



**2 House Plots for sale at Ross Farm, Madderty,  
Perthshire,**



**McCrae & McCrae Ltd**

Chartered Surveyors, Estate Agents, Planners & Valuers

## 2 Detached serviced house plots for sale at Ross Farm, Madderty, Perthshire, PH7 3PQ

Madderty 3m      Auchterarder 10m  
Crieff 7m      Perth 7m      Stirling 27m  
Dundee 35m      Edinburgh 54m      Glasgow 55m

### Offers Over £85,000 Per Plot

**PLOT 1 UNDER OFFER**

**PLOT 2 STILL AVAILABLE**

The two serviced plots are set in an attractive rural setting in the Strathearn Valley. The plots situation provides easy commuting to Crieff and Perth and good links to the A9 providing direct routes to both Edinburgh and Glasgow and their International Airports in around an hours travelling time.

The Parish of Madderty offers a church and a local primary school with an excellent reputation. Secondary schooling is available in Crieff or Perth with private schools available Ardveck and Morrison's in Crieff (7m), Glenalmond (5m), Strathallan (8m) and Kilgraston (10m).

Perth lies about 7m to the east and provides more extensive services including a leisure centre, Royal Infirmary, library, banks, cinema, theatre and concert hall.

Crieff around 7m provides excellent facilities with the Crieff Hydro (swimming pool, tennis and squash), hotels, bars, supermarkets, individual shops, banks, library, health centre and cottage hospital. Lying 10m to the south west Auchterarder is a beautiful town offering similar facilities to Crieff. Gleneagles lies 10m south with a mainline railway station with regular daily services north and south. Gleneagles Hotel provides excellent facilities including 5\* golf and a riding school.

For the golfers there are 3 courses at Gleneagles and courses at Auchterarder, Crieff, Comrie, Dunning, Perth, Dunkeld, Blairgowrie and Alyth. The nearby hills and glens offer an array of walks and activities, Loch Earn and Loch Tay are also nearby.

Strathearn is well known for its beautiful and spectacular landscape as well as its fertile productive land.



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,  
Fife KY12 7PD 01383 722454

9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP





## Description

Both plots have full and detailed planning permission. Details can be viewed at the Perth and Kinross Council's Planning department or on their website. The Planning Application number is: 13/00277/FLL.

### Plot 1 **UNDER OFFER**

The westerly plot is the smaller of the two plots measuring 0.292 acres (1185sqm) and again has detailed planning permission for a spacious 4 bed roomed 1½ storey family house with detached garage and patio/entertaining area with a slate roof and partially stone cladding to suit the rural setting.

### Plot 2

The most easterly plot measures 0.34 acres (1384sqm). It has detailed planning permission to build a spacious 4 bed roomed 1½ storey family house with detached garage and patio/entertainment area. The dwelling has been designed to fit in the rural setting with a slate roof and is partially stone cladded. There is a wayleave for a water pipe up the edge of the garden which will restrict the planting of trees.



## Architects

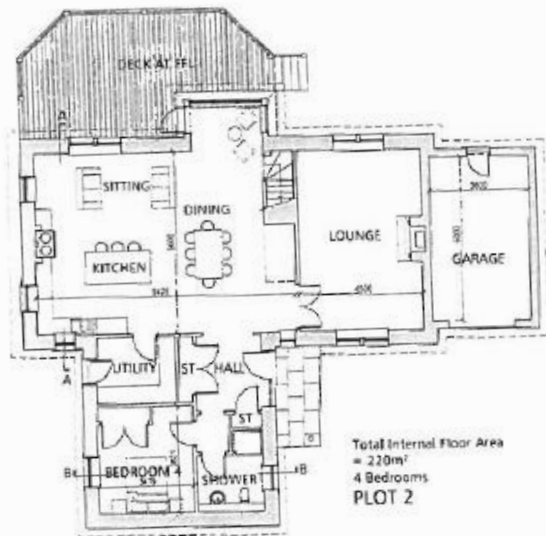
The house plans were drawn up by award winning architects 'The Denholm Partnership' [www.denholmpartnership.co.uk](http://www.denholmpartnership.co.uk) or 01764 670899. Plans annexed. They incorporate partial stone cladding and slate roofs. Jimmy Denholm's brother is the MD for Rob Roy Kit Houses (see last page of contracts)

## Services

The plots are both serviced with mains water and electricity. The sellers have to install drainage to a private septic tank with a soakaway in the field plot or which lies to the north (also owned by the sellers).

