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Buying with Next Home

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Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The site is located on the fringe of the hamlet of St. Davids near Madderty. The towns of Auchterarder and Crieff are located nearby.

The vibrant town of Crieff offers a wide range of shops and visitor attractions including Crieff Visitor Centre and Glenturret Distillery. Crieff is positioned on the edge of the Scottish Highlands therefore the beautiful countryside can be found not far away from the town centre.

There are primary and secondary schools within the town including the reputable Morrisons Academy and public transport is regular and close to hand. The town of Auchterarder provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, restaurants, health centre and golf course.

There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling, Edinburgh and Glasgow. The town is also well serviced by Gleneagles train station.



Property Summary

A rare opportunity to purchase this DEVELOPMENT/EQUESTRIAN OPPORTUNITY situated within a beautiful countryside setting in St. Davids, Madderty.

Planning permission has been granted for change of use, alterations and extension to the existing agricultural buildings to form 3 dwellinghouses, and the erection of a 3 garage block. Planning application number 21/00652/FLL.

There is also planning consent for a detached dwellinghouse 02/02008/FUL.

At present there is approximately 15 acres of grassed fields with centralised steading and stable blocks.

This would make an excellent small holding or equestrian centre business venture.



Key property features

- ✓ Development Opportunity
- ✓ Equestrian centre potential
- ✓ Small holding possibility
- ✓ Beautiful countryside views
- ✓ Quiet rural location
- ✓ Existing centralised steading & stable blocks
- ✓ Planning permission approved for conversion of existing buildings to form 3 dwellinghouses
- ✓ Planning permission for single dwellinghouse
- ✓ Approximately 15 acres of grassed fields
- ✓ Rare to the market









Have a property to sell?

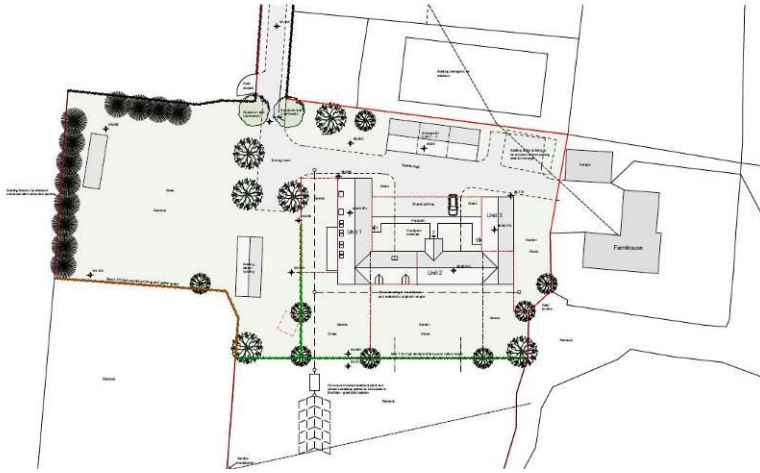
An expert from our local branch will provide you with the most accurate valuation.



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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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