

61.31 acres at Nether Mains of Kinnaird, Rait, Perthshire, PH2 7RY
For sale as a whole or in four lots.



McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

61.31 acres of land by Flawcraig, Rait, Perthshire, PH2 7RY

A90 Inchmichael Junction 1 mile, Glencarse 2 miles, Perth 7 miles, Dundee 11 miles, Stirling 45 miles, Edinburgh 52 miles, Glasgow 70 miles

Lot 1, 2 & 3 should secure planning permission for a section 75 equestrian occupancy house. A purchaser of a 17 acre block of land should apply for planning permission for a mobile house and 10 stables in the first instance, planning consent should be secured as you have to live on the land for the security and safety of the horses you are looking after. You would secure £30 a horse per week for a D.I.Y livery or £100/ horse if you feed and look after the horses). After two years of looking after the horses you should secure a section 75 mainstream house. Lot 4 sits just south of the village of Kinnaird. The applicant could apply for an eco friendly house here but there maybe a chance to secure mainstream houses at the north eastern corner opposite the houses on the east side of the public road.



Lot 1 – 16.94ac @ Offers Over £10,035/ac = Offers Over £170,000

Lot 2 – 16.94ac @ Offers Over £10,035/ac = Offers Over £170,000

Lot 3 – 16.63ac @ Offers Over £9,982/ac = Offers Over £166,000

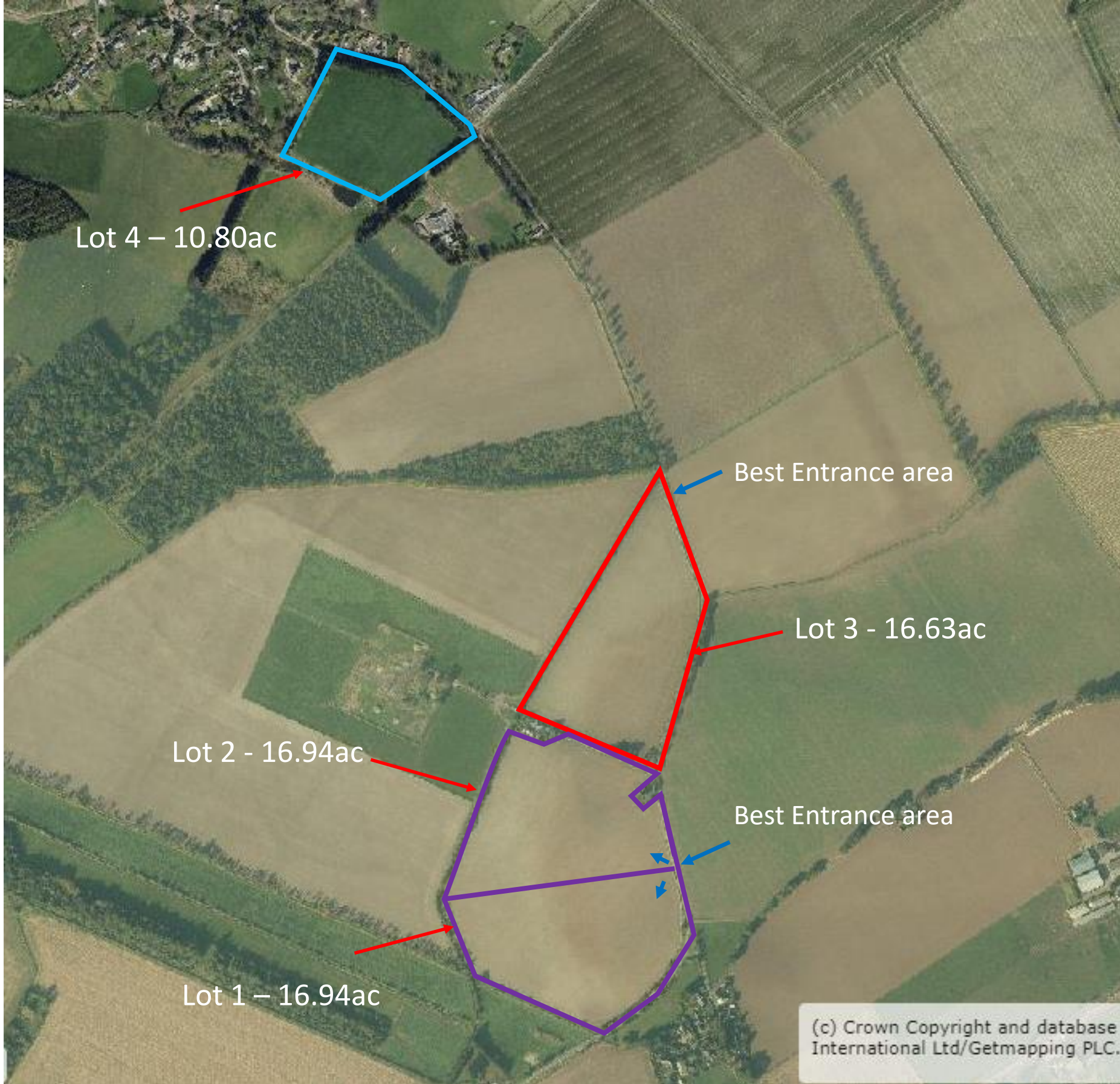
Lot 4 – 10.80ac @ Offers Over £10,000/ac – Offers Over £108,000

