



LOT 4

LOT 1



VIEW TO RIVER FROM LOT 1

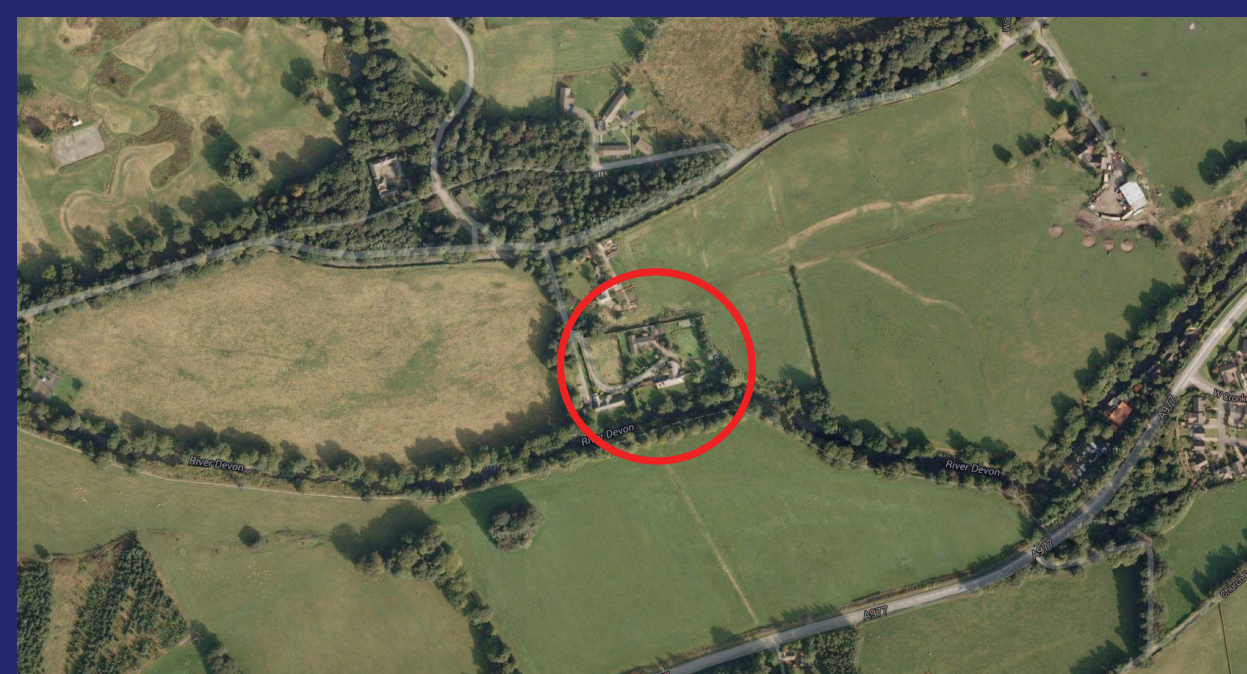


LOT 2

“RIVER HOUSE” + “THE WALLED GARDEN” HOUSE PLOTS, NAEMOOR GARDENS, RUMBLING BRIDGE, KINROSS-SHIRE, KY13 0PU

www.mccraemccrae.co.uk

Rumblingsbridge	1m	Crook of Devon	1m	Muckhart	2m	Dollar	3m
Kinross	6m	Dunfermline	12m	Stirling	16m	Edinburgh	33m



LOT 1 – SOUTH AND EAST ELEVATIONS

TWO DETACHED PLOTS AND APPROX 6.75 ACRES AVAILABLE AS A WHOLE OR IN LOTS

Lot 1 – “River house plot” – 0.72 acres

Unique opportunity to acquire a beautiful detached house plot with a south facing outlook over the attractive River Devon and lovely views to the south east and north east. Expired planning consent for a large 250sq m house with 6 bedrooms and 2 public rooms.

OFFERS OVER - £170,000

Lot 2 – The walled garden house plot + 0.42 acres. Lovely walled garden eco house plot with attractive views to north, east and south. Planning consent for a large 200 sq m house with 4 bedrooms and 3 public rooms.

