

# 2 NEW BUILD PLOTS, ST DAVIDS, PERTHSHIRE, PH7 3PJ

Madderty School 0.5m

Crieff 5m

Perth 11m



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### **PLOT 1**

0.52 acres partially serviced house plot with detailed consent for a detached 5 bedroom one and a half storey (284 sq m) house with a detached garage.

**Offers over £125,000**

Option of additional land at £8000/acre (see annexed plan)

### **PLOT 2**

0.52 acres partially serviced house plot with detailed consent for a detached 5 bedroom one and a half storey (284 sq m) house with a detached garage.

**Offers over £125,000**

Option of additional land at £8000/acre (see annexed plan)

### **PLOT 3**

0.91 acres partially serviced house plot with detailed consent for a detached 5 bedroom one and a half storey (284 sq m) house with a detached garage.

**Offers over £125,000**

Option of additional land at £8000/acre (see annexed plan)

### **PLOT 4**

0.79 acres partially serviced house plot with detailed consent for a detached 5 bedroom one and a half storey (284 sq m) house with a detached garage.

**Offers over £120,000**

Option of additional land at £8000/acre (see annexed plan)



**Plot 3 on left and 4 on right  
(Photo from the north (public road))**



**View from South to plots 1, 2, 3 and 4 with Village Hall in middle  
(Wheat land in the foreground is available by separate negotiation)**

## DESCRIPTION

The plots are located at the south west corner of the hamlet of St Davids with two plots to the east of the new village hall and two plots to the west of the village hall. These south facing plots enjoy an attractive rural situation with views over open farmland. There is an excellent primary school at Madderty and excellent secondary schooling at Perth and Crieff.

## SITUATION

The plots sit within the small country village of Madderty. Sitting within The Strathearn Valley the surrounding countryside is characterised by open farmland, rolling hills, large forested areas (some of which the Forestry Commission own) and streams, providing an attractive outlook. It is ideally suited for equestrian, walking and cycling enthusiasts. There is also an abundance of golf courses in the locale to suit all standards including, Auchterarder, Crieff, Glenalmond, Gleneagles, King James IV, Muthill and Whitemoss. Primary schooling is available at the local school within Madderty with secondary schooling available at either Crieff or Auchterarder. Private schooling is on offer at Morrison's, Strathallan, Glenalmond, Craigclowan, Kilgraston and Dollar. There is a vibrant local community within Madderty and the surrounding area with regular meetings and clubs that are welcoming to new members.



View to the plots from south-west



## **DETAILED PLANNING CONSENT**

Detailed planning consent has been given for four identical one and a half storey houses. Assistance could be given if you are interested in a turnkey solution for about £840 per square metre. Plans showing proposed floorplans, elevations and plot layouts are annexed.

### **PLOT 1– 0.52 acres + option of additional land**

This plot with detailed planning consent extends to 0.52 acres. The plot would take a private access from the public road and a 5 metre planting strip would be required along the south edge of the plot. The plot is slightly elevated and enjoys attractive views.

### **PLOT 2– 0.52 acres + option of additional land**

This plot with detailed planning consent extends to 0.52 acres. The plot would take a private access from the public road and a 5 metre planting strip would be required along the south edge of the plot. The plot is slightly elevated and enjoys attractive views.

### **PLOT 3 - 0.91 acres**

This plot with detailed planning consent extends to 0.91 acres. It has a road frontage of 38 metres (north boundary) and a depth of 110m at the eastern edge and 90m at the western edge. It enjoys an attractive southern location with lovely views to the south over farmland. A 5 metre planting strip is being required by the planners also. Area 3B (0.14 ac) can be added to make the lands for sale bigger but this strictly speaking is to be field land. Even more land is available to the south and to the east of the village hall.

There is a recently constructed village hall on the area of land separating the four plots. This was granted planning permission on the 29<sup>th</sup> April 2009 and has subsequently been completed.

### **PLOT 4 – 0.79 acres**

This area with detailed planning permission for a house is 0.79 acres. It has a road frontage of 37 metres, an average depth of 68.5 metres and a southern boundary of 60 metres. Access to the plot would be off the public road. There is a farm road access into Woodmouth Farm to the west of the plot and the owners of the road have retained about 4 metres to the east of it, allowing a length of about 55 metres (south of the public road) x 5 metres for shrub planting.