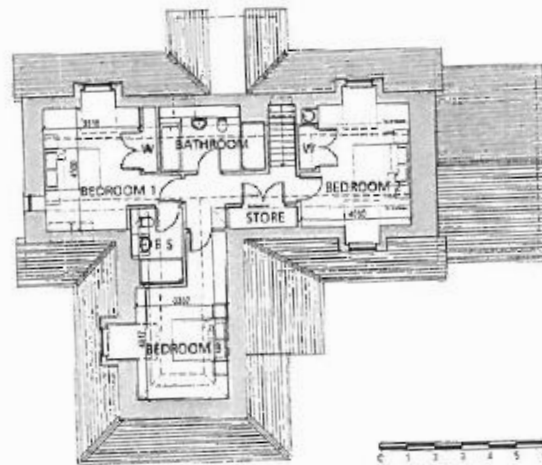
## Access Road

Access will be taken off the farm steading access road. Future maintenance will be as per usage.

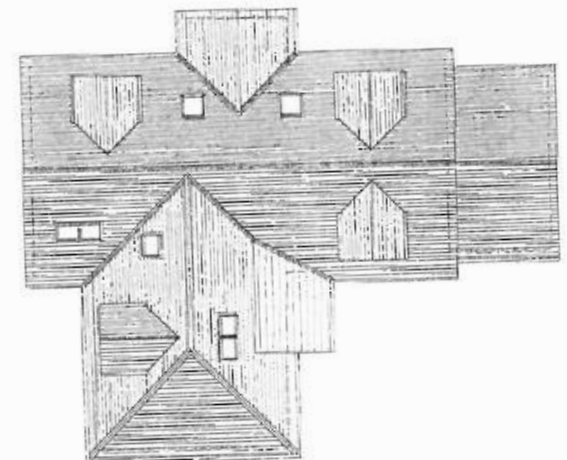


GROUND FLOOR PLAN

Total Internal Floor Area  
= 220m<sup>2</sup>  
4 Bedrooms  
PLOT 2



FIRST FLOOR PLAN



ROOF PLAN

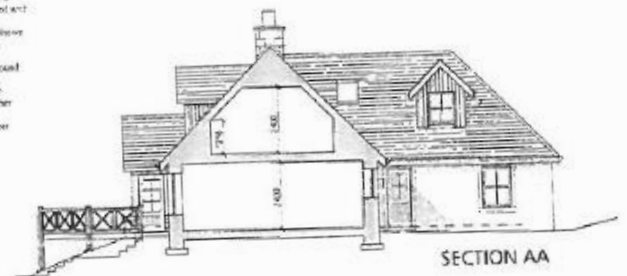
**MATERIALS**  
 Roof - Slate on oak batten  
 Windows - White - 18mm glazing  
 Walls - Stone with some castling where shown  
 Rough set no ker or staircase as shown  
 Areas shown (2) to be in grey and PECC (Planning Dept)  
 Timber cladding to match no stone columns to be agreed with PECC  
 Planning Dept  
 110mm smooth render bands around all openings in roughcast walls  
 Windows - White on wood sash performance double glazed timber windows  
 Doors - High performance timber painted white



SOUTH EAST ELEVATION



NORTH EAST ELEVATION  
1:100



SECTION AA



NORTH WEST ELEVATION



SECTION BB

**NOTES**  
 1. All work to be done in accordance with the Building Regulations and all other relevant legislation.  
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**HEALTH AND SAFETY NOTES**  
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**CONTRACT NOTES**  
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**REVISIONS**  
 NO. DATE BY DESCRIPTION

