

**HOUSE PLOT
NO 3 WESTER KINCARDINE HOLDINGS, CRIEFF,
PERTSHIRE, PH7 3RP**

Crieff 1m	Madderty 7m	Auchterarder 9m
A9 9m	Perth 15m	Stirling 21m
Dundee 38m	Glasgow 46m	Edinburgh 50m

Offers Over £70,000

BACKGROUND

The Wester Kincardine Holdings lie in attractive rural location 1 mile south east of Crieff. The house plot is easy walking distance by foot to Crieff and has good road connections for commuting to surrounding settlements including both Edinburgh and Glasgow.

The situation of the plot is ideal for families needing access to local schools. Crieff High school/Strathearn Campus and playing fields are only a 10 minute walk from the plot. There are also private school options at Morrisons Academy and Ardveck Primary Crieff. There are also a number of other private schools in the surrounding area such as Glenalmond College (11m), Strathallan School (18m) and Kilgraston (20m).

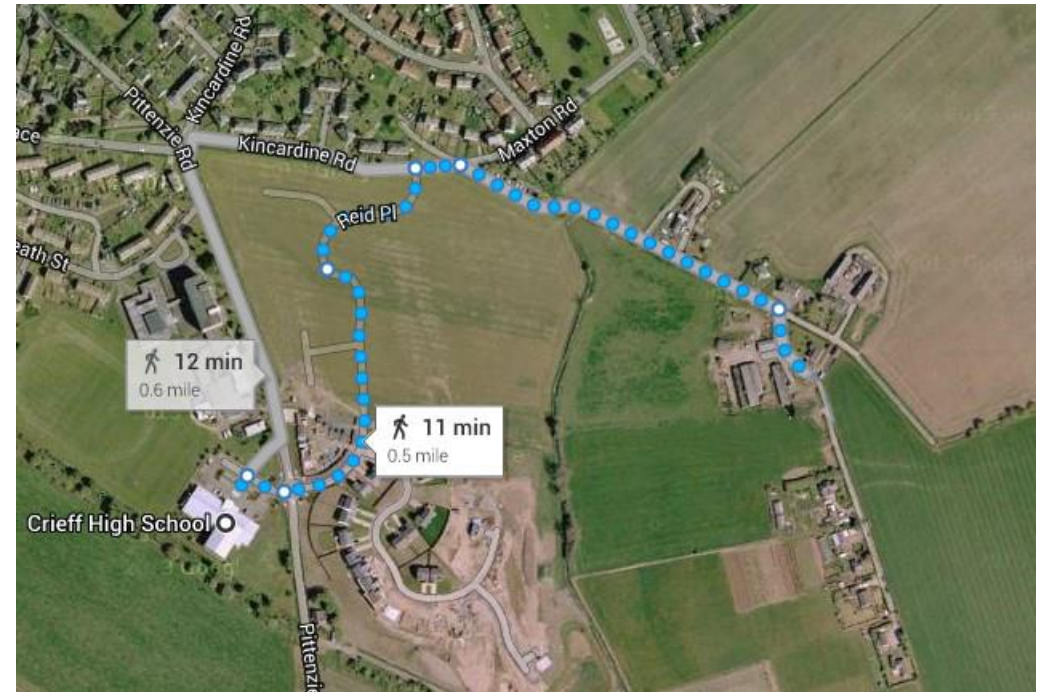
Crieff offers an excellent range of leisure facilities especially at Crieff Hydro hotel which hosts facilities for a number of activities such as swimming, tennis, squash and a gym. Crieff also offers many other services such as hotels, bars, supermarkets, banks, library, health centre, cottage hospital and independent shops. Gleneagles hotel is only 9 miles away and accessible by a mainline railway service and newly updated road systems. The hotel offers luxury leisure activities such as a health spa and golf where 2014 Ryder cup was held as well as a 5* riding school facilities.

Perth also offers a number of higher profile services such as a Royal infirmary, The Theatre, concert hall and excellent sports facilities.

For the golfers there are 3 courses at Gleneagles and courses at Crieff, Comrie, Gleneagles, Auchterarder, 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.

The Plot has a westerly outlook (see front page) with excellent views over attractive farmland towards recently built Crieff houses while getting a lot of afternoon and evening sunlight.

To gain access to the plot the public road (Kincardine Rd) leads into a private access road serving Kincardine Smallholdings resulting in a safe environment for young families and very little passing traffic. There are only four other houses past No 3 before the road peters out.



Attractive 53 x 24m 0.3 acre (0.12ha) house plot for sale with expired planning consent for a one and a half storey house. It's located one field away from the edge of Crieff and a mile away from Crieff Centre. For sale subject to the purchaser securing planning consent.

