



**LEROCH FARM STEADING, ALYTH, BLAIRGOWRIE,  
PERTHSHIRE, PH11 8NZ**



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**Residential development site in a lovely rural secluded setting on Strathmore Golf Course. Expired planning consent for 6 units. available as a whole or as separate serviced plots.**

*New Alyth 1m, Alyth 2m, Meigle 3m, Blairgowrie 6m, Forfar 15m, Dundee 16m, Perth 21m, Edinburgh 63m*

The plots are being sold as serviced plots with the purchaser paying £5,000 towards these costs. Each plot sold will be subject to the purchaser securing planning consent using the seller's architect. The design brief will confirm the range of architectural styles and materials which each house can be built to. The overall aim is to allow each buyer to construct a bespoke home, but one which fits well within the setting and in relation to the neighbouring properties.

Timescales for the servicing of each plot will be confirmed shortly. Full settlement of the purchase price is required fourteen days after services are installed.

Plots can be reserved upon payment of a £500 deposit. A missive is then issued and a further payment of £500 is made. The £1,000 is deducted from the overall sale price of the plot.



View to South



View from East (driveway which will be tarred imminently)

**OFFERS OVER £60,000/PLOT**

**OFFERS OVER £230,000 FOR THE WHOLE SITE**







## **SITUATION**

Leroch Farm Steading is located in a secluded spot at the west side of Strathmore Golf Course and within close proximity of the villages of Alyth and New Alyth in the district of Perthshire.

The steading is within a few hundred yards of the Strathmore Golf Course bar & restaurant and within walking distance of the Blackbird Inn, New Alyth and Alyth itself.

Strathmore golf course lies 2.7 miles south of Alyth and 6.4 miles from Blairgowrie. There are 3 other golf courses within 4 miles and 3 courses at Blairgowrie, including a 9 hole course. Glenshee ski resort is 30 miles away.

## **VIEWING AND REGISTERING AN INTEREST**

Viewing of the plot 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.

## **Road and Services**

The road from the golf clubhouse & Restaurant down to the Leroch Farm Steading is about to be tarred. The houses will be served with mains water and electricity. Drainage will be to a Sewage treatment plant or Industrial septic tanks.



View from West



View to West





South easterly elevation



South westerly elevation



Lands to north of steading



Strathmore golf course to south of steading



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- a. Job 1  
Overhead First Step: \$687.0 m  
Area of Garden Ground: 790.1 m<sup>2</sup>
- b. Job 2  
Overhead First Step: \$617.0 m  
Area of Garden Ground: 728.0 m<sup>2</sup>
- c. Job 3  
Overhead First Step: \$685.7 m  
Area of Garden Ground: 756.4 m<sup>2</sup>
- d. Job 4  
Overhead First Step: \$697.0 m  
Area of Garden Ground: 751.56 m<sup>2</sup>
- e. Job 5  
Overhead First Step: \$710.4 m  
Area of Garden Ground: 726.7 m<sup>2</sup>
- f. Job 6  
Overhead First Step: \$737.7 m  
Area of Garden Ground: 790.0 m<sup>2</sup>

### Scheme Design

[illegible]

**James F. Stephen Architects**  
Architecture - Interior Design - Landscape Design

Milton  
Studio

www.fishbase.org		
Genus: <i>Agave</i>	DBS: 1902	5, 61, 907 475800
5 ViewPoint Pl. 090909	FRS: 1140	5, 61, 908 444250

**Job Title**  
Proposed Residential Development at  
Lerock Farm Steading  
Strathmore Golf Centre, by Alyn  
Lowal Leisure Ltd.

