



RESIDENTIAL PLOT
CAMSERNEY, ABERFELDY, PH15 2JF

RESIDENTIAL PLOT, CAMSERNEY, ABERFELDY, PH15 2JF - OFFERS OVER £160,000

Irving Geddes are delighted to offer for sale this residential site within the charming Hamlet of Camserney. Outline planning permission for a dwelling house & garage has been granted, and the plot benefits from services on site. This former crofting township is located in the Appin of Dull, an area of striking beauty and rich farmland, with the River Tay meandering through the valley between Aberfeldy (2.5miles east) & Loch Tay (5miles west). The level site extends to c.0.4acres, & will have a private drive located off the access road to Camserney, a short distance from the village hall. Located to the rear of a bungalow which is currently undergoing renovation, the site is bordered by attractive stone walling, post & wire fencing and mature trees, and enjoys an open aspect to the north.

Services Mains water, electric & phone line are on site, and provision for foul/surface water treatment will be provided. Following a purchase, a buyer will require to submit a full planning application with a proposed house style and position on site, although the site plan shows a potential location of a house and garage, with a large south-facing garden area. A rarely available serviced single plot boasting a fantastic location. Early interest is advised.

Planning documentation is available on <https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2D4F1MKM1V00>

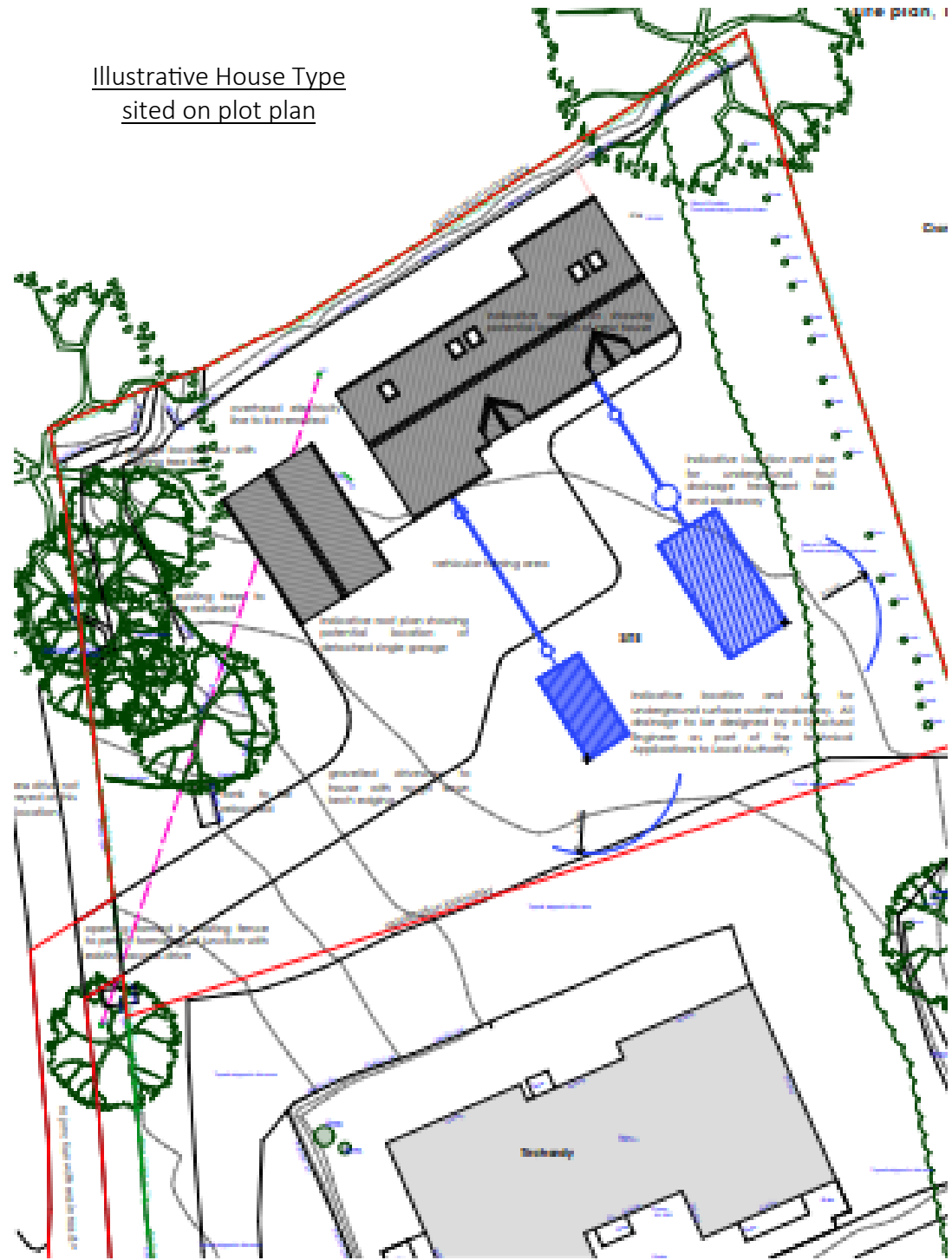
The Hamlet of Camserney includes a number of individual characterful properties, and lies some c.2.5miles from the bustling town of Aberfeldy, which offers a comprehensive range of shops, services, restaurants, hotels, cinema & supermarket. The Breadalbane Campus has a swimming pool, gym and library, and caters for pupils from nursery through to secondary schooling. The area has an established reputation for outdoor activities including hill walking, water sports, cycling, fishing, golf and wildlife spotting.