Total – 61.31ac @ Offers Over £10,014/ac = Offers Over £614,000



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD

Telephone: 01383 722454 Email: info@mccraemccrae.co.uk



Lot 4 – 10.80ac

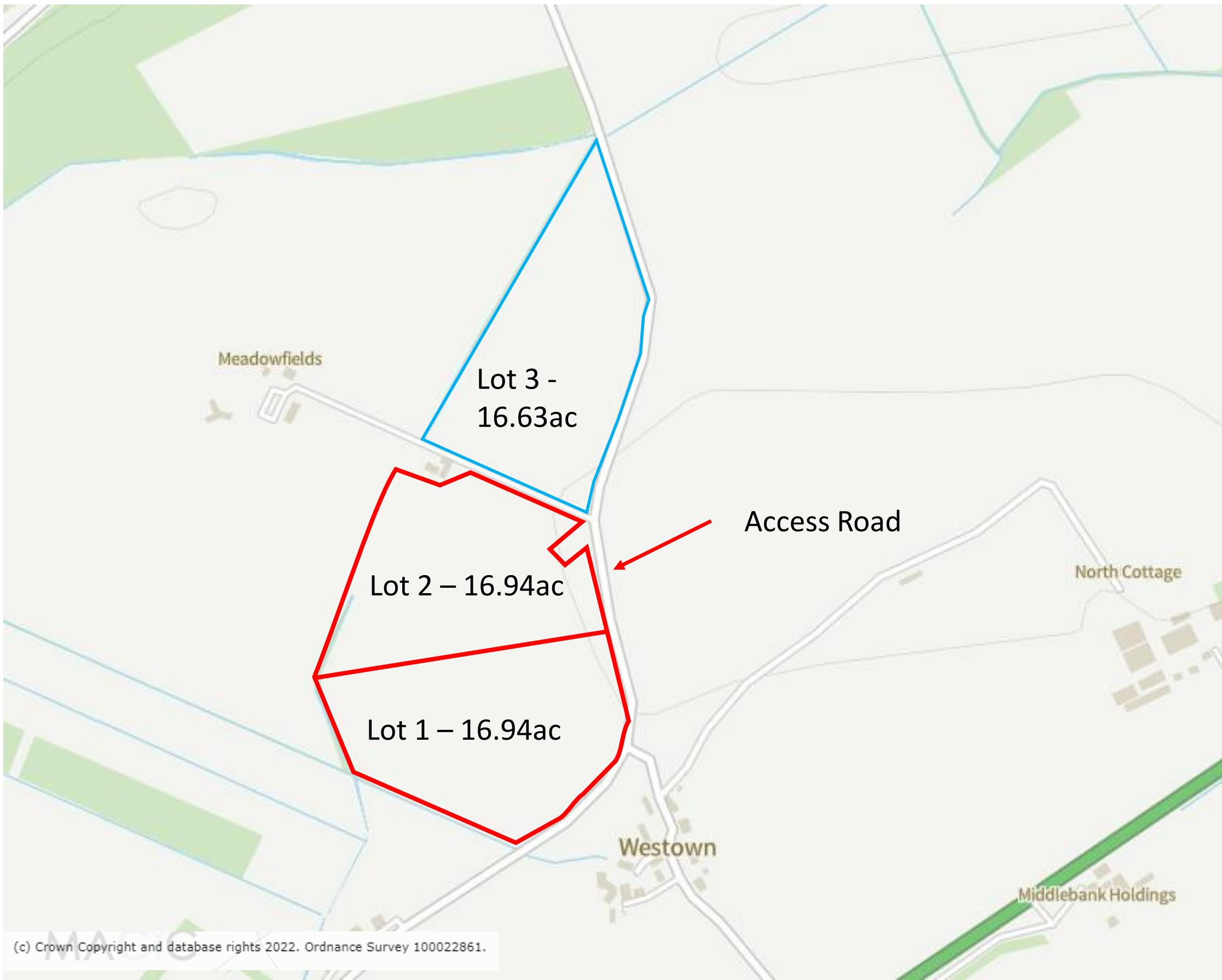
Best Entrance area

Lot 3 - 16.63ac

Lot 2 - 16.94ac

Best Entrance area

Lot 1 – 16.94ac



Meadowfields

Lot 3 -
16.63ac

Access Road

Lot 2 - 16.94ac

North Cottage

Lot 1 - 16.94ac

Westtown

Middlebank Holdings





Lot 1 foreground Lot 2 background



