

Photo of plots 2, 3 and 4 from the west



**Pathgreen Farmhouse and steading and 7 acres, Path of Condie, By Dunning, Perthshire with planning consent for the extension of the farmhouse, two conversion houses and four newbuild houses but the sellers may drop two of the newbuild houses**

Dunning	6m	Forgandenny	6m
Milnathort	7m	Perth	12.4m
Edinburgh	35m	Glasgow	52m



**LOT 1 – Unit 1 – Farmhouse in need of upgrading with planning consent to extend to have 4 bedrooms, 2 public rooms and about + 0.47 acres. This lot also includes unit 3 which the sellers would prefer to abandon to give more space for the remaining plots.**

**UNDER OFFER!**

**OFFERS OVER £ 119,000**

**LOT 2 – Unit 2 – Barn with a roundal with consent for a 6 bedroom, 3 bathrooms and 2 public room barn conversion house plot + 2.15 acres.**

**UNDER OFFER!**

**OFFERS OVER £89,250**

**LOT 3 – Units 4 and 5 – Planning consent for 2 x newbuild houses + garages + 1.75 acres. Again, the sellers think that by dropping unit 4 it would give more space for the remaining houses.**

**UNDER OFFER!**

**OFFERS OVER £99,450**

**LOT 4 – Unit 6 with planning consent for a new build 6 bedroom + public room newbuild house plot + 1.95 acres**

**STILL AVAILABLE**

**OFFERS OVER £84,150**

**LOT 5 – Unit 9 – Church Hall with planning consent to convert the hall into a 6 bedroom part new build part conversion house with open plan kitchen/dining room/lounge area + 0.63 acres**

**UNDER OFFER!**

**OFFERS OVER £80,325**

**Possible option of more land locally, excellent equestrian trails etc**

**AS A WHOLE –**

**OFFERS OVER £472,175**

**ALL PLOTS WILL BE FULLY SERVICED**

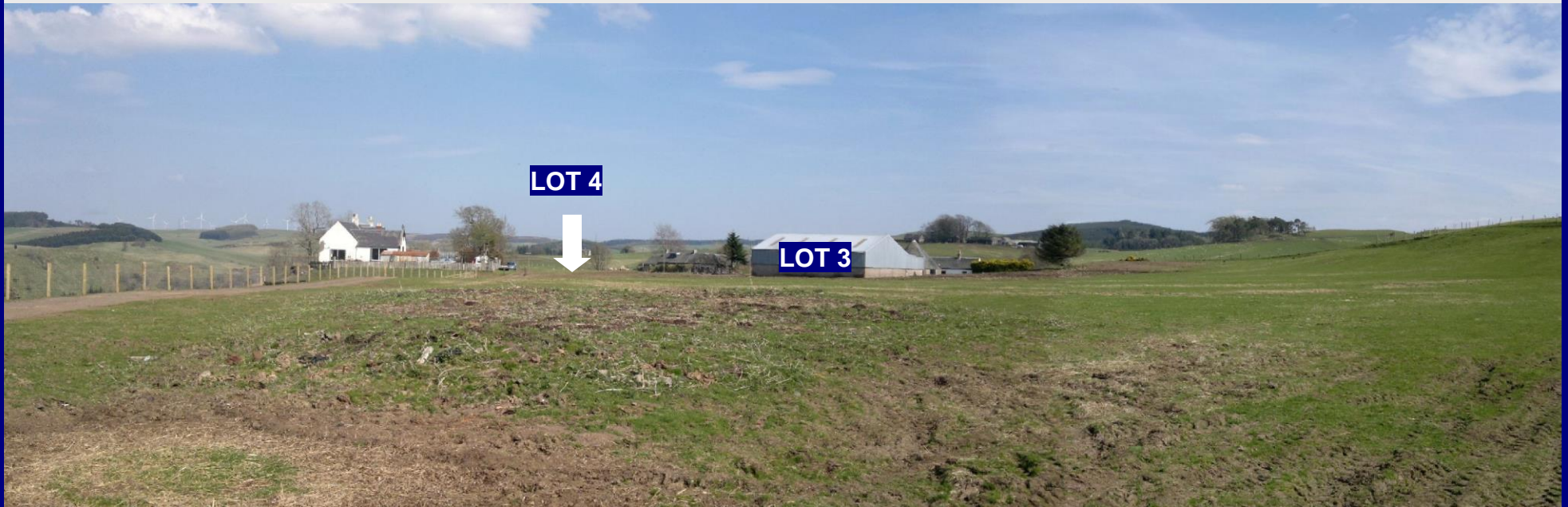
## LOCATION/SITUATION/RESTRICTION OF DEVELOPMENT