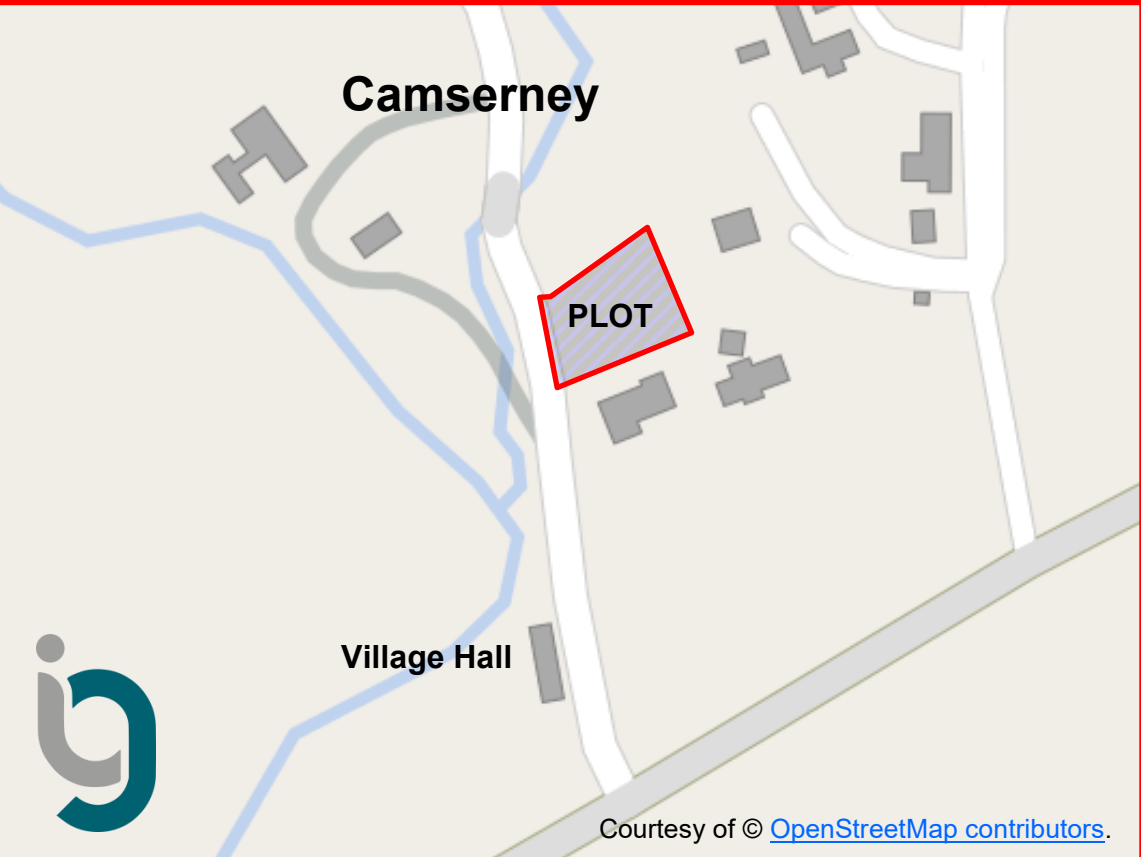


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Illustrative House Type
sited on plot plan





Directions

Heading west through the town of Aberfeldy, turn right onto the B846 at the traffic lights, signposted Weem and Kinloch Rannoch, and head over the Wade Bridge. Travel through Weem and on for a further for a 1.5 miles taking a right at the signpost for 'Camserney' The plot is situated to the rear of the first property on the right.





Aberfeldy

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Crieff

14 Comrie Street, PH7 4AZ
Tel: 01764 670325

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Crieff

25 West High Street, PH7 4AU
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