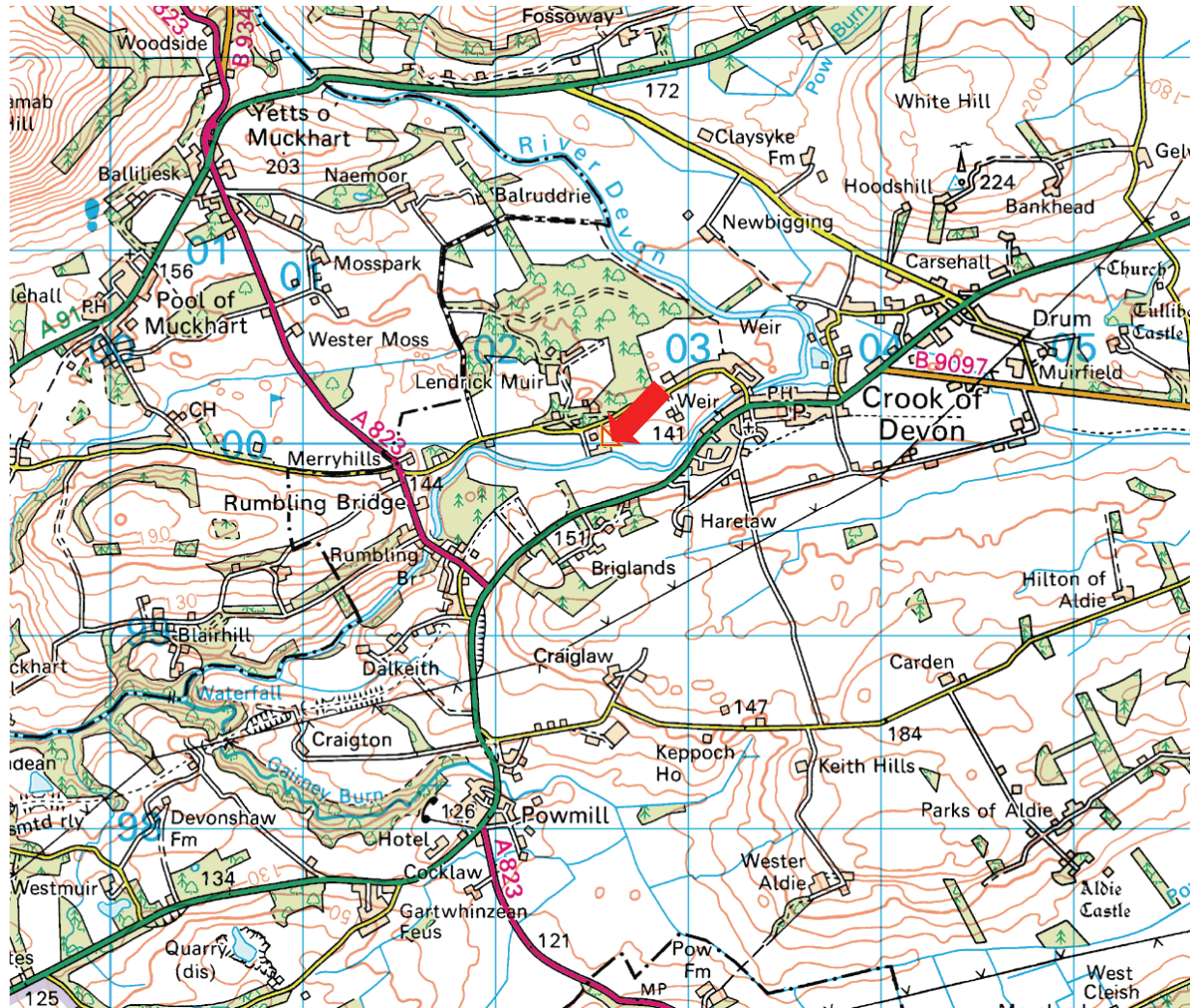
OFFERS OVER - £110,000

Lot 3 – 3.50 acre paddock available to be sold with LOT 1 or LOT 2 or split between them. Hedged frontage to public road. Scope for planning consent for log houses etc subject to the necessary consents .**OFFERS OVER £35,000**

Lot 4 - 2.00 acre paddock

OFFERS OVER £24,000

LOCATION PLAN



KINROSS + M90

KINCARDINE

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DIRECTIONS

From junction 6 on the M90 at Kinross take the A977 towards Kincardine. This road takes you to Crook of Devon. Just after the shop and the public house turn right at the signpost signposted Lendrick Muir and Naemoor. The road goes over a bridge. Turn left 50 yards after the entrance to Lendrick Muir House on the right. Continue down the driveway. Lot 1 is on the right at the end of the driveway. Lot 2 is straight on.

LOCATION/SITUATION

These two plots will form the two most eastern houses in an attractive exclusive cluster of five houses once they are built. The houses/house plots lie between the very quiet unclassified public road between Rumblingbridge and Crook of Devon and the River Devon. The Naemoor Gardens lie equidistant between Rumblingbridge and Crook of Devon.