Pathgreen farmhouse and steading is in a really beautiful quiet rural location. The four new house plots for sale, when developed and added to the four existing houses will create a hamlet of nine houses with a very quiet unclassified public road running through them. There will be two houses on the south side of the road eventually.

The houses will all have a lovely rural outlook with the lot 3 newbuild house having the best outlook with great views to the south, west and north.

The owners of the property for sale have made the unusual decision to dispense with two of the house plots which were consented by the planners so as to make the sale of the farmhouse and four house plots easier. This will provide much more space and better views for the remaining units. There is an existing consent for a newbuild house and a conversion house on the site being sold as LOT 2 and planning consent for the sale of two newbuild houses on the site of LOT 3.

The property will likely be sold for only five houses rather than seven unless there is demand for all seven. The likelihood is that missives will be concluded for the sale of the advertised five house plots restricting the future development for more than five houses.



## LOT 1

### LOT 1 - The Farmhouse

This stone built farmhouse is Schedule C listed as being a good example of a traditional Scottish farmhouse. It is constructed of stone and lime under slate roofs. The south facing main section of the house is one and a half storeys high. The north extension on the L-shaped house is built only on one floor with the kitchen and public room accommodation which has really attractive views to both the east and west. The accommodation is as follows:

The accommodation extends to approximately 282 sq m and comprises the following:

#### **Ground Floor**

Rear Porch		Views to the north west
Kitchen Porch		Views to the north west
Entrance Hallway with store off		Views to south east
Kitchen	(19.8 sq m)	Window to north east, open plan to kitchen porch
Dining Room inc porch extension	(17.7 sq m)	Porch windows and patio doors to south west. Window to north east
Living Room inc porch extension	(17.3 sq m)	Porch windows and patio doors to south west. Window to north east
Utility/Boot room	(11.4 sq m)	Side door to south south east, window to north east
Shower Room	(4.8 sq m)	Window to south east
Bedroom 1	(16.9 sq m)	Built in wardrobe, windows to south east and north west. Door to rear porch.
Ensuite	+ (4.12 sq m)	
Bedroom 2	(11.0 sq m)	Door to entrance hall and window to south east

#### **First Floor**

Landing		Dormer window to south east
Bedroom 3 with wdrb	(16.0 sq m)	
	+ (2.8 sq m)	Dormer window with views to north west. Velux window to south east
Ensuite	(5.5 sq m)	
Bedroom 4 with wdrb	(14.2 sq m)	Dormer window with views to north west. Velux window to south east
	+ (2.8 sq m)	
Ensuite	+ (4.9 sq m)	Dormer window to south east

**Unit 3** (See appendix) has planning consent for a 2 bed cottage but the sellers suggest that it is not built and the solum of this consent is added to the farmhouse Lot 1 lands so that there is a better outlook to the west from the farmhouse.

## LOT 2

This building is a great opportunity to convert an attractive stone barn into a characterful family house. The conversion of the 65 sq m round granary roundel at the west end of the building would provide a lounge “to die for” with windows to the south west and north.

The accommodation extends to approximately 304 sq m and comprises the following:

### Ground Floor

Entrance Hallway		L-shaped with store and staircase to first floor
Kitchen/dining room/hallway	(35.1 sq m)	Vaulted ceiling above kitchen area with 3 skylights and 2 over hallway
Utility room	(3.9 sq m)	Off kitchen hallway
Vestibule rear entrance		Off kitchen hallway
WC	(2.7 sq m)	Off kitchen hallway. Window to north east
Roundel Living Room	(65.4 sq m)	Fantastic round room with four windows and two sets of French doors with wonderful views to south east, south west and north west over the paddock which is included with the property
Bedroom 1/Office	(15.7 sq m)	Patio doors to south west
Bedroom 2	(15.6 sq m)	Window to north west
Bedroom 3	(13.0 sq m)	Windows to north west and south east
Bathroom	(7.0 sq m)	Window to north west

