

TWO RESIDENTIAL DEVELOPMENT PLOTS AT DUNCRUB PARK, DUNNING, STRATHEARN, PERTSHIRE PH2 0QR

Dunning 0.6m

(A9) 1.8m

Auchterarder 5m

Perth 10m

Crieff 14m

Stirling 25m

Edinburgh 45m

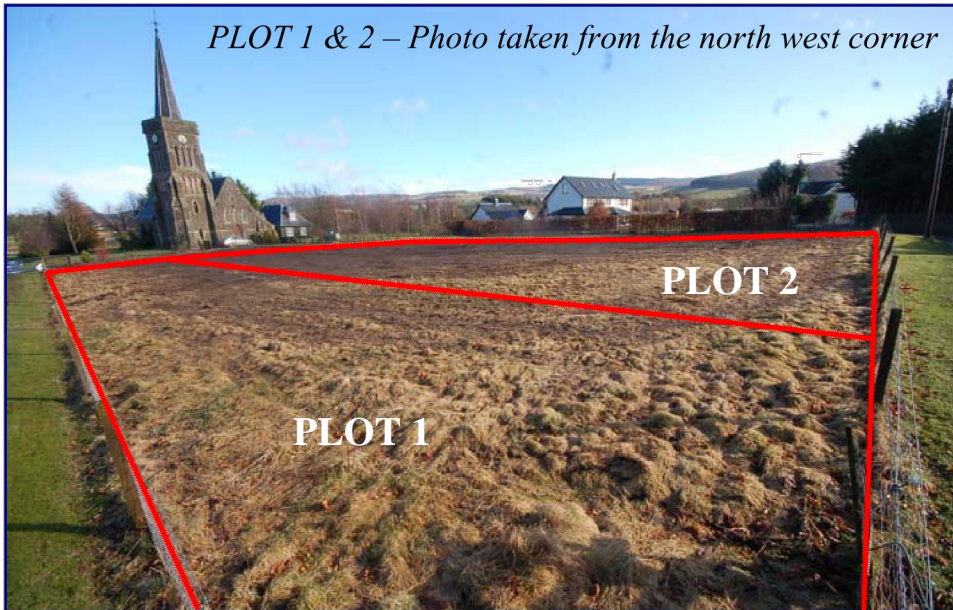
Glasgow 52m

**SITUATED IN A QUIET AND SCENIC HAMLET THESE PLOTS OFFER A BEAUTIFUL RURAL VILLAGE SETTING
IN AN OUTSTANDING LOCATION, WITH EXCELLENT COMMUTING LINKS THROUGHOUT CENTRAL
SCOTLAND**

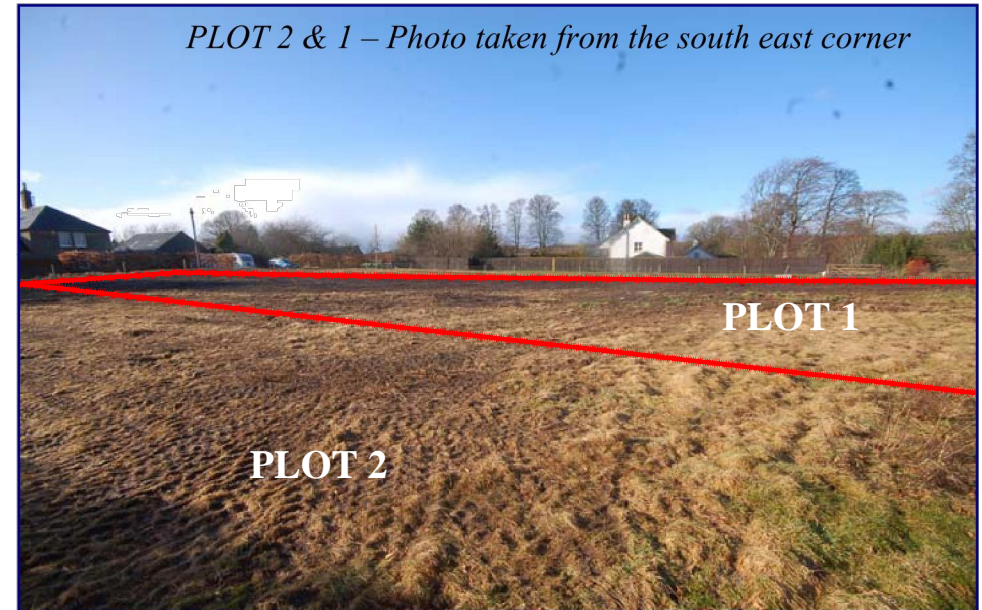


South westerly views across Duncrub Park with the Ochil Hills to the south.
(The two plots lie to the west/right of the Chapel, where the line of trees have been removed)