Lot 1 foreground Lot 2 background



Lot 1 foreground Lot 2 background



Lot 1 foreground Lot 2 background



Lot 1 foreground Lot 2 background



Lot 1 foreground Lot 2 background



Lot 2



Lot 3



Lot 4



Lot 4



Lot 4



Lot 4 – opposite houses on the other side of the public road

Extract from Perth and Kinross Housing in the Countryside Policy (March 2020) in Perth and Kinross Local Plan

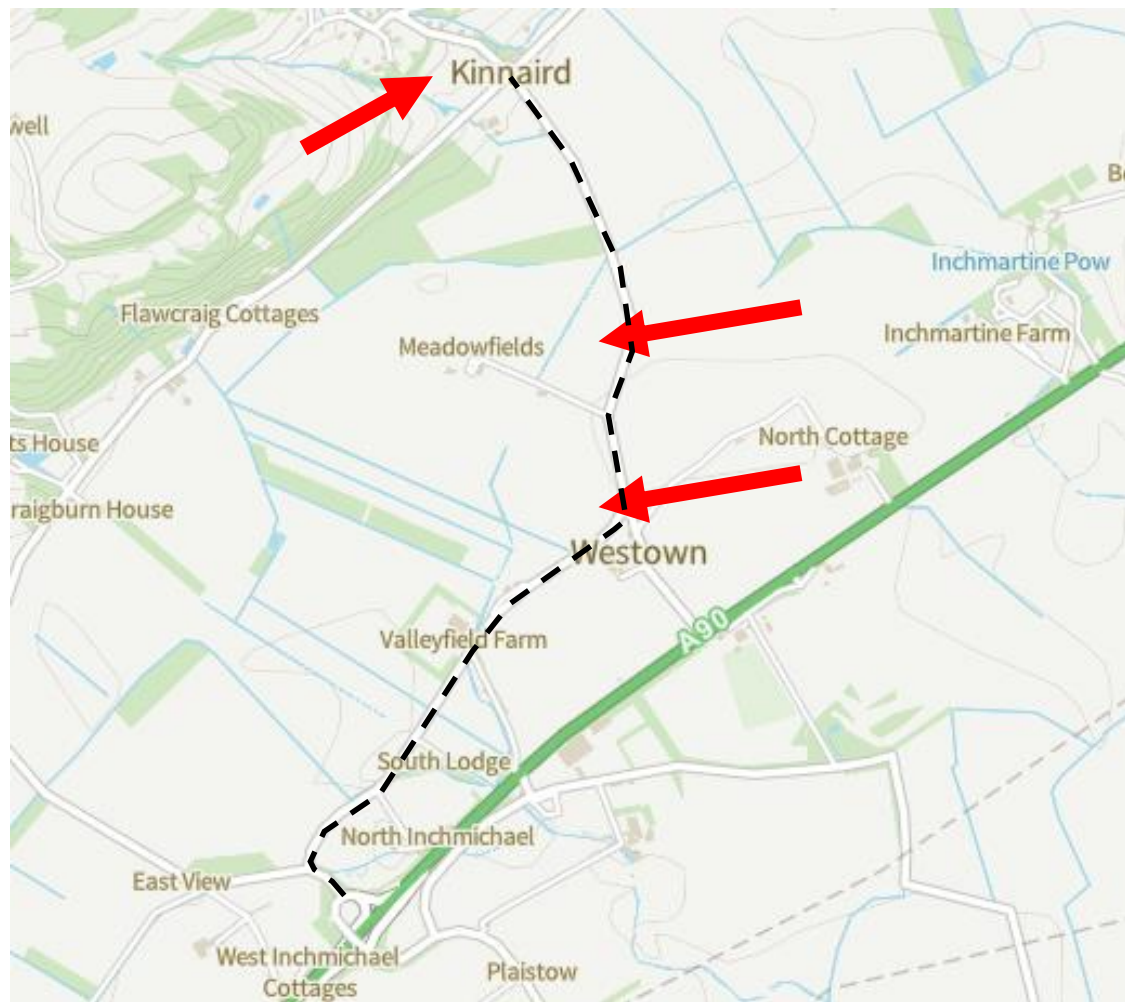
3.5 Houses for Sustainable Living:

Proposals for a new house under this category are about more than the building itself. Sustainable living is a lifestyle approach where a person or household seek to reduce their carbon footprint by changing the ways in which they use energy and natural resources.

To be acceptable under this category it must firstly be demonstrated that a new house in a rural setting is essential as an integral part of an overall scheme for the management or use of land which will allow its occupants to be largely self-sufficient. Whilst there are some everyday goods which cannot be produced locally, proposals must include the cultivation of land to produce crops and rear livestock at a scale so as to ensure that the household will not be dependent on car travel elsewhere in order to meet the majority of their basic food shopping needs.

Proposals under this category will be for one-off, bespoke single houses which are at the forefront of sustainability. They will be low impact in terms of their scale, construction materials and methods, and sources of energy and heating. The use of renewable technologies such as solar panels, ground and air source heat pumps, and passive heating are now common place. To be acceptable under this category therefore, it must be demonstrated that the proposals go beyond those technologies which are widely available, and instead include new or innovative elements which are over and above what is already expected in modern building projects.

Detailed plans and full information are essential to making an informed assessment as to whether the proposal can be classed as a house for sustainable living. As such, applications in principle will not normally be acceptable under this category.

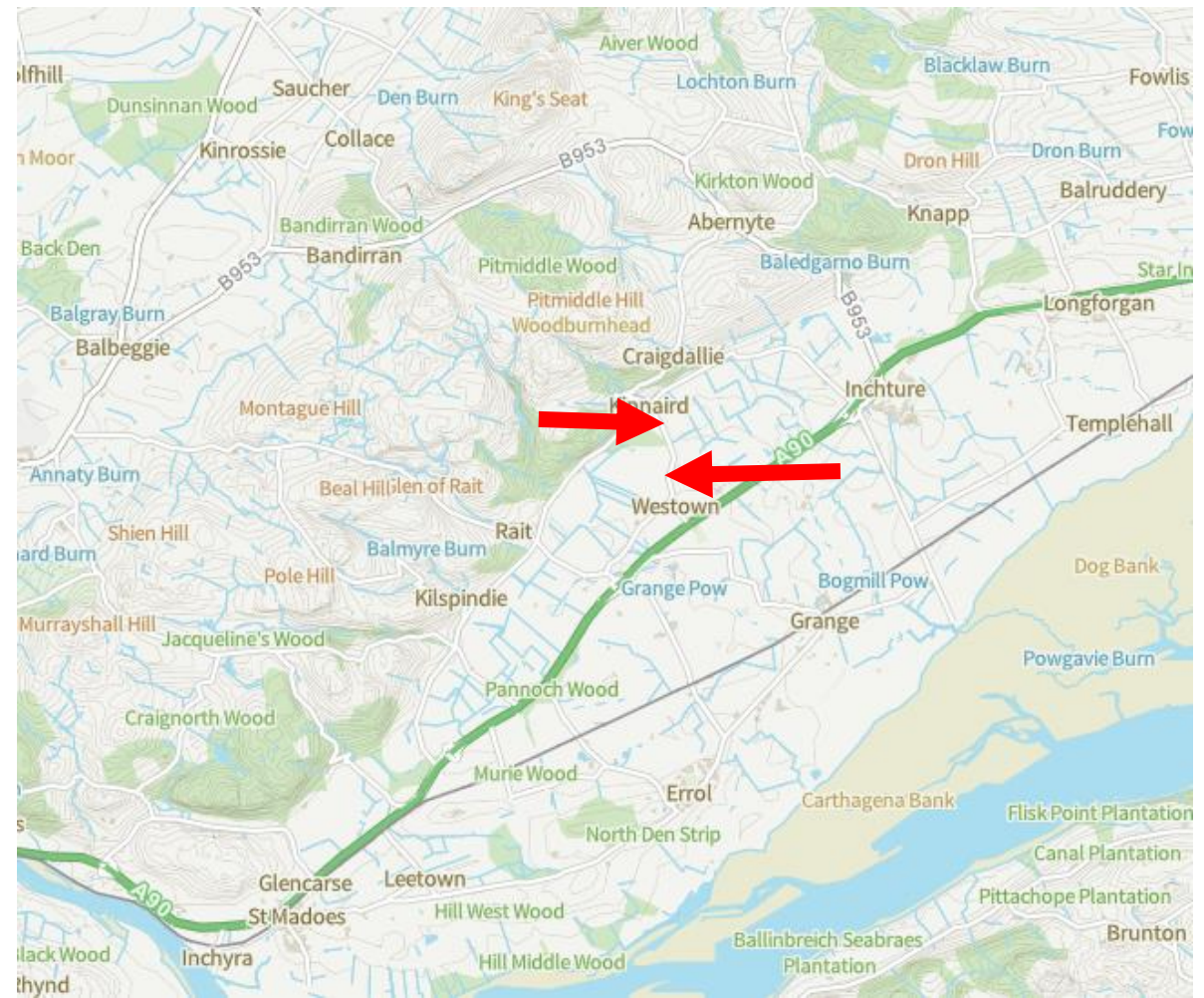


(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861.

Directions:

From Perth

Take the A92 towards Dundee. After 15 miles you pass a petrol station on the left. Turn first left after this onto the Inchmichael flyover. Turn first left signposted Rait and first right again signposted Westtown. After you pass the sets of farm buildings on the left, the land is on your left. Just after the pour ditch crossing. A little further up the hill you reach Westtown on your right. Continue along to the old church. Lot 1 extend all the way to the church on your left. After the church is a farm road down to Charlestown. Lot 2 is beyond this entrance.



(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861.

From Dundee

Proceed past Inchtute and past the Horn Milk Bar. Turn next left onto the Inchmichael overbridge and first left signposted Rait. Turn first right and continue as per Perth directions.

Viewing and registering an interest

Viewing is strictly by appointment only. 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.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