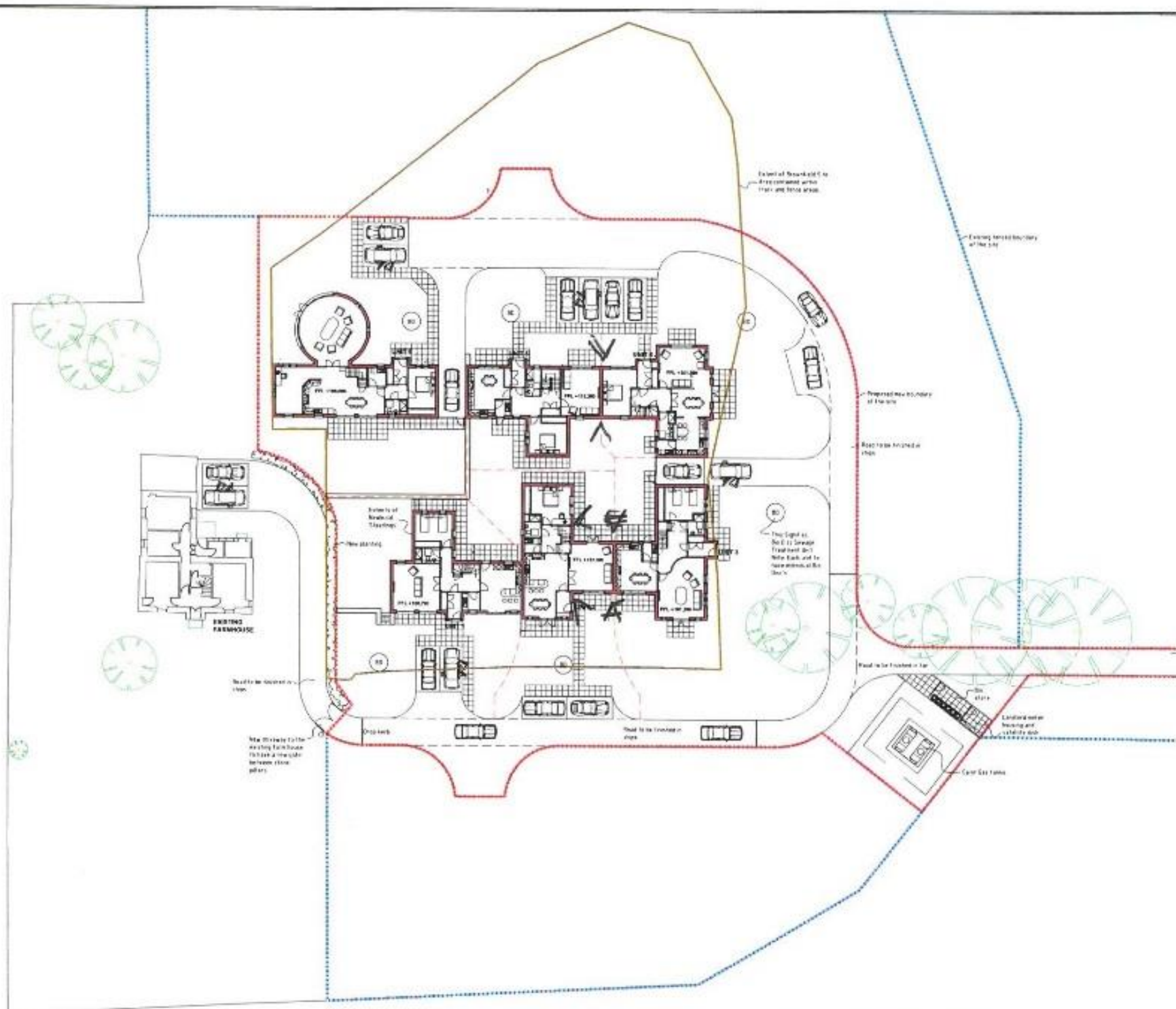
Drawing Title  
Proposed Site Layout Plan

Grade	1000 B.V.	Date	11-06-00
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Crack.	1.8	Chisel
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## Notes