### First Floor

Landing and hallway		Two velux windows
Bedroom 4	(17.3 sq m)	Large picture window to south west
Ensuite	+ (4.3 sq m)	
Bedroom 5	(17.5 sq m)	Two velux windows to north west and south east
Bedroom 6	(14.0 sq m)	Two velux windows
Bathroom	(7.0 sq m)	Velux window

### **LOT 3 (See house layout appendix and appendix with consent for Units 4 + 5)**

#### **Fantastic newbuild house plot for a 5 bedroom 2 public room house + 1.75 acres**

This plot sits out on its own and has more land available with it. This makes it the most valuable plot. It really does have fantastic views to the south, south west and north west and sits well away from the quiet public road.

The original planning consent was for two newbuild plots (Units 4 +5) on the site of a portal framed barn which would have to be demolished. The suggestion is that if only the north most house is built (Unit 5) then this will give more space between LOTS 1, 2 + 3 and make them all more marketable. The purchasers of this plot may however want to go back into planning and have the house redesigned.

#### **Unit 5**

The planning consent at present is for a 224 sq m house providing the following accommodation:

#### **Ground Floor**

Entrance Hall		Vaulted ceiling with 6 velux windows lighting, staircase and L-shaped hall
Living Room	(27.9 sq m)	French windows to south west, windows to north west. Fantastic views
Dining Room/bed 6	(16.2 sq m)	Patio doors to garden. Could be open plan with kitchen
Kitchen	(36.3 sq m)	Large room with double French doors to south west and windows to north east
WC/shower	(3.6 sq m)	
Bedroom 1 with wdrb	(9.7 sq m)	Window to south east
Bedroom 2	(10.7 sq m)	Window to north west – great views
Ensuite	(3.8 sq m)	Window to south east

#### **First Floor**

Landing and hallway		Two windows to south east
Bedroom 3	(115.8 sq m)	Built in wardrobe. Picture window to south
Ensuite	+ (5.1 sq m)	Window to north west – great views
Bedroom 4	(13.7 sq m)	
Jack and Gill Bathroom	(4.5 sq m)	
Bedroom 5	(12.9 sq m)	Window to north west – great views

## LOT 4

This newbuild house plot is proposed to sit to the north of the farmhouse of plot 3. It will still have good views to the east and west.

The planning consent at present is for a 224 sq m house providing the following accommodation:

### Ground Floor

Living Room	(27.2 sq m)
Kitchen/ Dining Room	(36.3 sq m)
Master bedroom with ensuite	(10.7 sq m) + (3.8 sq m)
Bedroom 2 with walk in wardrobe	(9.7 sq m)
Shower Room	(3.6 sq m)
Bedroom 3/office	(16.2 sq m)
Attached Double Garage	

### First Floor

Bedroom 4 with ensuite	(19.2 sq m) + (5.1 sq m)
Bedroom 5 with walk in wardrobe	(12.9 sq m)
Bedroom 6 with walk in wardrobe	(10.3 sq m)
Bathroom	(5.1 sq m)



## LOT 5 – Unit 9

This is a rare opportunity to purchase a part conversion part newbuild house plot which will have loads of character. It was originally the church hall. The original hall area has planning consent to be converted into the kitchen, dining room and lounge, all with a vaulted ceiling. With very little work the original hall would make a wonderful open plan living area. McCrae and McCrae Ltd staff expect to be invited to the house warming parties.

The accommodation extending to 198 sq m comprises the following:

### Ground Floor

Entrance Vestibule

Open plan Kitchen/Dining/Living room in original church hall (47.8 sq m) + (28.3 sq m) Superb characterful room with vaulted ceilings, 3 large windows to north west, 1 large window to south east

Utility Room (6.3 sq m) Window to north west

Newbuild link corridor

WC (2.3 sq m)

Bedroom 1/office (13.7 sq m) Patio doors to south west. Walk in storage cupboard

Bedroom 2 (13.3 sq m) Large full length picture window to south west

Bedroom 3 (12.3 sq m) Window to south west

Bathroom (12.3 sq m) Window to south east

### First Floor

Landing + hallway

Bedroom 4 (13.3 sq m)

Bedroom 5 (12.3 sq m)

Bathroom

Bedroom 6/office (13.7 sq m)

Balcony for lounge (15.3 sq m)





## **SERVICES**

The sellers will serve the house plots with a private water supply and mains electricity. The purchasers will have to install septic tanks at their cost.

