

Residential Development Serviced Plots at Lochran Farm, Blairadam, Kelty, KY4 0HX

**M90 0.2m Kinross 3.5m Dunfermline 6m Glenrothes 9m Dollar 13m
Perth 15m Edinburgh 21m**



Unique opportunity to purchase one of two serviced new build plots each with planning in principle for a 4-5 bedroom house with garage.

The plots are situated in a lovely rural location near the tourist town of Kinross and within easy commuting distance of Edinburgh. The plots are only 0.2 miles from Junction 5 of the M90.

Plot 1: 0.25 acres

Plot 2: 0.29 acres (Southernmost plot)

Offers over £60,000

SOLD

Situation

The plots are located adjacent and to the west of the quiet B996 about 3.5 miles south of Kinross. Junction 5 of the M90 motorway is located approximately 0.2 miles to the north west of the site. Benarty Hill (known as the 'sleeping giant') lies a quarter of a mile to the east. Loch Leven lies 2 miles to the north east. Primary schooling is available at Cleish and Kinross and secondary schooling at Kinross. Private schooling is offered at Dollar Academy 13 miles away. The town of Kinross provides excellent shopping and leisure facilities, including swimming pools and two golf courses. Loch Leven is only 2 miles away and Vane Farm Bird Sanctuary is 3 miles away.

Planning

The two plots previously had outline planning consent for newbuild houses (detached 1.5 or 2 storey dwellings with 4 or 5 bedrooms and garages.). A similar application has recently been resubmitted. It is envisaged that the accompanying double garages might accommodate two cars on the ground floor and an office on the first floor. Plans are in the process of being drawn up which will give purchasers an idea of the accommodation that could be afforded.

Access and Services

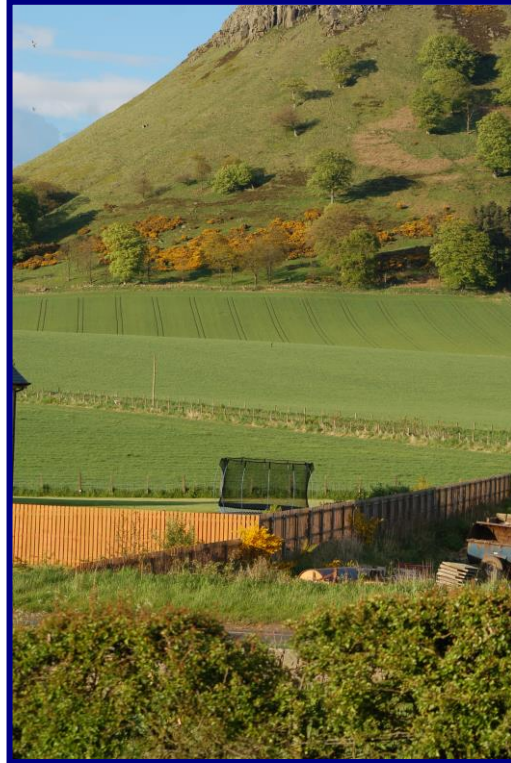
Access will be by private entrance off the B996. Mains water, gas and electricity run along the side of the B996. Drainage is to be to private septic tanks within the plots. The plots are not in the Loch Leven catchment area.

Offers

It is requested that prospective purchasers tender offers, subject to the outline planning consent being granted. The planning department is suggesting that either 1.5 or 2 storey designs would be considered and intending purchasers should satisfy themselves with the planning authority on the question of suitable house types. Offers for the plots with outline planning permission or subject to detailed planning consent are invited.

Offers should be addressed to McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD

The asking price for the northerly Lochran Farm plot is offer over £64,000



The sellers are installing the septic tank and soakaway. They have satisfied Perth + Kinross on the Phosphate Mitigation by upgrading the septic tanks of two other cottages and have spent £10,000 on installing and consolidating the lands with 917 metres of soil to allow an at grade access off the public road. The site could not have been developed without this.

The only costs required will be installing mains water, electricity and gas which is understood to be £500 each plus the creation of an access bellmouth off the public road.