PLOT 1 & 2 – Photo taken from the north west corner



PLOT 2 & 1 – Photo taken from the south east corner



PLOT 1 (North) - EXTENDING TO APPROXIMATELY 0.30 OF AN ACRE (0.12 Ha) WITH OUTLINE PLANNING CONSENT FOR A DETACHED DWELLING AND SEPARATE GARAGE. (CIRCA 300m² x 2 STOREY'S). OFFERS OVER £120,000

PLOT 2 (South) – EXTENDING TO APPROXIMATELY 0.29 OF AN ACRE (0.12 Ha) WITH OUTLINE PLANNING CONSENT FOR A DETACHED DWELLING AND SEPARATE GARAGE. (CIRCA 300m² x 2 STOREY'S). OFFERS OVER £125,000

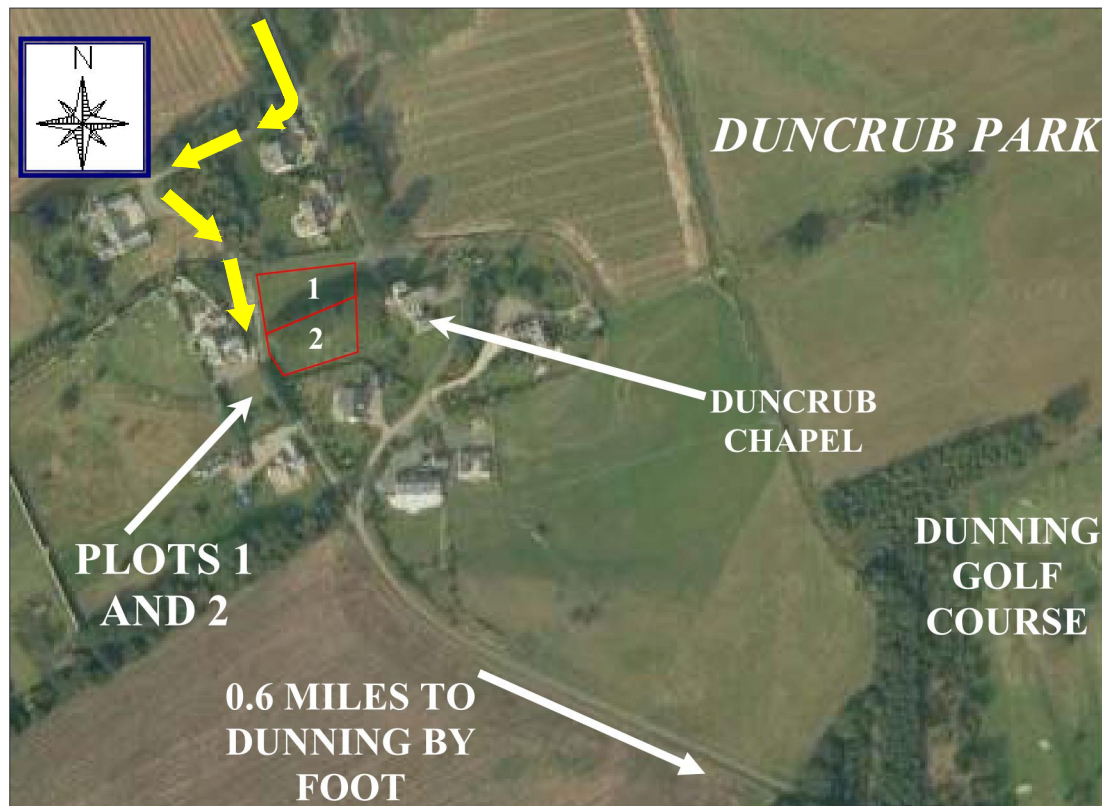
SITUATION

The plots are located in the centre of the hamlet of 12 houses known as Duncrub Park in the beautiful rural area of Strathearn, and only 10 minutes walk to the conservation village of Dunning. The Strathearn valley and surrounding countryside is characterised by open farmland, rolling hills and large forested areas. 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 a 9 hole golf course at Dunning which lies between the plots for sale and the village, and 18 hole courses at Whitemoss, Auchterarder, Gleneagles, and several around the Perth area. The recently refurbished award winning Dunning Primary School is located within walking distance from Duncrub, whilst secondary schooling is available at Auchterarder and Perth. Independent schooling is also available at Strathallan (6m), Kilgraston (8m), Craigclowan (10m), Glenalmond (14m) and Dollar (20m). There is a vibrant local community within Dunning and the surrounding area with regular meetings and clubs that are welcoming to new members. Duncrub Chapel has had part of it converted into a house and an extension added which is a separate house. Both are currently rented out on weekly holiday lets. There is no graveyard present.