## **SERVICES**

### **Electricity**

A new transformer has been installed to the south west of the Village Hall Site and all that is required is for a trench to be dug and the cables laid. This will cost in the region of a few hundred pounds for each plot. There is capacity in the transformer for serving all plots and the village hall.

### **Drainage**

A soakaway system has been installed for the village hall and the four plots but each plot will require a separate septic tank/sewage treatment plant. Quotes from Biorock show a price range between £2700 - £3200 for a Biorock unit which would include the cost of the tank being concreted in and gravelled. One of the advantages of using this system is that no electricity is required to run it. The SEPA discharge licenses have been approved and paid

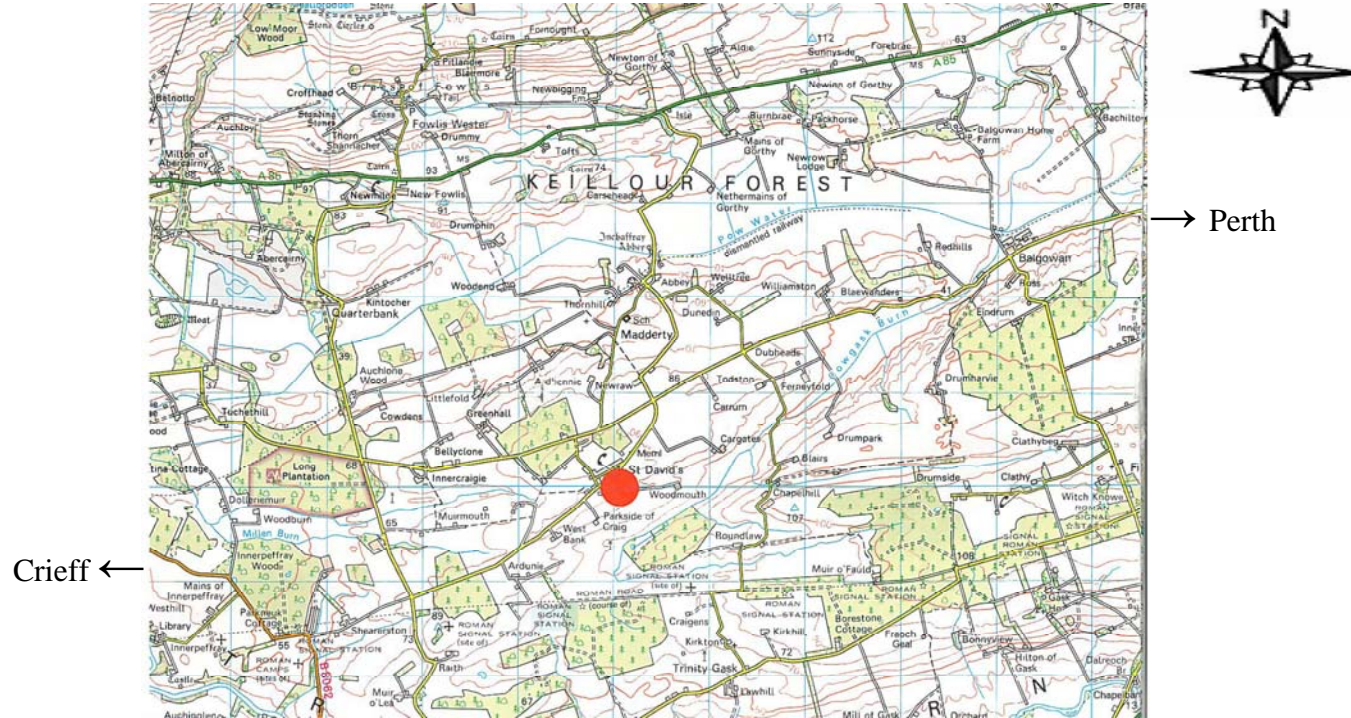
### **Water**

The overall cost for connecting the four plots including connections, excavation and reinstatement, all materials and road closure etc has been quoted at £7294.84. This equates to £1823.84 per plot.

## **DIRECTIONS**

From the Perth bypass follow signs towards Crieff/A85. Continue on to the A85 and proceed for approximately 2 miles to West Huntingtower. Turn left at the crossroads junction, where signposted for Tibbermore and proceed for approximately 9 miles turning right and following the signposts for Madderty. The plots are on the left hand side at the end of the village just before the crossroads.

## Location Plan



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### 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.

**Details prepared February 2011.**