

Residential development site plots at Old Smiddy Cottage, Glencarse, Perthshire, PH2 7LX



Residential development site at Glencarse 4 miles east of Perth and 17 miles west of Dundee

Residential development opportunity of 0.95 acres with expired outline planning permission for up to 18 flatted houses but alternatively could be sold as five individual serviced plots. See Perth & Kinross Council planning ref: 02/01283/OUT

The village is ideal for commuters lying alongside the A90 dual carriageway. It has open fields to the north, mature trees and large houses to the west, a farm steading development to the east and the Glencarse Hotel and a row of houses to the south. There are opportunities for walking down by the River Tay or up in the woods to the north as well as cycling and other outdoor pursuits. There is a café in Glencarse and a shop and a park in St Madoes which lies on the other side of the A90.



Photo from the north west

Front cover photo looking north over the two northerly plots

As a whole offers over: £250,000

Or as serviced plots at £70,000/plot for 2 north plots and £50,000/plot for the 3 southern plots.



Photo from the south west



Photo from the north east



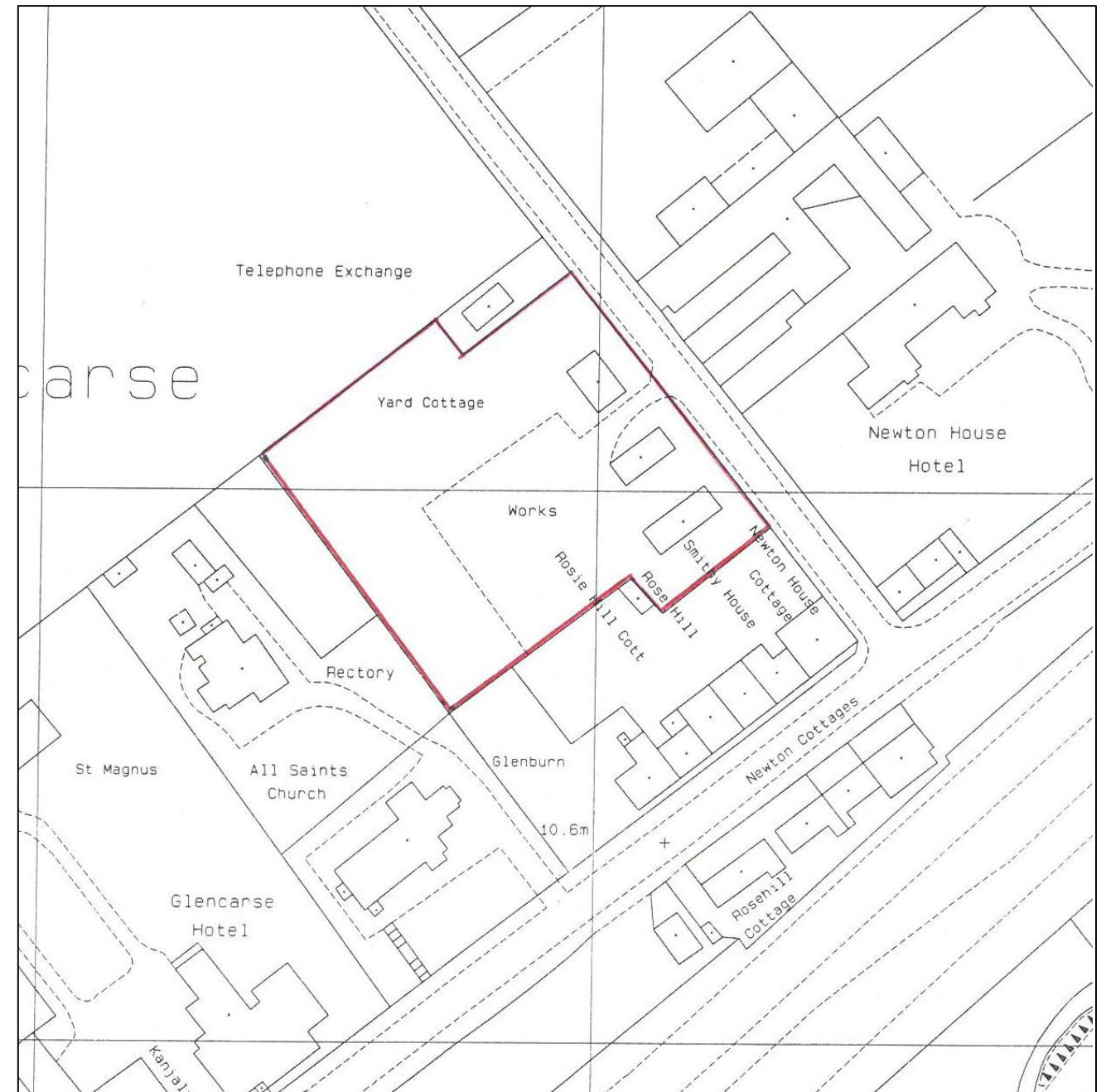
Photo from the east

The site has been drilled by Engineers McGregor McMahon, Dunfermline.