Plot:  
Muckin, St. H.  
Rosa Park, Midbury

Planning RP 14/02/13 4182 P01 A

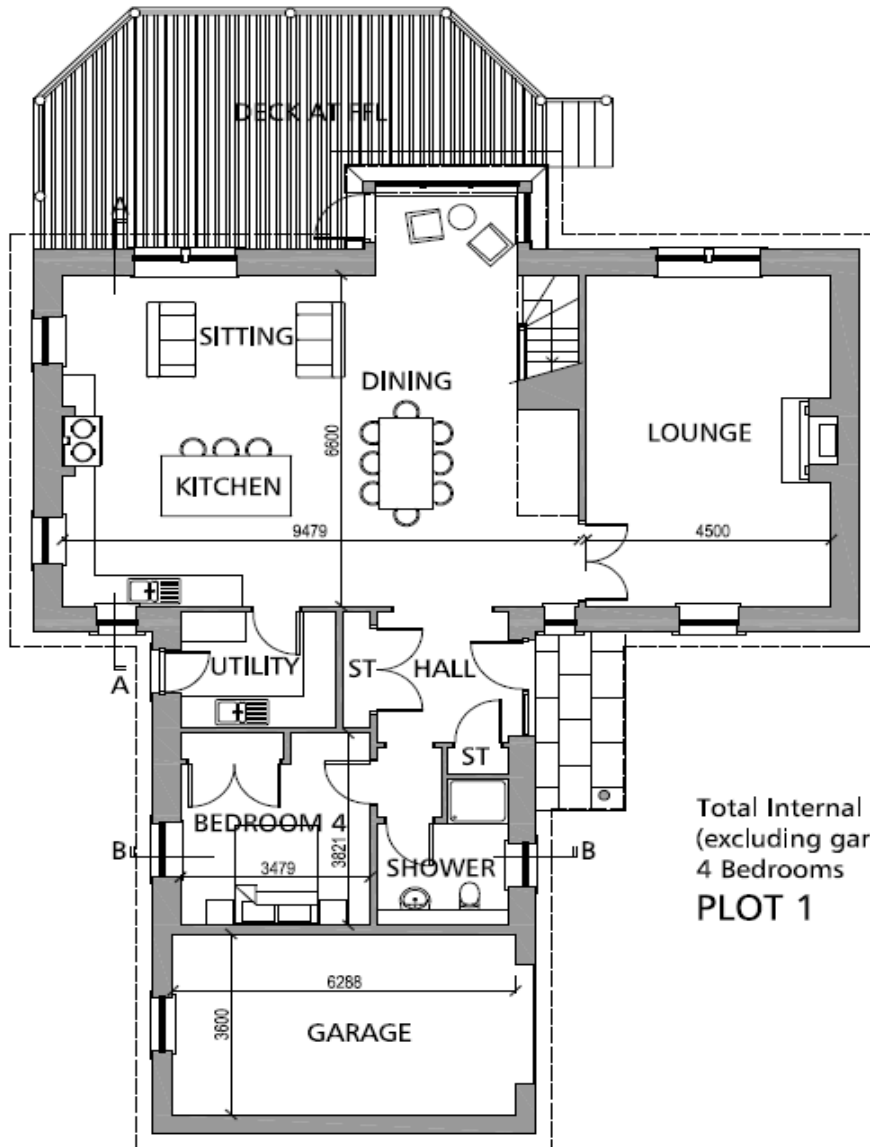
Plot Plans, Sections and Elevations As Proposed