There is no Education Contribution payable on this plot

GEOGRAPHICAL LOCATION PLAN



Directions

From Edinburgh and the south take the M90 motorway towards Perth. Exit left at Junction 5 signposted Crook of Devon and Glenrothes over the motorway and first right at the next T junction onto the B996. Proceed for about 850 metres and you will see Lochran Farm Cottages on your right. The plots are on your right as you pass these cottages and before you reach Lochran Farm.

Viewing and registering an interest

The plots can be readily viewed from the B996. Accompanied viewings are available 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.

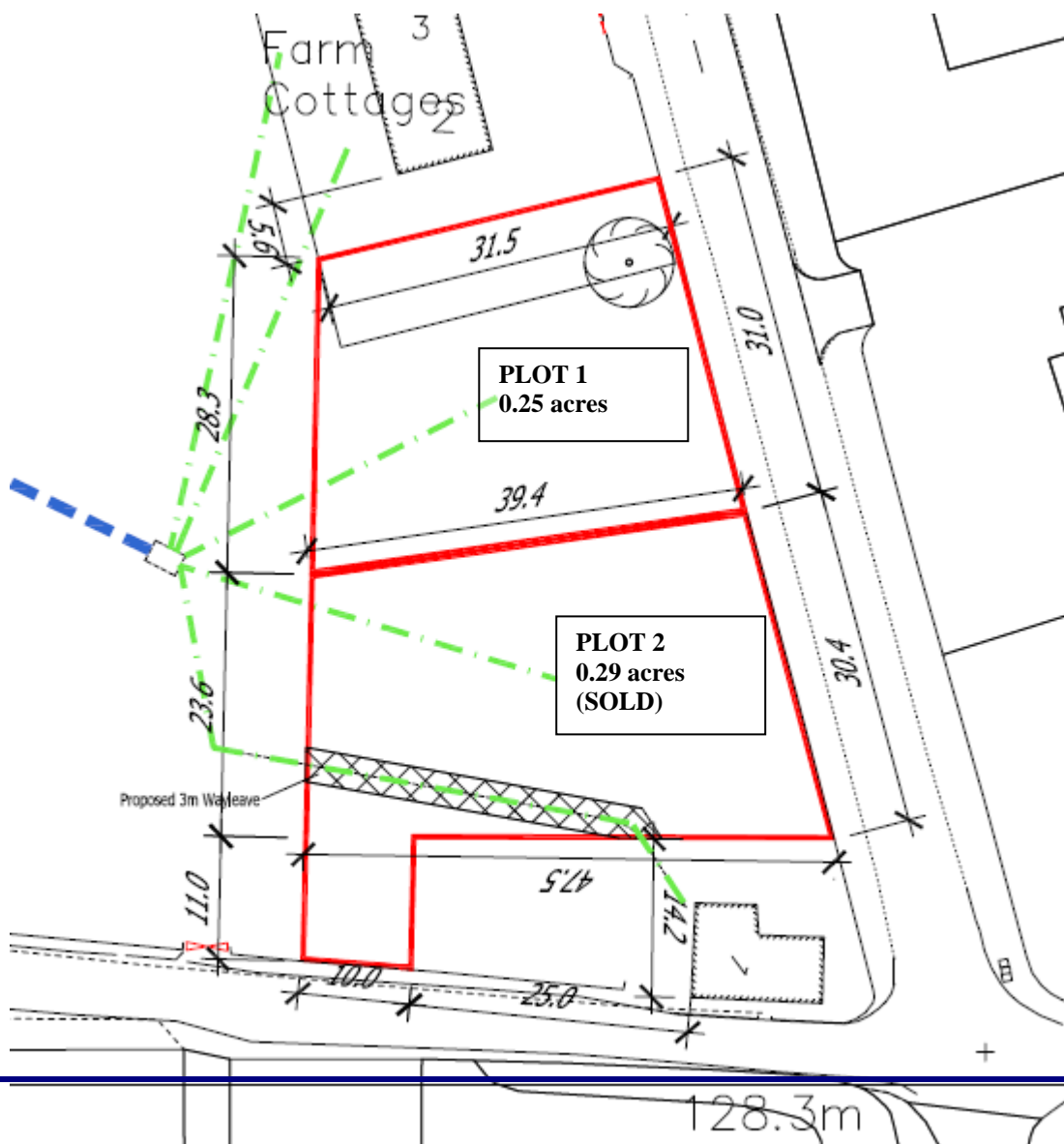
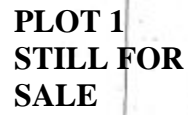
Closing date