Solicitors

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

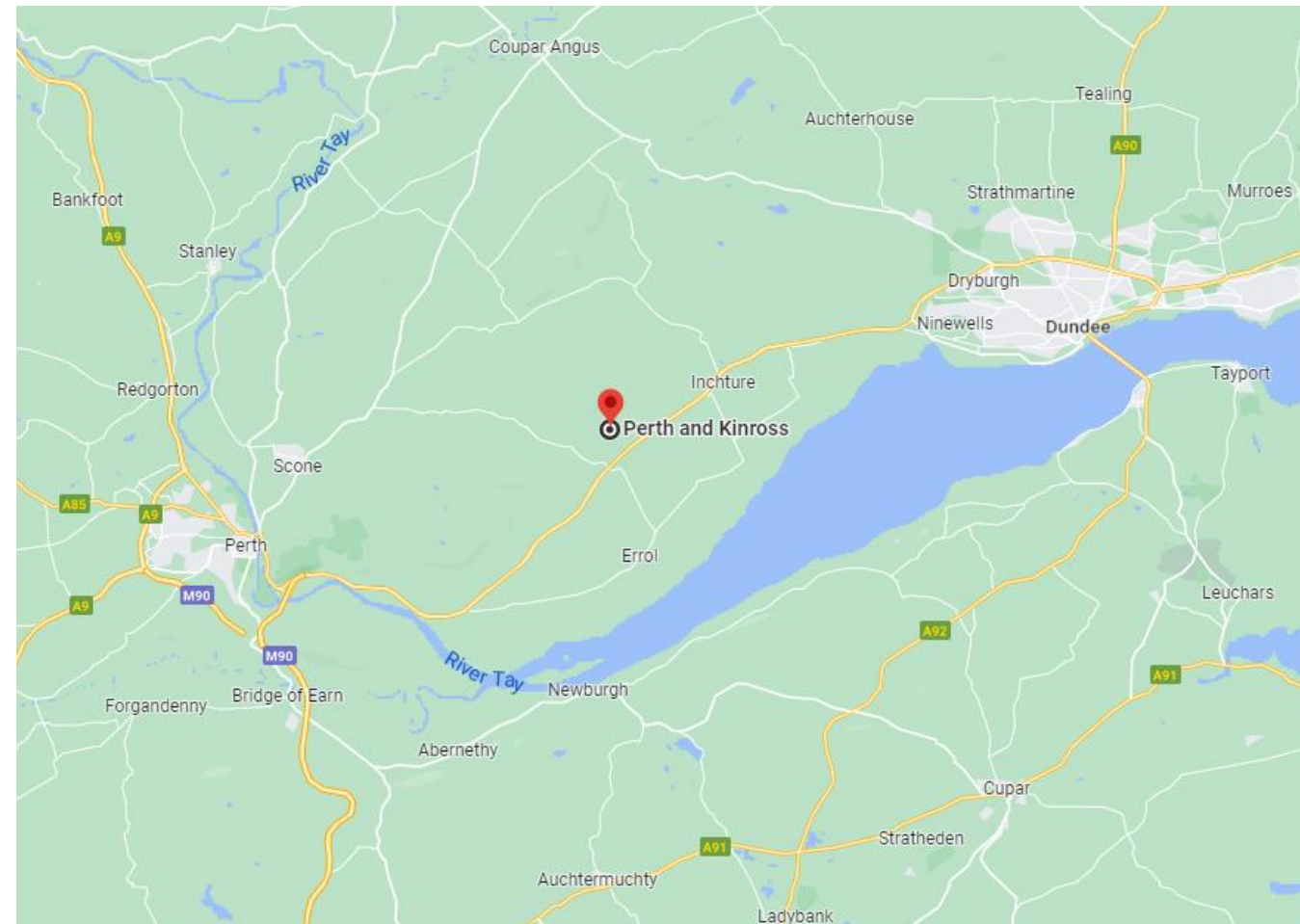
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Copyright Google maps



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

HOUSE BUILDERS

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
Phone: 01259 740 000
pauledney@hotmail.com
Web: www.hillfoothomes.com

AGB Developments Ltd
Allan Brown
allan@agb-developments.co.uk
Unit 10 Nether Friarton Ind Est
Friarton Road
Perth PH2 8PF
01738 587610

Gradual Peak Ltd
Cupar Road
Pitscottie
Fife
KY15 5TB
01334 828800/07967 595414

Gary Gibson,
Colorado Group
Wood Road
Rosyth
KY11 2EA
01383 427440

Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
01506 885588
grantmasterton@btinternet.co.uk

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.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
[01896 752271](tel:01896752271)
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
Dalchonzie,
By Comrie
Perthshire
PH6 2LB
01764 670424
www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
Units 3:1 & 3:8
Discovery House
Gemini Crescent
Dundee Technology Park
Dundee
DD2 1SW

ARCHITECTS

Sinclair Watt Architects Ltd
Iain Mitchell
Quayside House
Dock Road
Methil Dock Business Park
Methill
Fife
KY8 3SR
01333 427705

Montgomery Forgan Associates
Eden Park House
Cupar
Fife
KY15 4HS
01334 654936