Scale: 1:100

Issue: A1

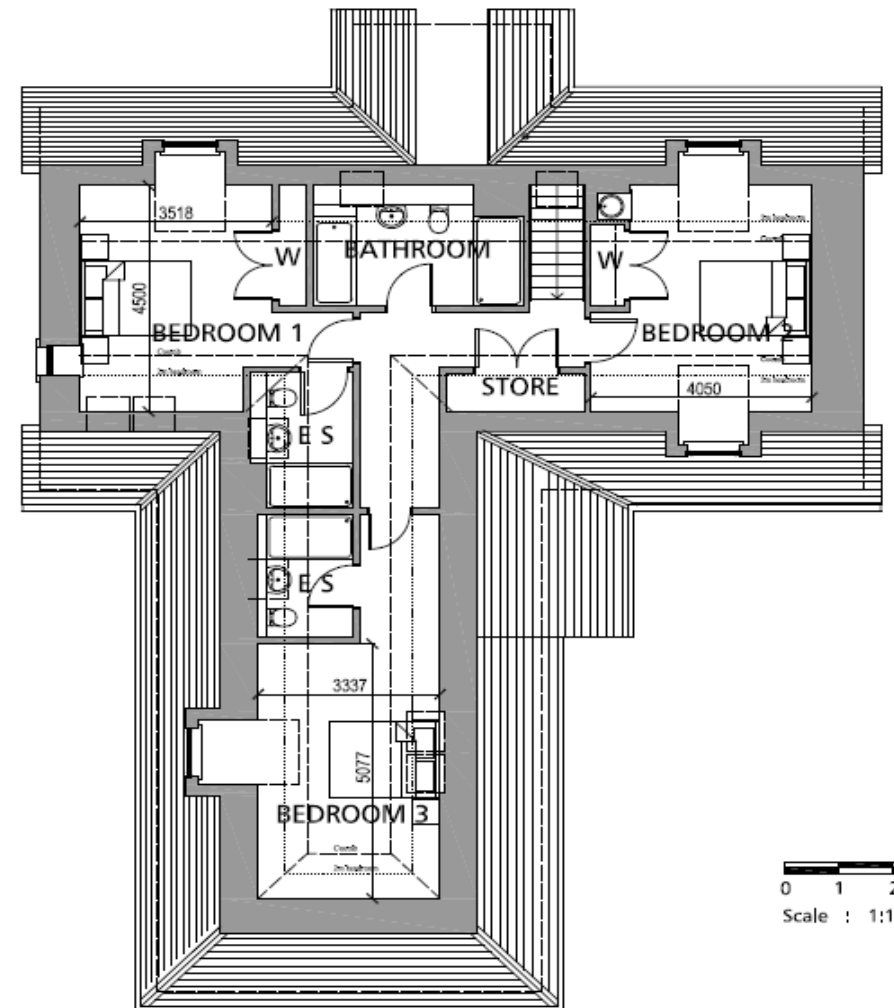
**DENHOLM PARTNERSHIP**

www.denholmpartnership.co.uk 01567 673398



GROUND FLOOR PLAN

Total Internal Floor Area  
(excluding garage) = 232m<sup>2</sup>  
4 Bedrooms  
PLOT 1



FIRST FLOOR PLAN

0 1 2  
Scale : 1:100

## Proposed Room Dimensions

### Ground Floor

#### Lounge

6.5m x 4.5m with two large windows, set of patio doors and a fireplace

#### Kitchen/dining

9.5m x 6.5m with fitted units large window small porch are 2.5m x 3m leading to decking area and staircase to upper level

#### Utility

2.8m x 2.3m with fitted units on two sides leading off the kitchen

#### Bedroom 4

3.5m x 3.9m with fitted wardrobes, window

#### Downstairs shower room

L shaped room 2m x 2.4m x 2.5m x 1m including toilet, sink and shower

Also off the entrance hall is a large storage cupboard suitable for coats etc.

To the rear is a large patio/entertaining area measuring 9m x 4.5m accessed from The kitchen.