It really is a lovely spot! Mature trees are located to the east of both plots. The paddocks lie to the north east of LOT 1 and to the north east and north of LOT 2. There will be few plots with such a fantastic outlook as LOT 1, over the River Devon. LOT 1 has a right to a bridge which allows the owners access over the river onto one of the most beautiful footpaths down to Rumblingbridge and up to Crook of Devon. The excellent Crook of Devon primary school is within easy walking distance as is the pub and village hall. The excellent Muckhart Primary School and pub are about two miles away to the west.

The new Kinross high school (6 miles) has a superb reputation as does the fee paying Dollar Academy (5 miles to the west)

PLANNING PERMISSION

Plot 1 has lapsed detailed planning consent for the erection of a large 6 bedroom house. The planning consent can be viewed at Ref no: 03/01294/FUL. Plans are annexed at the back of this schedule.

Plot 2 has detailed planning consent for a 3 bedroom 4 public room house. The planning consent can be viewed at Ref no: 11/01291/FUL. Plans are annexed at the back of this schedule.

ACCESS PROVISIONS

Access for both plots will be taken from the north west of the site from the unclassified public road. Three existing houses already take access along this private tarred road. The upkeep will be on a user basis. A right of access will be required to be maintained through lot 1 and lot 3 (over the grass) as indicated on the annexed plan for the maintenance of a proposed hydro electric generating scheme to the south of plot 1. This will be an unfenced access track which would be used rarely. The main construction for the scheme (should it secure planning consent) will be from the south side of the river. The exact location of the hydro electric generating scheme is still to be determined. The rectangular area seen on the back page of these particulars will be the inlet for a small water diversion. It may be that the small dam could be raised to create a slower running section of water on the top side of the dam if the purchasers of LOT 1 so wished.



SERVICES

It is understood that mains electricity and mains water are on site but estimates for connections have been submitted. The site would likely require private septic tank arrangements with soakaways in the fields.

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. Details prepared September 2013.

CLOSING DATE

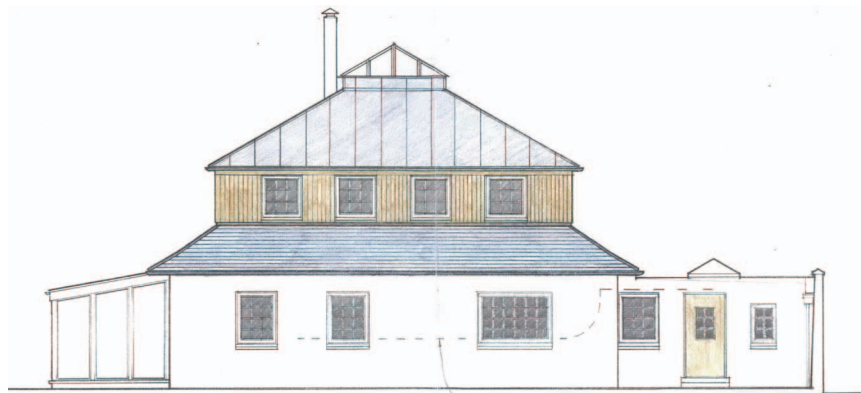
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

VIEWING AND REGISTERING AN INTEREST

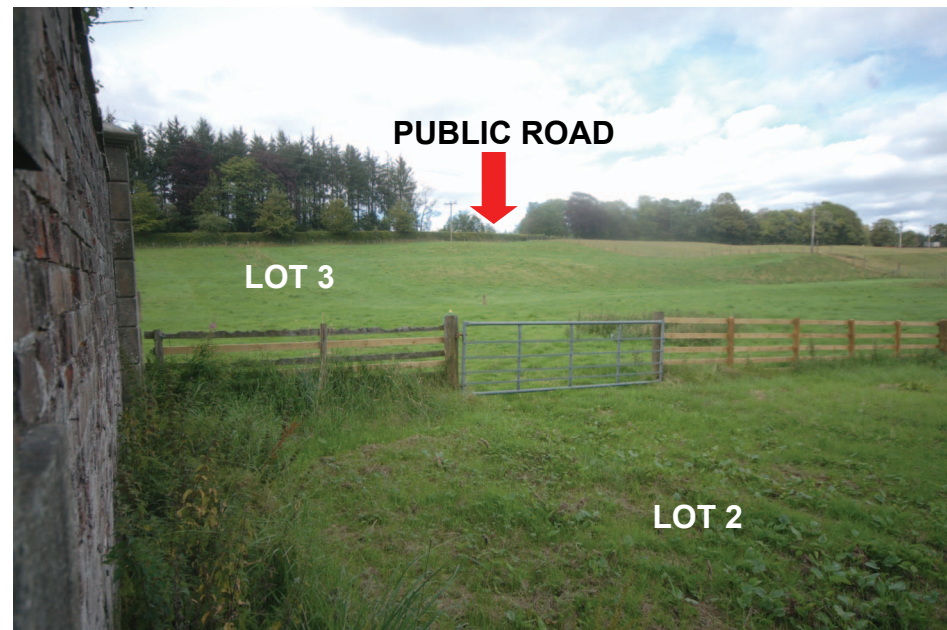
Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711561814 to arrange a viewing.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