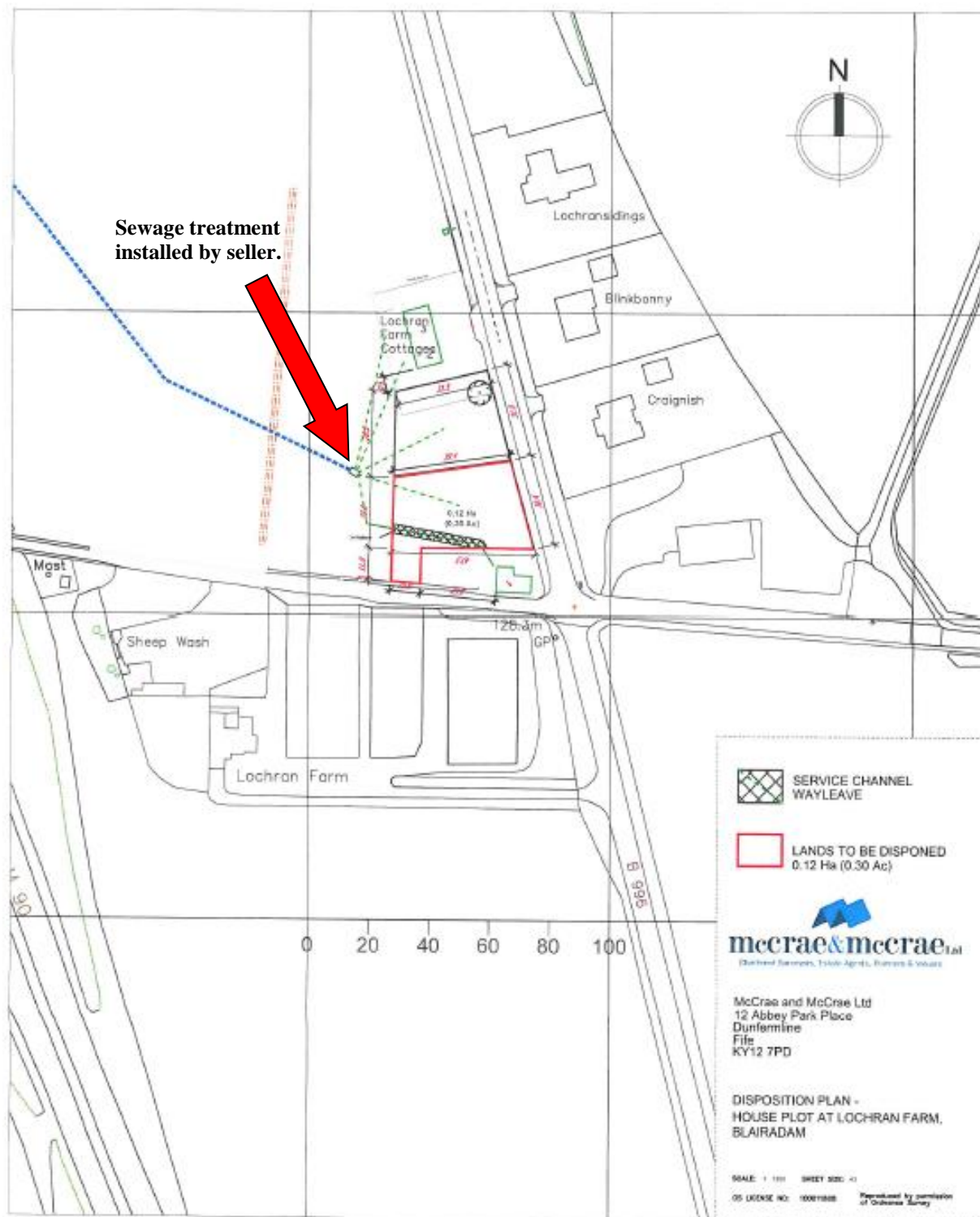
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

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 there from. No responsibility is taken for any other error, omission or mis-statement in the particulars,

Property details prepared May 2014.





Some of garden land is being
taken off the other houses
garden to the north.