### First Floor

#### Master Bedroom

4.4m x 4.2m with a window and dormer window, fitted wardrobes

#### En-suite shower room

2.7m x 2m with shower, toilet and basin

#### Bedroom 2

4.5m x 4m with fitted wardrobes and dormer windows to either end of the room

#### Bedroom3

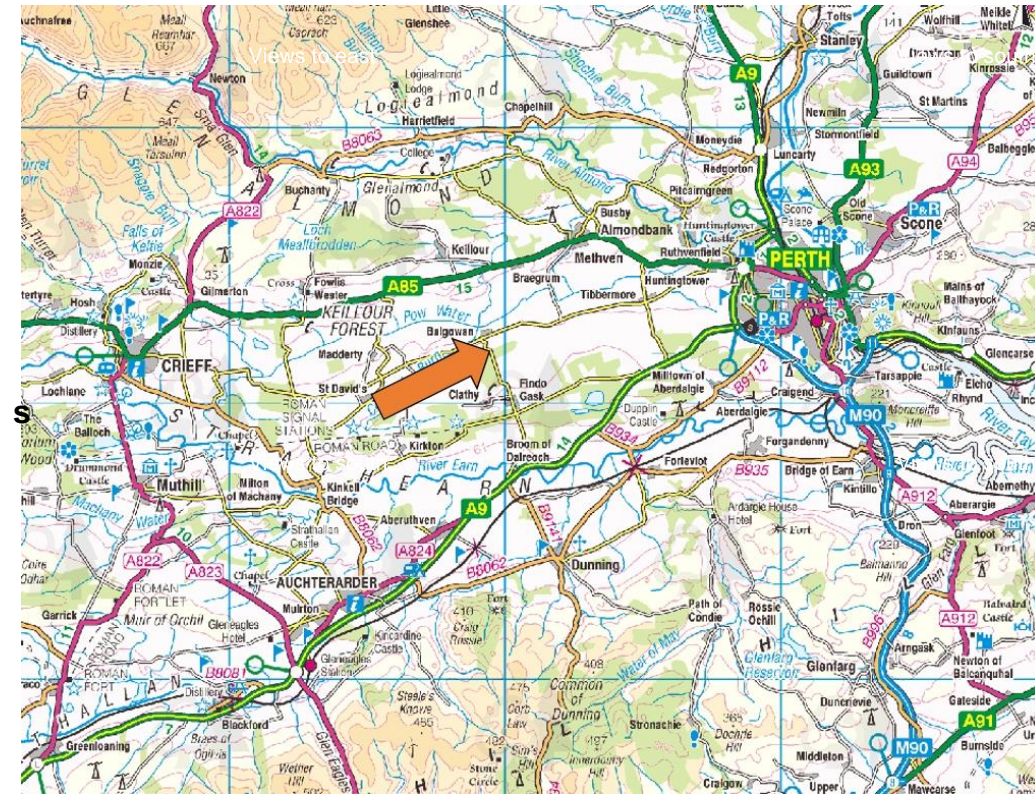
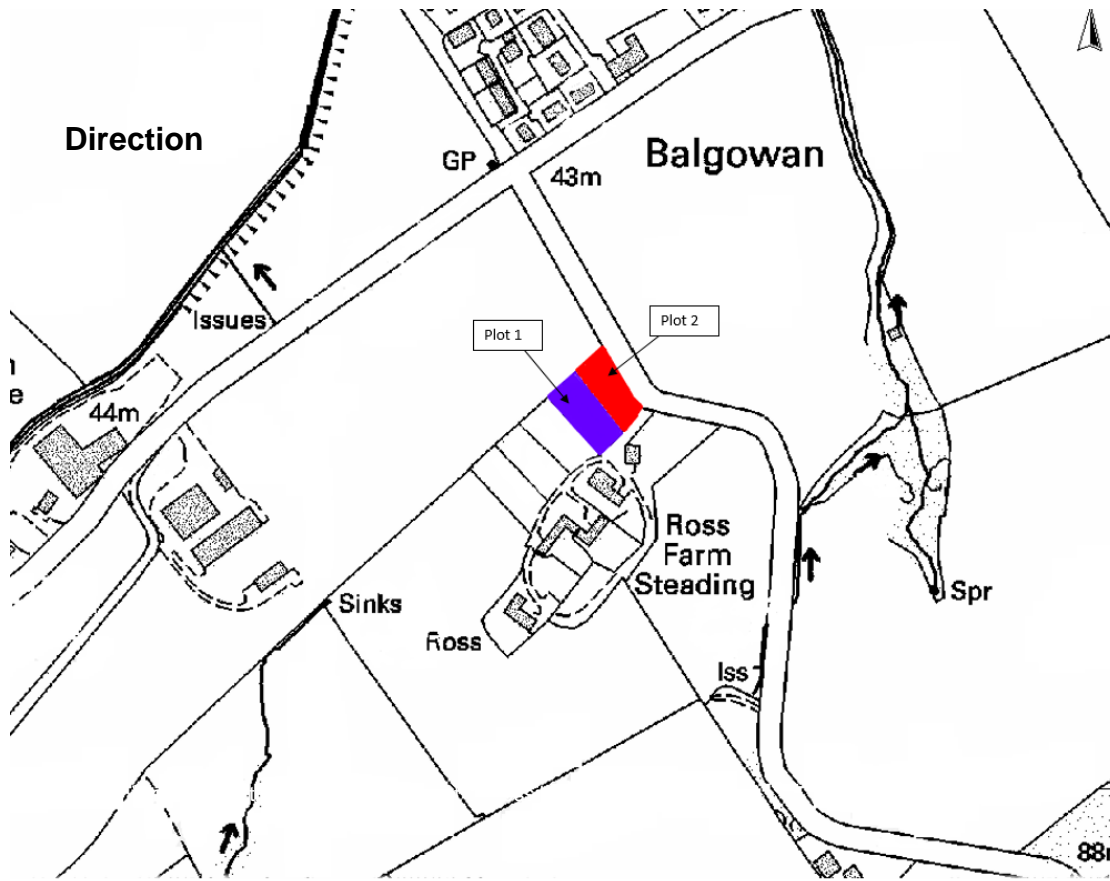
L shaped room 4m x 3.3m x 6m 1.5m x 2m x 2m with dormer window