LOT 2 EAST ELEVATION



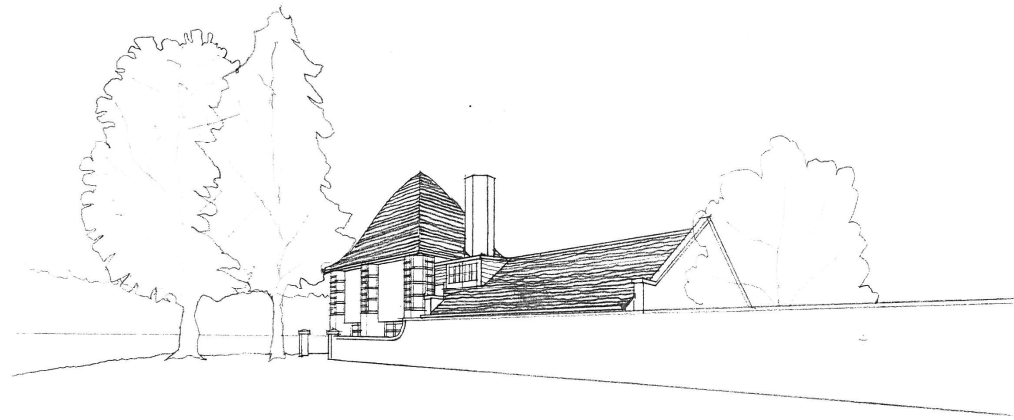
LOT 1 **250sqm****Ground Floor**

Entrance Hallway (N)	(3.10m x 3.00m)
Kitchen/Dining Room (S, E)	(6.30m widest x 6.30m widest) Large windows
Utility Room	(5.00m x 3.50m)
Larder	(1.85m x 1.40m)
Main Hall	(3.70m x 3.70m) + (3.50m x 1.70m)
Bathroom	(2.90m x 1.90m)
Bedroom 1 (N, NE)	(5.60m x 4.00m)
Ensuite (E)	(2.85m x 2.00m)
Dressing Room/Bedroom 4 (NE)	(4.30m x 3.00m)
Bedroom 2 (S)	(4.40m x 4.00m) Views to river
Ensuite	(2.85m x 2.15m)
Bedroom 3 (S)	(3.50m x 3.00m) Views to river
Family Room/Bedroom 6 (S,SE)	(4.10m x 3.60m) Views to river
Double Garage	(7.80m x 7.40m) Off utility room
Rear Patio	(9.00m x 2.40m)

First Floor

Drawing Room	(6.30m x 6.30m)
Study/Bedroom 5	(4.20m x 3.40m)

0.72 acres of trees and river banking and river (to the middle). There is a stanchion for the south leg of a bridge to the south of the river. Option to buy ornate Macintosh Patrick Bridge or you can build a standard one. Access over to path to south of bridge.

**LOT 1 – EAST ELEVATION****LOT 2** **200sqm****Ground Floor**

Lobby (S)	(2.20m x 1.30m)
Hall	(4.60m x 2.20m)
Drawing Room (S, SE)	(6.00m x 4.90m)
Conservatory (S, E, N)	(3.75m x 2.75m)
Study (S)	(3.00m x 2.50m)
W.C	(2.50m x 1.60m)
Kitchen (N)	(3.60m x 3.50m)
Dining Room (N)	(5.80m x 3.50m)
Laundry Room	(2.90m x 2.80m) + (1.50m x 1.50m)
Garage	(6.10m x 4.60m) + (1.75m x 1.50m) + (1.70m x 1.20m)

