

Flatlands Farm, 68.85 Acres, Errol Station, By Errol, Perthshire, PH2 7QB, 68.85 acres of level arable land just West of Errol Station

Errol 1m, A90 2m, Dundee 15.6m, Perth 11.1m, Edinburgh 51.4m, Kinross 24.9m, Glasgow 69.4m, St Andrews 27.1m

For sale as a whole or in three or more block of land (of about 23 acres or size to suit purchaser)

OFFERS OVER: £5000/ac



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

Telephone: 01383 722454 Fax : 01383 621180

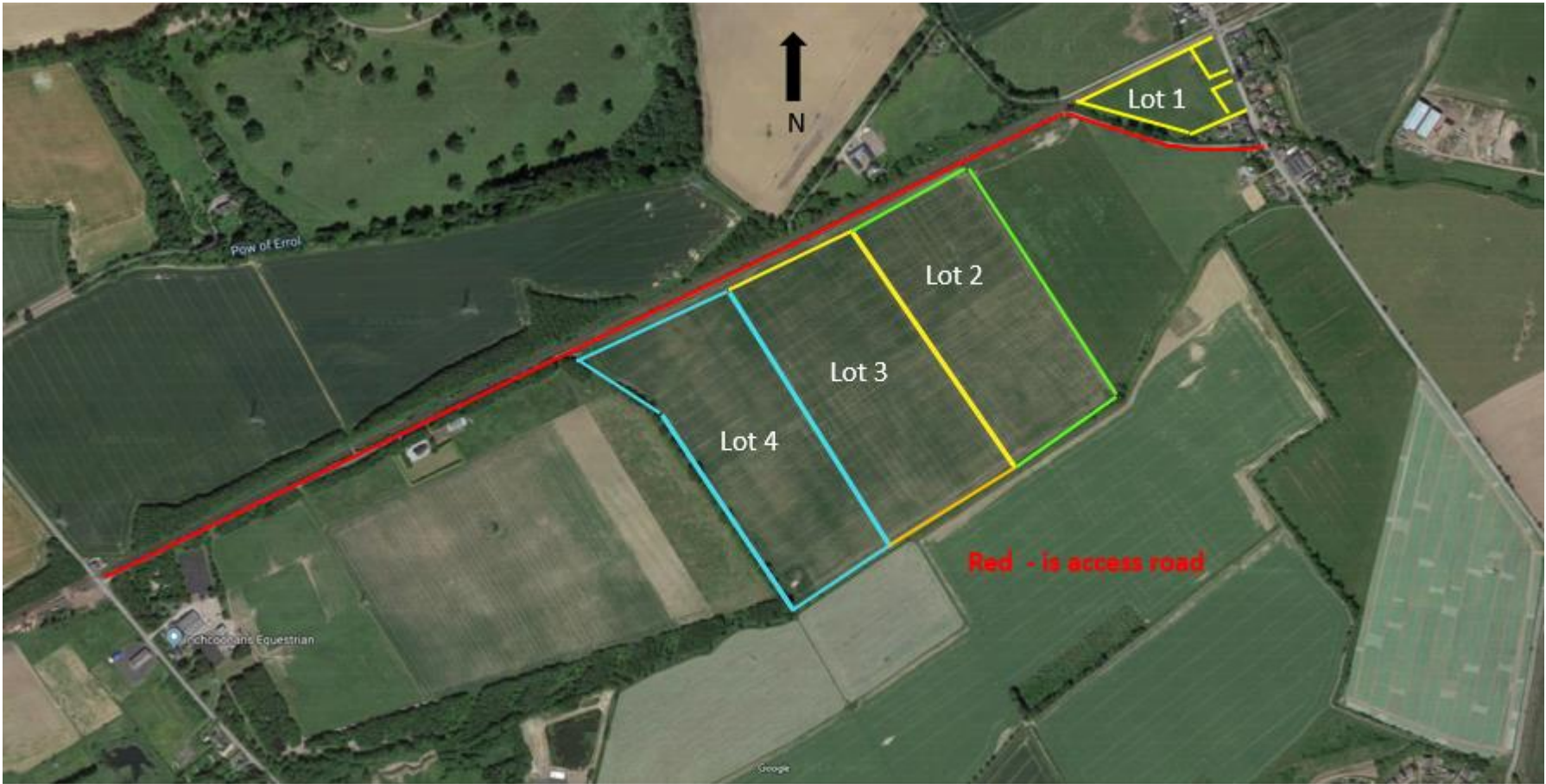
Description

Lot 1 about 4.3ac (1.74ha) level grass field

Lot 2 about 21.6ac (8.74ha)

Lot 3 about 21.6ac (8.74ha)

Lot 4 about 21.6ac (8.74ha)



Description of Land

Lot 1

Block of land extending to about 4.3 acres. It is down in grass, and is level at about ? Feet above sea level. It is graded 3.1 as per the Macaulay Institute and Classifications. Four house plots were sold off the field down it's eastern boundary leaving a 5 metre access into the field.

Lots 2,3 & 4

This block of land extends to 64.8 acres (26.23 hectares) in total. It is very level and is graded as per lot 1 by the Macaulay Land Survey. The field can be subdivided into three or more lots and the sub division is open for discussion. Any sub division would likely have to be fenced off at the purchasers cost (shared with the neighbour) and maintained on a 50/50 basis.

For sale in lots

The reason for making some of the lots into around 20 acres blocks, is that prospective purchasers would stand an excellent chance of securing planning consent for a house if they were to build 20 stables and an outdoor arena and have a caravan on the lands for two years, whilst running an equestrian business. Several planning consents have been given for this 'housing in the countryside' in the area. Recently the Fife Council Planners have not imposed a long term business occupancy condition on the consent either after the house was built due to EEC law intervention. It's a great way of securing a cheap house plot in the countryside in the middle of a 20 or so acre block of land.

Clearly the cost of installing the roads will result in extra costs so the sale of land in smaller blocks mean sales at higher prices than a sale as a whole. Mains water and main electricity will have to be established. McCrae and McCrae Ltd have applied for quotes for these costs.

General Location & Amenities

Flatlands Farm sits equidistance between Perth & Dundee. The land lies a field away from North of Errol village which provides a local shop, pubs and basic facilities.

A short distance to Perth or Dundee will provide a wider selection of varied amenities and facilities.

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 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.





Farm track leading to lots 2,3+4



Directions

The property lies half a mile north of Errol village.

From Perth or Dundee; Proceed along the A90 dual carriage way. Turn off at the Inchmichael Junction (just after the petrol filling station if travelling from Perth and just after the Horn Milk bar if travelling from Dundee). Follow the signs for Errol. Lot 1 lies just south west of Errol Station level crossing. It is a triangular field down in grass. There are for sale signs in it. To get to Lots 2, 3 and 4 proceed to next right, along a metalled track which extends along the south side. The farm road extends along the north edge of lots 2, 3 and 4. The other access track extends along the same track but you come in from the west end past Inchcoonans Farm and trail level crossing.



LOCATION PLANS

Plans produced by permission of Ordnance Survey
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