#### Family bathroom

3.9m x 2.4m with bath, basin, toilet and separate shower

Also on upper landing a large storage area 2.5m x 0.8m possible office area.

**Total 220 sq meters**



### Directions from Perth Western By-pass

Take the A85 turn off the first turning on the left signposted for Tibbermore. Continue on this road and turn second left after about 6 miles at the Balgowan junction. Ross Farm is just south west of the Balgowan Hamlet. The two plots are on the right just as you enter the Ross Farm Steading hamlet.

### Directions from Stirling

From Stirling proceed along the A9 past Auchterarder and Aberuthven. Turn left at the Dunning turn off (Broom of Dalreoch). Proceed up the hill. Go straight on at the crossroads and continue past the Clathy turn off. The Ross house plots are on the left 200 yards short of the Balgowan T-junction.

### **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.

### **LOCAL AUTHORITY PLANNING CONSENT**

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD  
There is a section 75 planning agreement as part of the planning consent. There is an education supplement of about £6400 which the purchasers will have to pay prior to occupying the house.

### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

### **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 measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or misstatement 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.

### **Solicitors**

Miller Hendry, 13 Ward Road, Dundee, DD1 1LU  
Tel No: 01382 200000

### **IMPORTANT NOTES**

- 1 These particulars are intended to give a fair and overall description of the land. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the land. Nothing within the particulars shall be deemed to be a statement as to the condition of the land.
- 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.





## HOUSE BUILDERS

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Construction Services,  
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Birchwood Grange  
By Kirknewton  
EH27 8LR  
01506 885588  
[grantmasterton@btinternet.co.uk](mailto:grantmasterton@btinternet.co.uk)

## FINANCIAL ADVISORS

Wendy Cochran Independent Financial Advice.  
A trading name of Dalbeath Financial Planning Ltd.  
Dalbeath House, Dalbeath Farm  
nr Kingseat, Fife, KY4 9PR  
T: 01383 513641  
M: 07762213395  
[info@wendycochran.com](mailto:info@wendycochran.com)

## TIMBER FRAME MANUFACTURERS

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Perthshire  
PH6 2LB  
01764 670424  
[www.robroyhomes.co.uk](http://www.robroyhomes.co.uk)

Scotframe Timber Engineering Limited  
Units 3:1 & 3:8  
Discovery House  
Gemini Crescent  
Dundee Technology Park  
Dundee  
DD2 1SW