DESCRIPTION

The plots are located 50 metres to the west of Duncrub Chapel, where a line of trees have been removed .

Outline Planning consent for each plot states that the footprint of the dwelling house and associated outbuildings shall not occupy more than 25% of the overall plot curtilage. Plots 1 + 2 extend to 0.12 of a hectare each. Therefore the dwelling footprint on each plot could extend up to 300m² (x 2 storey's = 600m²). These would be very large houses. Smaller ones would also be looked upon sympathetically.



FORMAL ACCESS

The access is in from the north (where the For Sale signs are) and then into the plots from the west side of each plot. Its maintenance is on a user basis.

MAINS/ELECTRICITY

It is expected that the purchasers will service the plots. The Selling Agents have applied for mains electricity connections quotations. An upgraded mains electric cable has been installed close to the plots but it is not known at this stage if the transformer is sufficient.

DRAINAGE

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, to include delivery to Scotland, but not including 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 Planning Department have agreed to the location of the septic tanks with associated soakaways as seen on the layout plans.

WATER

There is a servitude for a private water pipe along the north edge of plot 1. Mains water is located adjacent to the plots. The Selling Agents have applied to Scottish Water to secure a quotation for each plot to be connected to the mains supply. The overall cost for connecting each plot including connections, excavation and reinstatement of lands is to be the responsibility of the purchaser.

PLANNING CONSENT

The outline Planning Consent documentation is attached (Plot 1 Reference Number: 10/01665/IPL, Plot 2 Reference Number: 10/01671/IPL. McCrae & McCrae Ltd have requested the Planning Department issue a letter of comfort to confirm that two storey houses with a footprint up to 648m² would be looked on favourably. All other 12 houses in the hamlet are two or three storey houses.

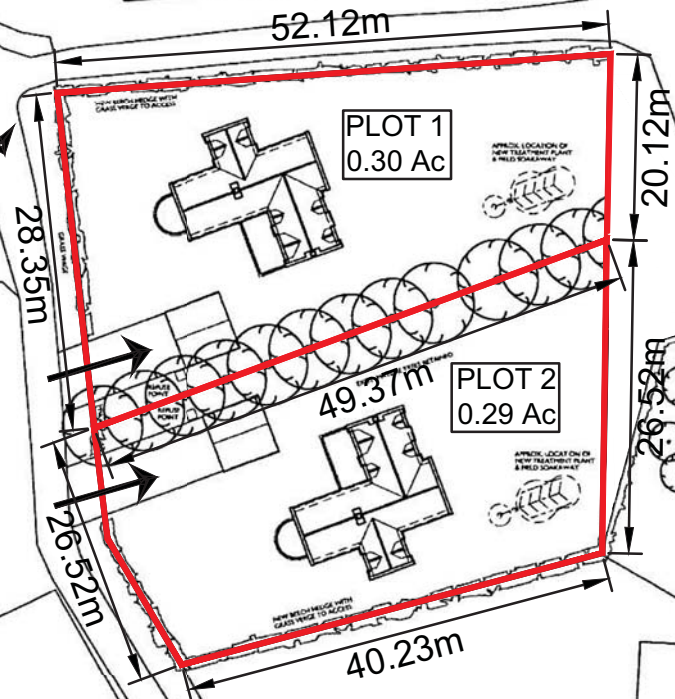
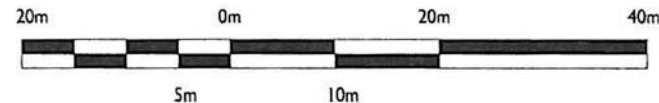
VIEWING AND REGISTERING AN INTEREST AND CONVEYANCING SOLICITORS

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline Fife KY12 7JG Tel:01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends) Fax 01383 621180. Solicitor: Alistair Anderson, Gillespie MacAndrew, 5 Atholl Crescent, Edinburgh, EH3 8EJ

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, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared March 2011.