## **ADDITIONAL LAND**

There may be some additional land available nearby through the selling agents

## **DEED OF CONDITIONS**

The sellers agents will draw up a deed of conditions providing all of the necessary wayleaves and servitudes for all of the plot purchasers in connection with right of access, services provision, soakaways from septic tanks etc. Maintenance of the access roads and septic tank overflows will be maintained on a user basis.

There is a right of access for Scottish Water up the east side of the farmhouse and round the north side of the farmhouse and round the north side of the lots.

## **SOLICITOR**

The Sellers solicitor who will carry out the conveyancing is Lorraine Crichton of Innes Johnston, Kirkcaldy.

## **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 August 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.

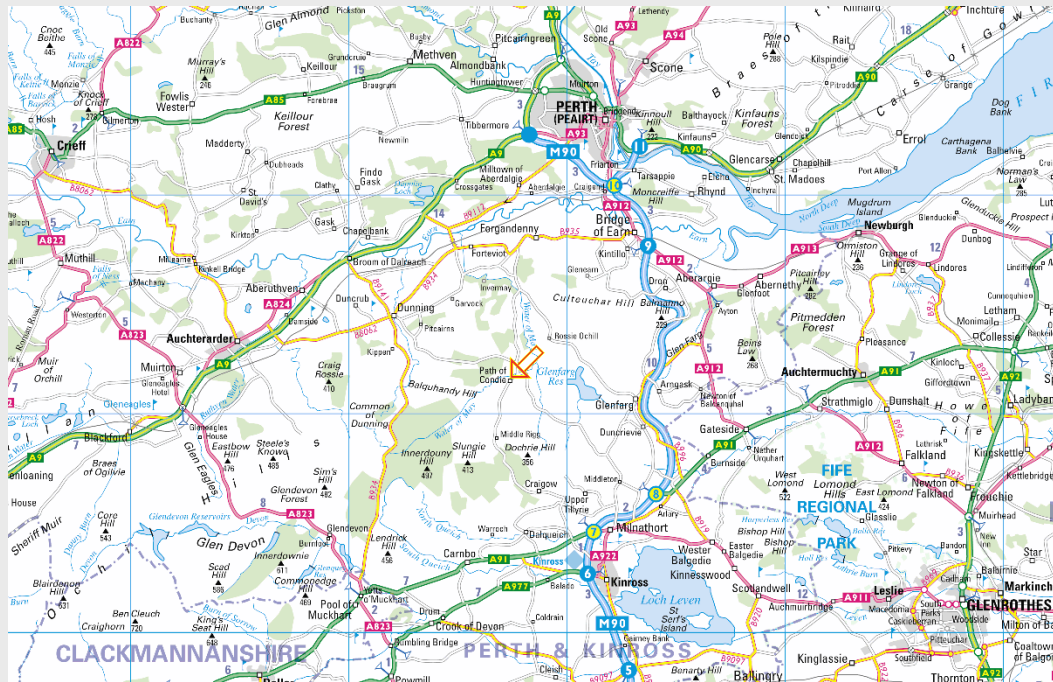
## **VIEWING AND REGISTERING AN INTEREST**

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.

## LOCATION PLAN



## DIRECTIONS

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From Jctn 6 of the M90 at Kinross, turn left out the A977. Turn first right at the golfball, first right again and first right again on the A91 towards Milnathort. Turn left after a mile and a small bridge towards Stronachy. Turn first right and at the next crossroads go straight on towards Stronachy (3m). The property for sale is on either side of the road after 2 miles as you enter Path of Condie. There is a sale board at the property.

From Perth turn off the M90 at Jctn 9. Proceed through Bridge of Earn. Half a mile after Forgandenny, turn left and second right (after Aberargie) signposted Path of Condie. Turn next left after 2 miles signposted Path of Condie and next right at the bottom of the hill (Pathstruie) and Path of Condie is half a mile up the hill.

From Dunning, take the Path of Condie road. Turn right after 3.5miles. Proceed down the hill to Pathstruie and next right as above.