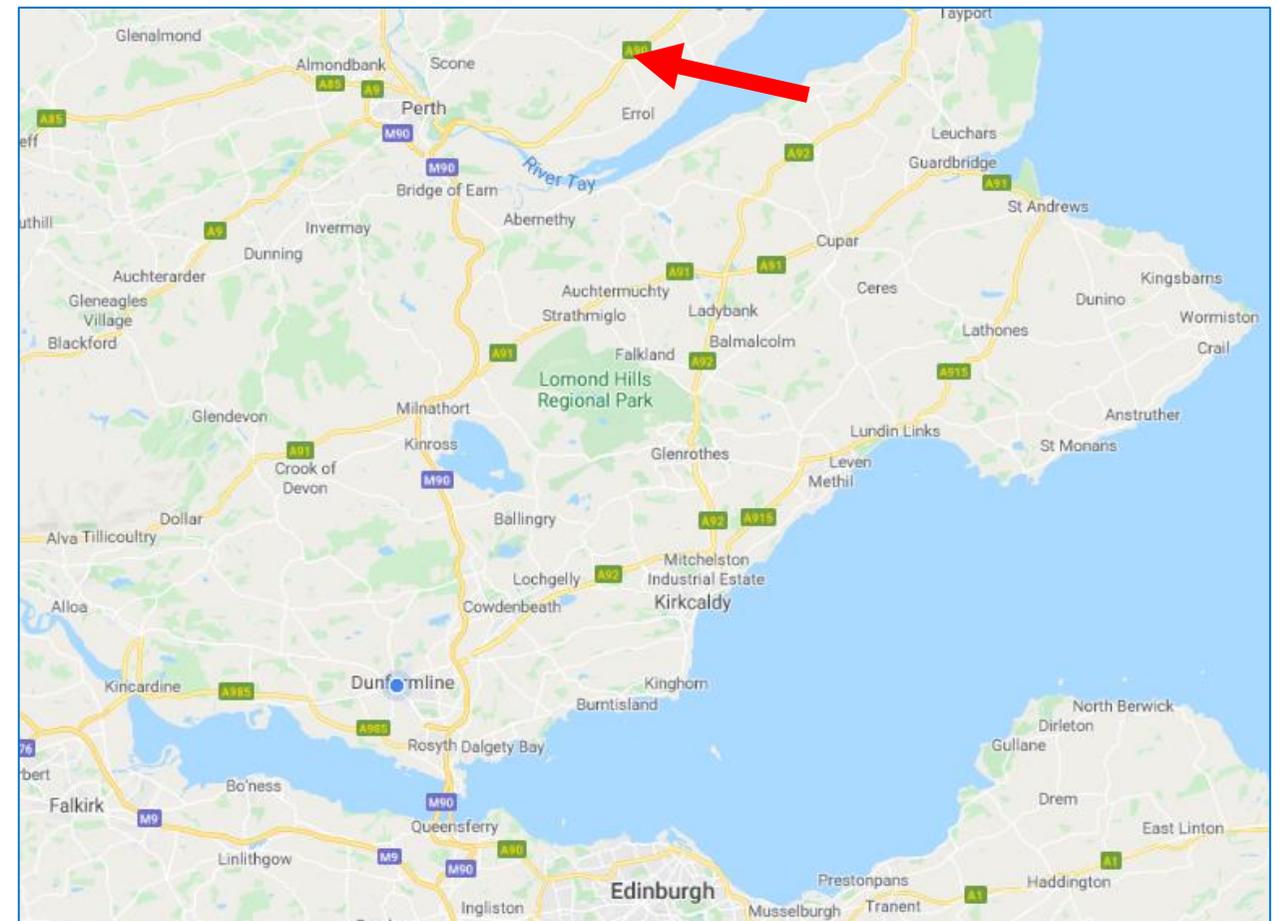
Misrepresentations

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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