Drawing No.  
**2714f/SD/200A**



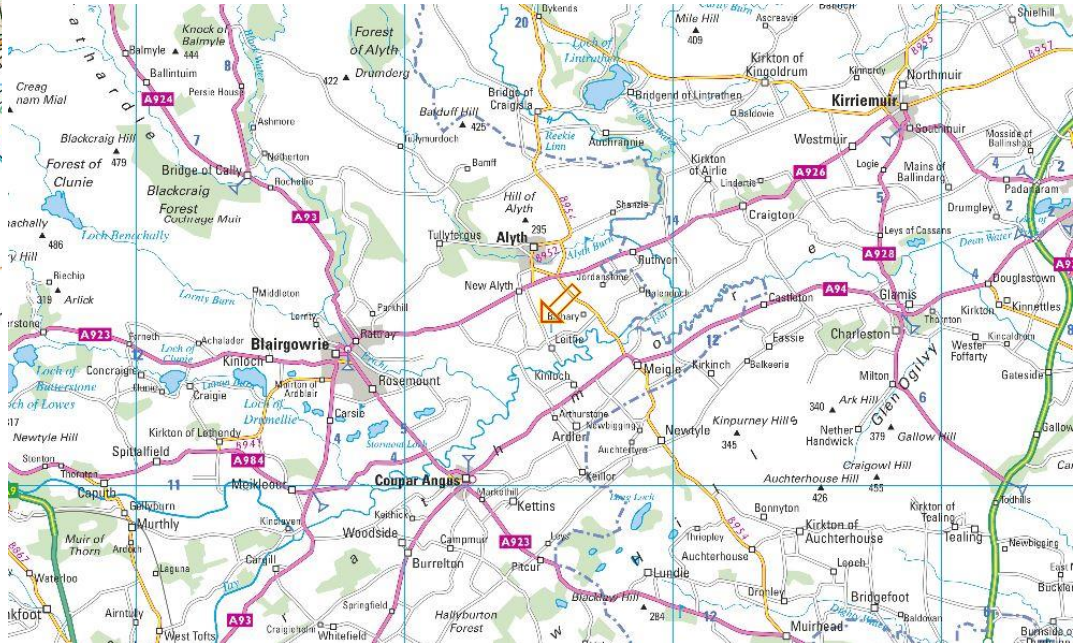
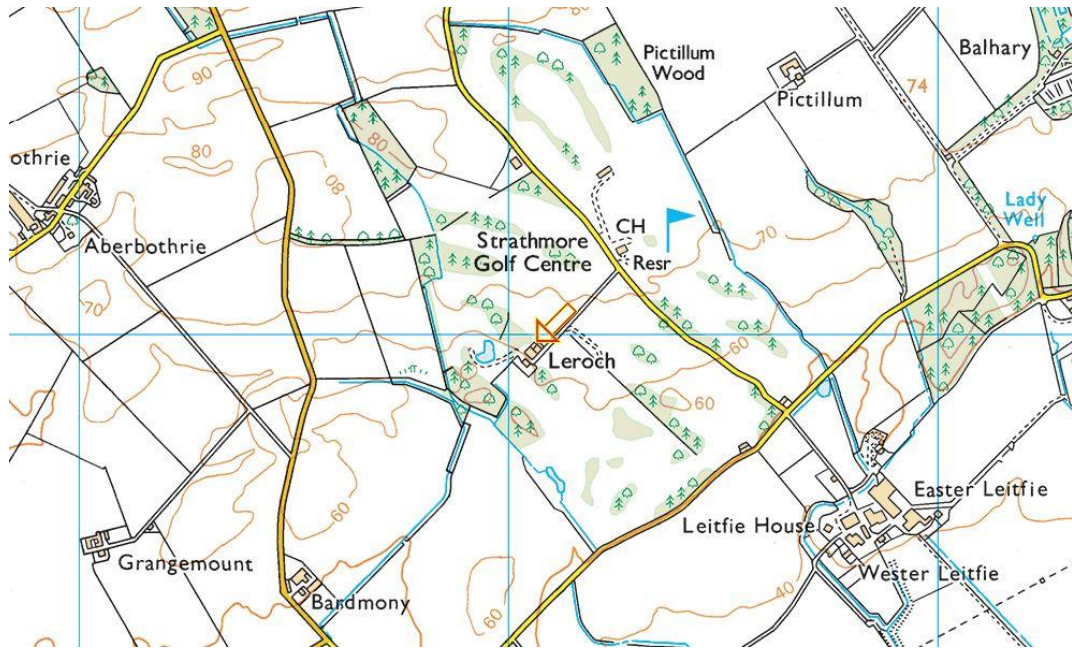




Strathmore Golf Centre



## LOCATION PLAN



## DIRECTIONS

**From Dundee** head northwest up the A923 Coupar Angus Road toward Birkhill/Muirhead. At Muirhead the road forks in 2 right after “Adil’s Convenience Store”. Continue down the right fork which is the B954. Continue for approximately 8 miles passing through Auchterhouse & Newtyle before reaching Meigle. Continue through Meigle and just after you leave the village turn right up the B954 and continue for approximately 1.3 miles and then turn left towards Netherton Montessori Nursery School. After approximately 0.5 miles the road will fork to the right and then to the left. Continue for another half mile and turn right. After 0.3 miles you will see the Strathmore Golf Centre on your right. Turn left and Leroch Farm Steading is situated at the end of the road.

**From Perth** head north up the A94 for 17 miles passing through Scone, Balbeggie, Burrelton and Coupar Angus. Approximately 2.5 miles past Coupar Angus turn left and continue for 1.8 miles until you reach a T junction. Turn right and continue for approximately 0.9 miles until you reach a crossroads. Turn right and continue for 0.3 miles until you see the Strathmore Golf Centre on your right. Turn left and Leroch Farm Steading is situated at the end of the road.