MAIN ACCESS TO
PLOTS/ A9



REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D

0 50 100

CLIENT	MR. & MRS. MARSHALL		
JOB	DUNCRUB CHAPEL HOUSE & ENVIRONS (OVERVIEW)		
DRAWING	SITE LAYOUT		
STATUS	PLANNING		
Drawn: M.J.K.	Checked: ...	Approved: ...	DATE NOV '10 JOB NO 5/3728 OR NO SK(-)08 REV /

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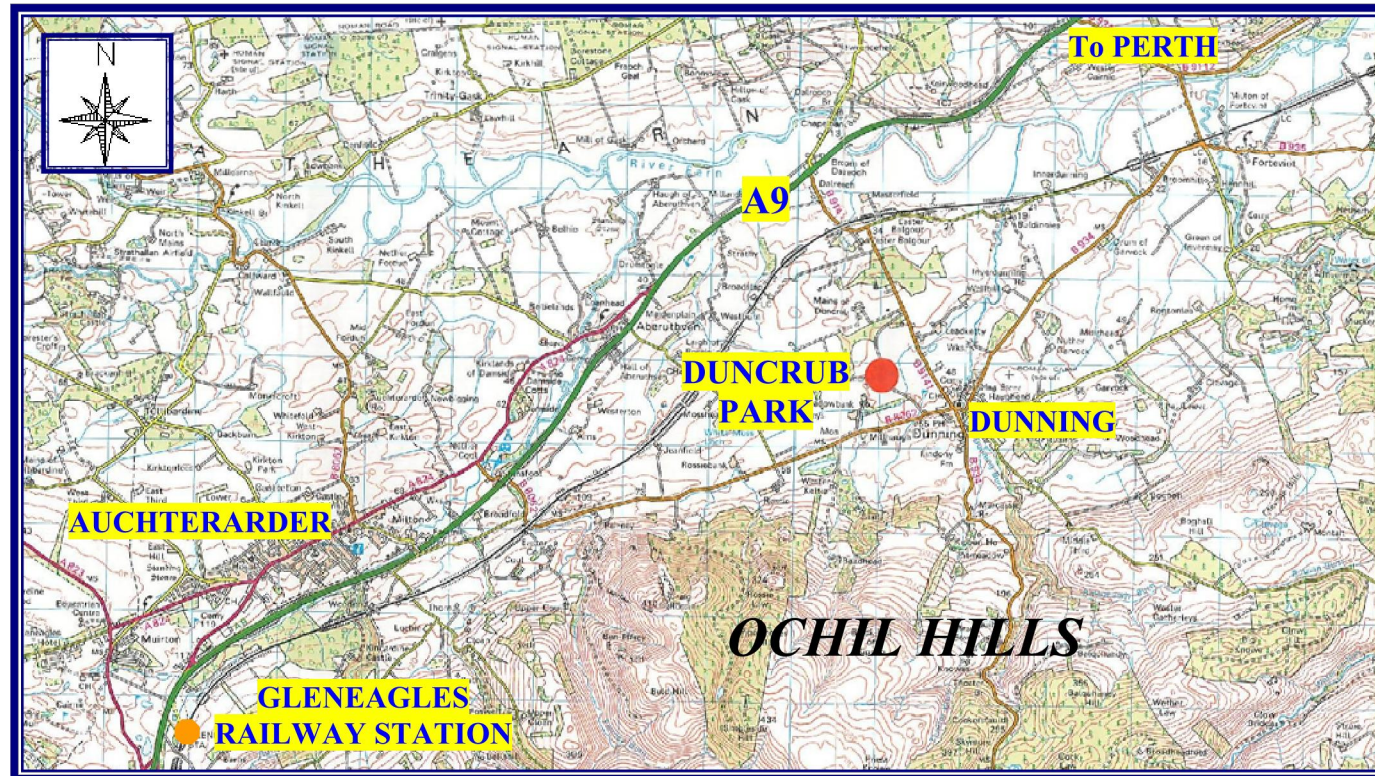
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LOCATION MAP

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DIRECTIONS

From the Glasgow Road, Perth take the second exit at Broxden roundabout onto the A9 heading to Stirling/Glasgow. After approximately 6.5 miles exit left onto the (B9141) to Dunning. Continue for approximately 1.5 towards Dunning and turn right at the For Sale signs to Duncrub Park. Proceed down the tree lined driveway. Turn right before the first house and first left and the access to the plots is on the left. From Stirling/M9 take the second exit at M9/A9 merge to Perth. Continue for approximately 22 miles and exit right onto (B9141) signs for Dunning and continue to the Duncrub Park Plots as directed above.

CLOSING DATE - It is likely that a closing date for offers will be set once detailed service connections are known 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.