McCrae & McCrae Limited, Chartered Surveyors, 12
Abbey Park Place, Dunfermline, Fife KY12 7PD
01383722454

ISSUES



Wester Kincardine Smallholdings

0.3 acres

LOCATION PLANS

Plans produced by permission of
ordnance survey License No.
1000011808





Planning Permission

Outline planning permission was given for two one and a half storey new dwelling houses (2008 copy annexed) to replace the original smallholding house and other buildings which had to be demolished. One house has been built (to the south of the plot for sale). The second house was not developed and the planning consent has now expired. The plot is for sale subject to the planning consent being reinstated by the purchaser. A pre-planning application inquiry has been submitted to Perth & Kinross planners. It is hoped any interested parties refer inquiries to the Council via Rod McCrae of McCrae & McCrae Ltd

The seller wishes to retain a 5 metre access strip along the north edge of the proposed house plot to allow the seller access to her fields (5 acres). There may be some scope for the plot purchaser to rent some of this. There is a bungalow lying to the north of this track. To the north of the bungalow is a derelict steading. This is likely to be developed for housing in the near future also. One house has been consented on it to date.

Services

The plot has access to mains water, mains gas and electricity which lie adjacent to the land acreage in the future.



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 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.

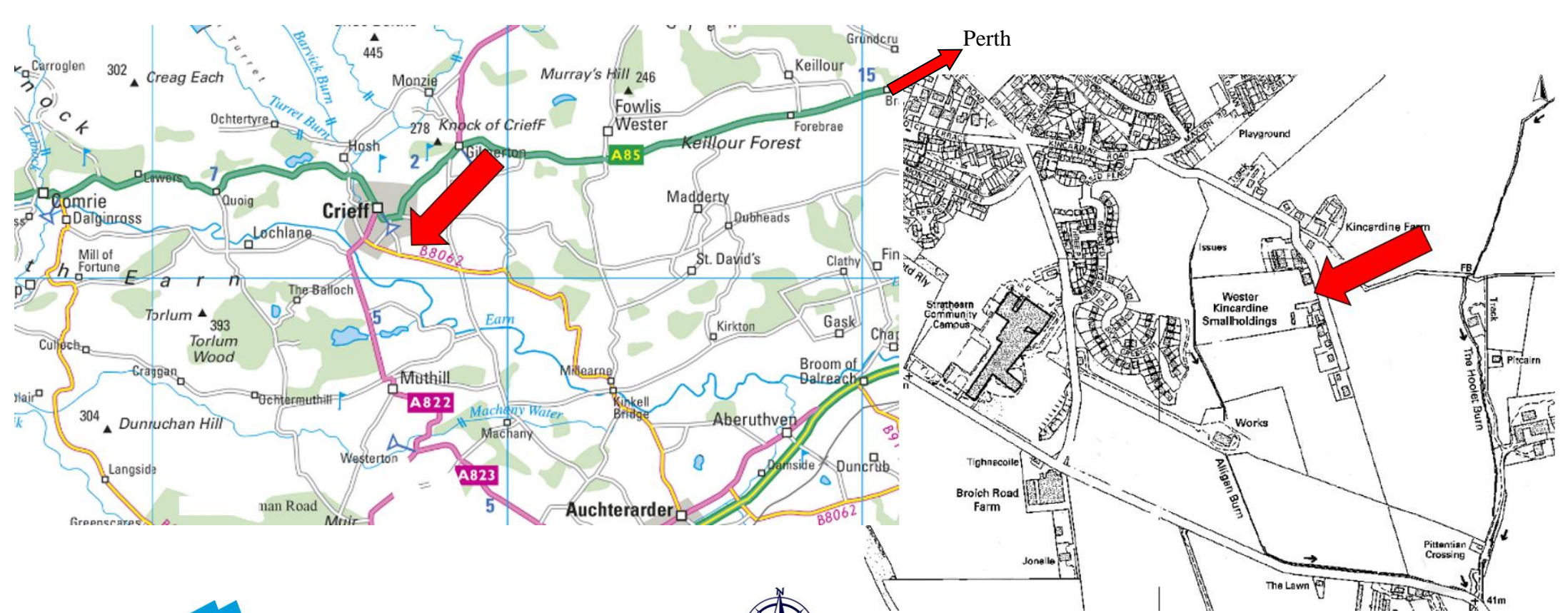


Crieff High School/Strathearn Community Campus



Crieff Golf Course





Directions

From Perth

Proceed along the A85. Just after Gilmerton turn left. Continue southwards for about 2.5 miles. Turn right at the next junction (B8062) signposted Crieff 2 miles. Just before the new Strathearn Community Campus School turn right up Pittenzie Road past the new houses. Turn fourth right along Kincardine Road. Turn second right up a hardcore road and then first right, and the plot for sale is on the right just after the first smallholding on the right (which is presently being considered by the Perth & Kinross Planners for several new build houses).

From Auchterarder

Proceed to Crieff. Proceed over the river Earn and first right along the B8062. Turn left just after the Strathearn Community Campus and continue as above.