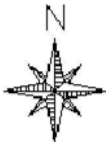
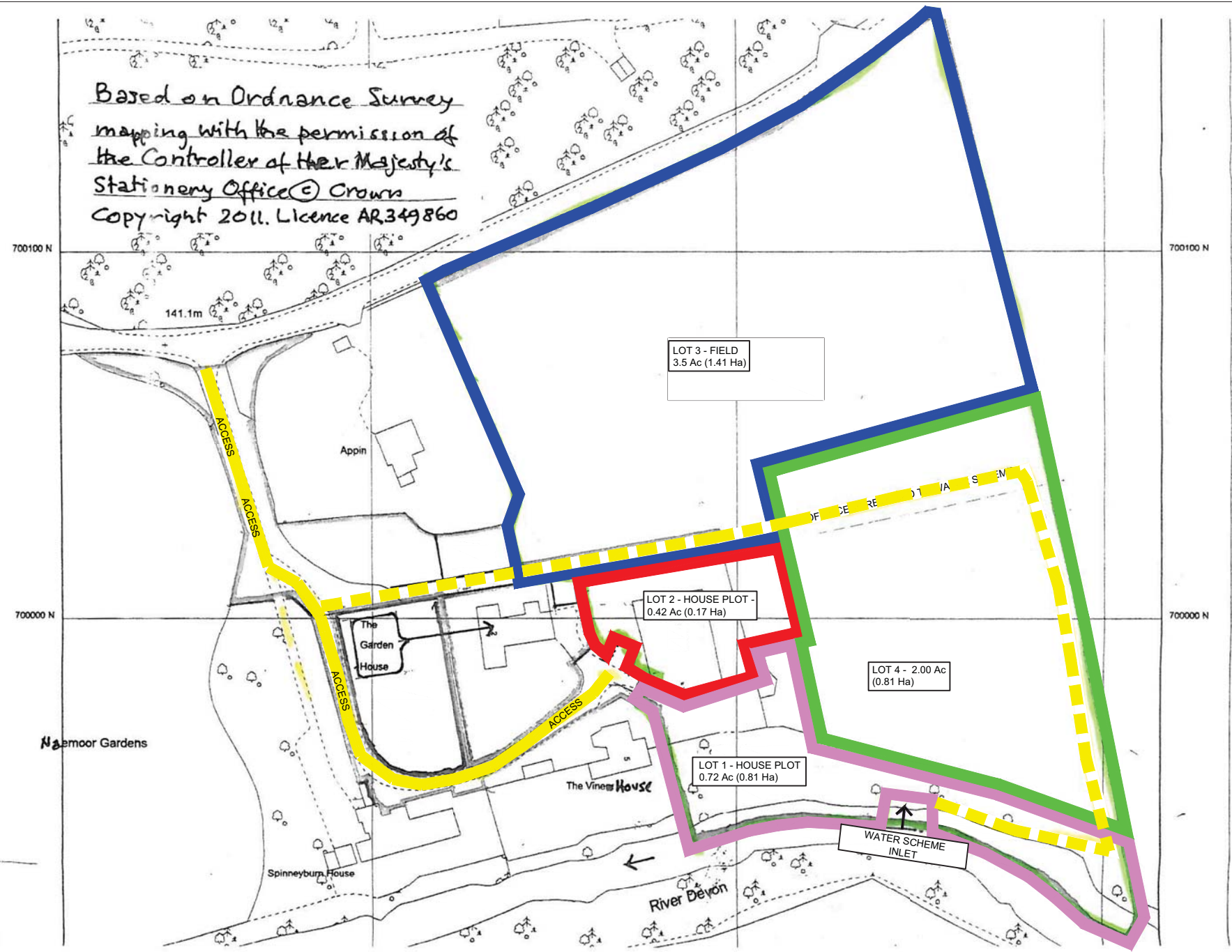
First Floor

Bedroom 1 (E, N)	(5.55m x 3.85m)
Ensuite (W)	(2.60m x 2.40m)
Bedroom 2 (E,S)	(4.25m x 3.85m)
Bedroom 3 (S)	(3.00m x 2.40m)
Shower Room (W)	(2.15m x 2.00m)

**LOT 2 – SOUTH ELEVATION**

The house plot sits in a walled garden with a gate to a rectangle of vegetable garden to the east of the walled garden.