There are connections readily available for electricity, water and sewerage. Historical data on this is being updated by the selling agents.

The owner is prepared to sell the land in LOTS or as a whole.

If purchased as a whole there is an opportunity to purchase the adjacent 2 bedroom cottage which is currently rented out. **PLEASE DO NOT WANDER IN THE GARDEN OR KNOCK ON THE DOOR OF THE COTTAGE.**



Suggested lay-out of 5 houses

Plot sizes:

Plot 1: 591 m²

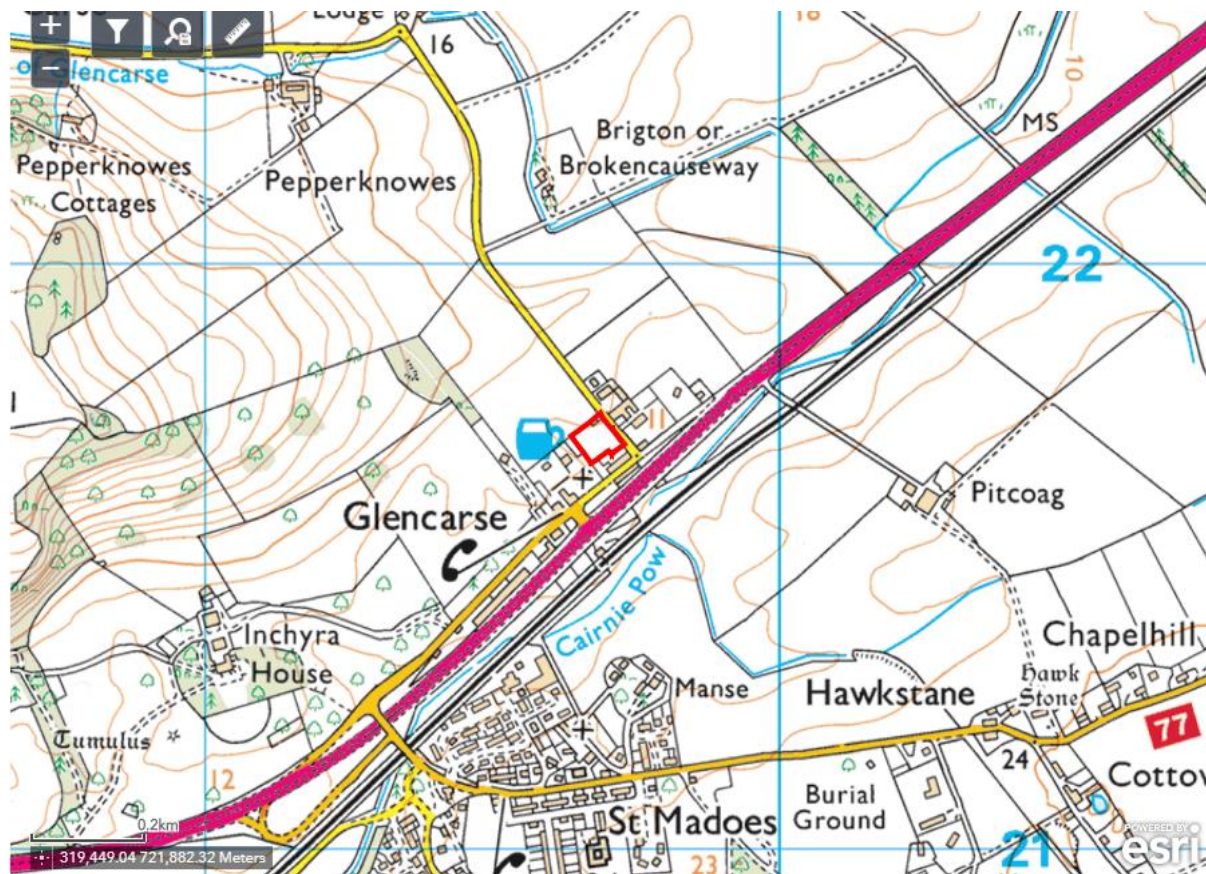
Plot 2: 590 m²

Plot 3: 571 m²

Plot 4: 582 m²

Plot 5: 546m²





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Directions

From Perth: Exit the A90 at the Glencarse turnoff. At the top of the slipway turn left and continue straight on past the village hall and the ramp back to the A90 on your right. The road then swings at right angles to the left and the site is located 40 metres further along on the left hand side.



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From Dundee: Exit the A90 at Glencarse / St Madoes turnoff. At the top of the slip road turn left back over the A90. The public road swings to the right past the village hall and then continue as above.

Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. 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.

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.



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FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop/sell it.

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