Based on Ordnance Survey
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REVISIONS		
rev	description	bill



McCrae and McCrae Ltd
12 Abbey Park Place
Dunfermline
Fife
KY12 7PD

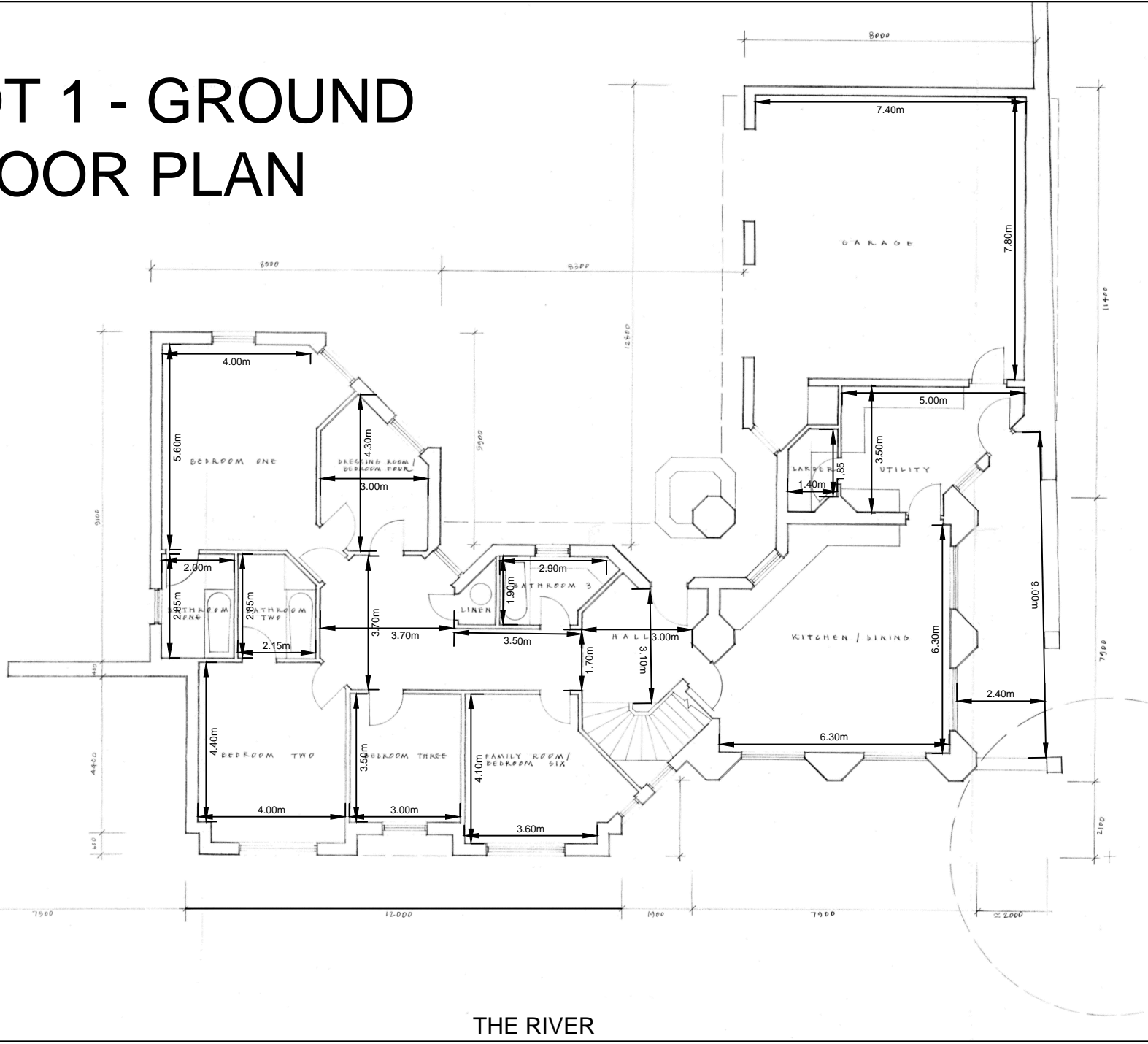
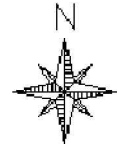
JOB TITLE
Devon Arber, The Walled Garden,
Naemoor Gardens, Rumbling Bridge

DRAWING TITLE
SALE PLAN

SCALE: SHEET SIZE: A4 DATE: 13

DRAWN BY: CD	PRELIMINARY	FINAL			
CHECKED BY:					
SITE	VER	MOD	DRG No.	REV	PLOT
SF			01		

LOT 1 - GROUND FLOOR PLAN



MATTHEW PEASE
ARCHITECT

2 FIRE HILL COTTAGES
RUMBLING BRIDGE, KINROSS, KY13 0PX
TELEPHONE / FAX: 0177 84071

CLIENT
Blairhill Land Limited

JOB
LOT 1

DRAWING
Ground Floor Plan

SCALE	DATE	BY
1:50	14th July 2003	Pease
JOB NO.	DWG. NO.	REVISION
030/C	102	

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE ARCHITECT'S CONSULTANT'S & SUB-CONTRACTOR'S AND SPECIALIST'S DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. IF THIS DRAWING EXCEEDS THE QUANTITIES TAKEN IN ANY WAY THE ARCHITECTS ARE TO BE INFORMED BEFORE THE WORK IS PUT IN HAND.

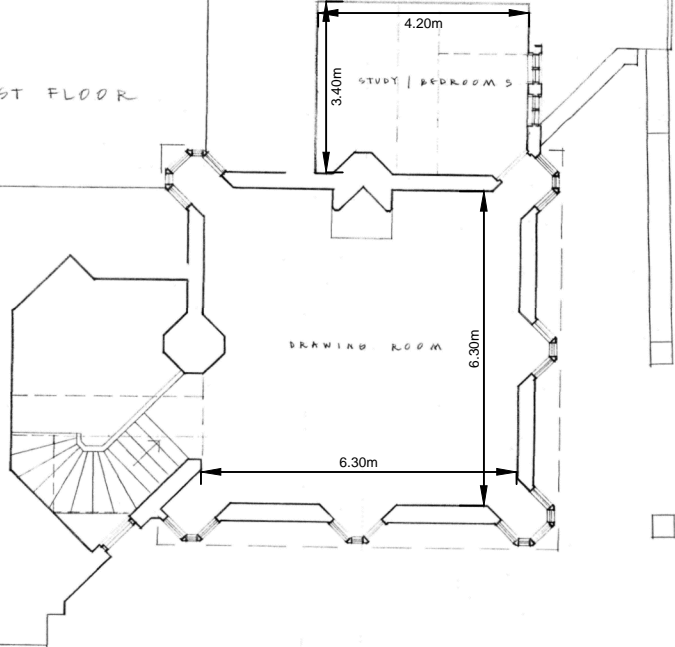
REVISION

NOTES

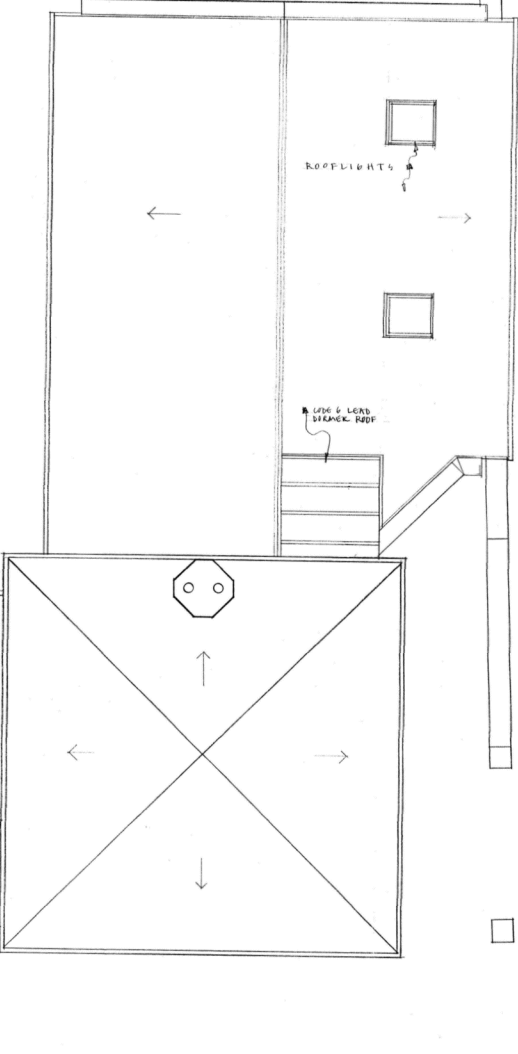
THE RIVER

LOT 1 - FIRST FLOOR PLAN

FIRST FLOOR



ROOF



MATTHEW PEASE
ARCHITECT

2 FIRE HILL COTTAGES
RUMBLING BRIDGE, KINROSS KY13 0PX
TELEPHONE / FAX: 01577 840731

CLIENT
Blairhill Land Limited
JOB
LOT 1

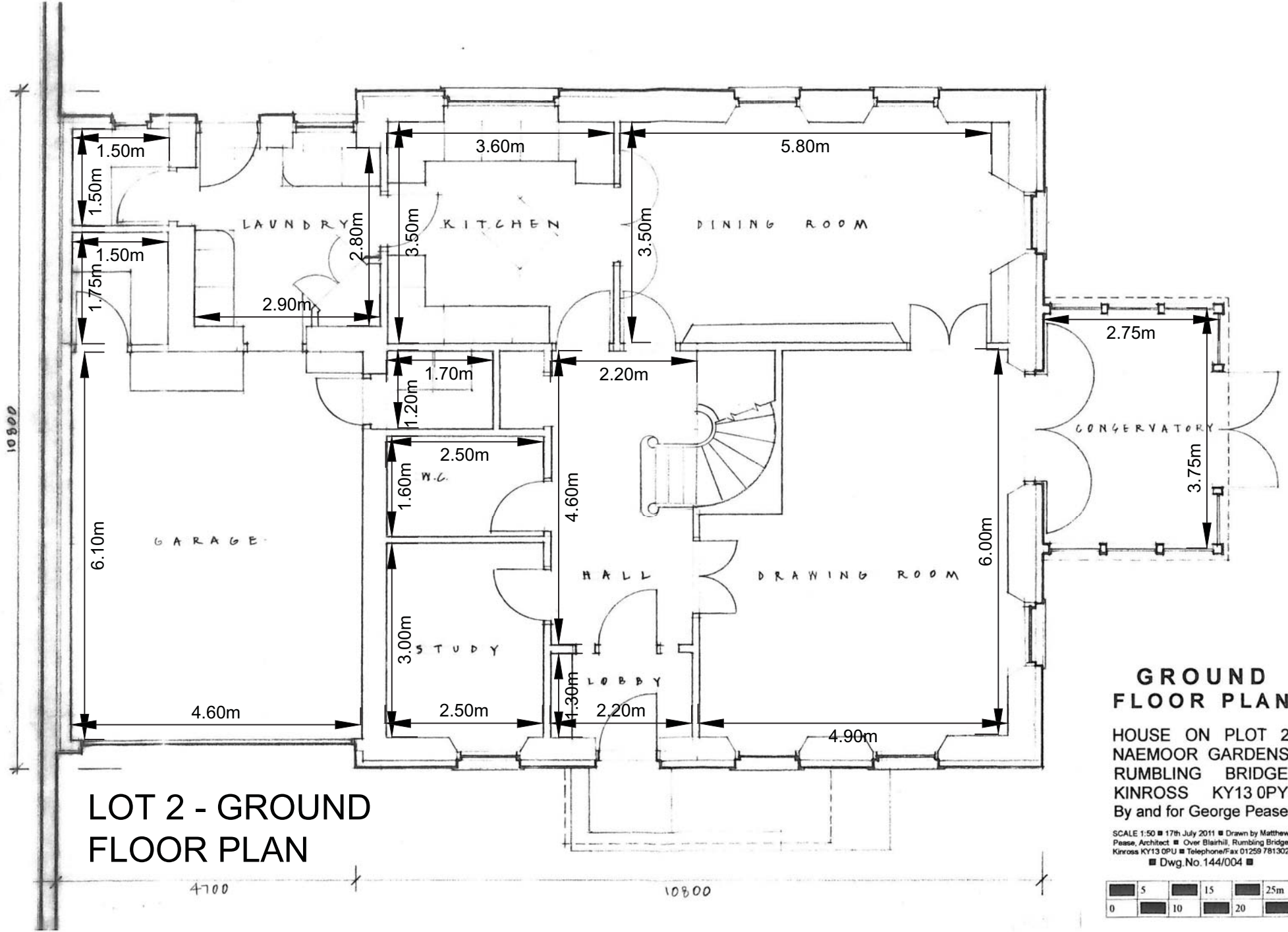
DRAWING
**First Floor Plan
Roof Plan**

SCALE	DATE	BY
1:50	14th July 2003	Pease
JOB NO.	DWG. NO.	REVISION
030/C	103	

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE ARCHITECT'S CONSULTANT'S, SUB-CONTRACTOR'S AND SPECIALIST'S DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. IF THIS DRAWING EXCEEDS THE QUANTITIES TAKEN IN ANY WAY THE ARCHITECT IS TO BE INFORMED BEFORE THE WORK IS PUT IN HAND. REVISION

NOTES

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LOT 2 - GROUND FLOOR PLAN

GROUND FLOOR PLAN

HOUSE ON PLOT 2
 NAEMOOR GARDENS
 RUMBLING BRIDGE
 KINROSS KY13 0PY
 By and for George Pease

SCALE 1:50 ■ 17th July 2011 ■ Drawn by Matthew Pease, Architect ■ Over Blairhill, Rumbling Bridge Kinross KY13 0PY ■ Telephone/Fax 01259 781302 ■ Dwg.No.144/004 ■

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LOT 2 - FIRST FLOOR PLAN

