





Unique opportunity to purchase a large building plot in an idyllic rural location with full planning permission for a substantial four bedroom family home and two holiday lodges

Extending to approximately 0.81 hectares (2.0 acres).

Available as a whole or in 4 lots.

Kirkmichael 6 miles ■ Spittal of Glenshee 8 miles ■ Perth 28 miles ■ Dundee 31 miles

Offers over £150,000 for the whole



Situation

Glenshee is renowned for being one of the most picturesque parts of Perthshire, benefiting from beautiful scenery and stunning landscapes. The villages of Kirkmichael and Bridge of Cally provide village stores, hotels and sub post offices, whereas Blairgowrie and Perth provide a good range of business facilities including shops, doctors surgery, hotels and restaurants. Primary schooling is available at Kirkmichael and secondary schooling in Blairgowrie. A selection of private schools are all within easy reach.

There is tremendous scope for recreation activities with fishing in the rivers of the Tay system, all forms of country sport, walking, mountaineering, skiing at the Glenshee ski centre and golf at the world famous Rosemount course at Blairgowrie.

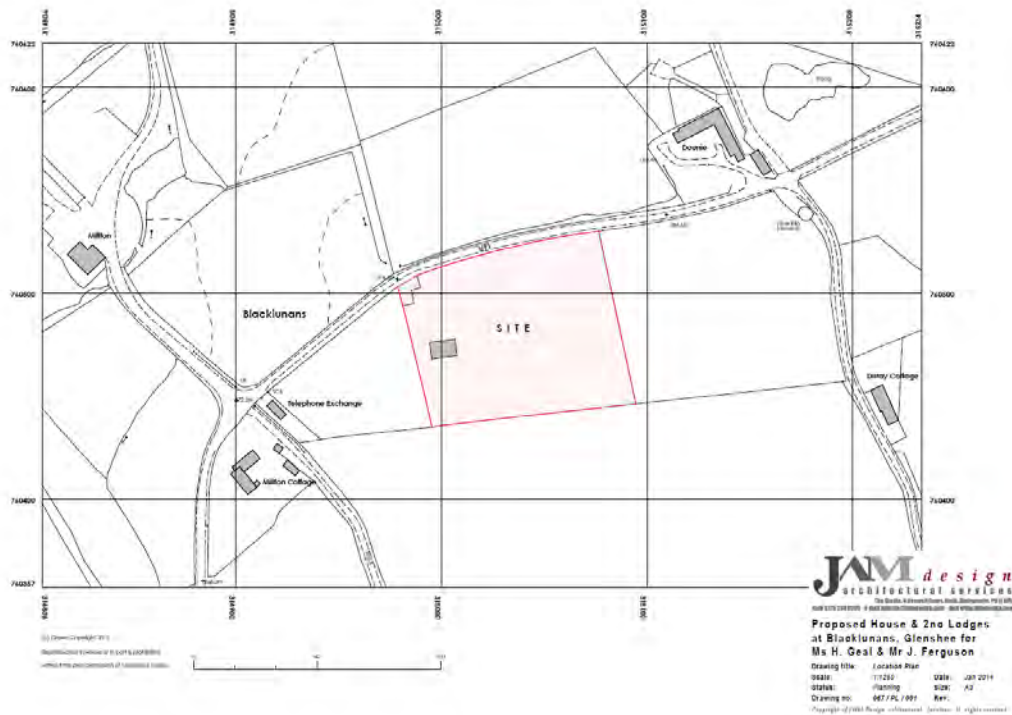
Transport links are good both north and south via the nearby A93 trunk road. Access to the rail network can be found at Pitlochry (18 miles) or Perth providing access to the main line leading both north and south. Dundee airport provides regular flights to London City with Glasgow, Edinburgh and Aberdeen providing international flights.

Directions

From the south follow the A93 out of Perth towards Blairgowrie. Follow the road through Blairgowrie signposted for Glenshee. After approximately 11 miles, turn right at the signpost for Blacklunans. The plot is on the right hand side after approximately $\frac{3}{4}$ of a mile.

From the north follow the A93, past the Spittal of Glenshee for approximately 8 miles, turning left at the Blacklunans sign and the plot can be found on the right hand side after approximately $\frac{3}{4}$ of a mile.





Description

The land which can be split into four separate lots benefits from outstanding countryside views with the elevated holiday lodge sites having a particularly panoramic outlook. The attractiveness of the setting cannot be over emphasised as it offers a delightful rural location close to the facilities of Perth.

Permission has been granted for the construction of a detached family home with detached garage. The proposed property comprises: large open plan kitchen and dining room with utility and WC off, family room, conservatory, en-suite bedroom and porch. Stairs lead to: upstairs living room with gallery landing, 3 bedrooms with one en-suite and family bathroom.

The two larch-clad holiday lodges extend to 3 bedrooms (one en-suite) with open-plan kitchen/Lounge area and integrated steam rooms. Given the location and proximity to the Glenshee Ski Centre, the lodges would benefit from year-round tourist use.

Planning Permission

Full planning permission was granted by Perth & Kinross Council on 2 December 2014, application number 14/01736/FLL. A copy of the planning permission can be obtained from the selling agents.

Services

Mains electricity crosses the land and mains water is believed to be nearby. Drainage will be by means of septic tanks and soakaways.

Price – offers over £150,000 for the whole are invited. Offers are invited for individual lots.

Entry – to be mutually agreed.

Viewing – strictly by appointment with the selling agents.

Lot 1 – 2,039 sq.m or thereby

Plot adjacent to the main public road – No planning permission. Agricultural field which could be used as a pony paddock.

Lot 2 – 1,945 sq.m or thereby

Full planning permission for 4 bedroom family home.

Lot 3 – 2,053 sq.m or thereby

Full planning permission for two 3 bedroomed holiday lodges.

Lot 4 – 2,053 sq.m or thereby

Agricultural field which could be used as a pony paddock.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Closing Date

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, Manor Street, Forfar DD8 1EX.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.

Offers

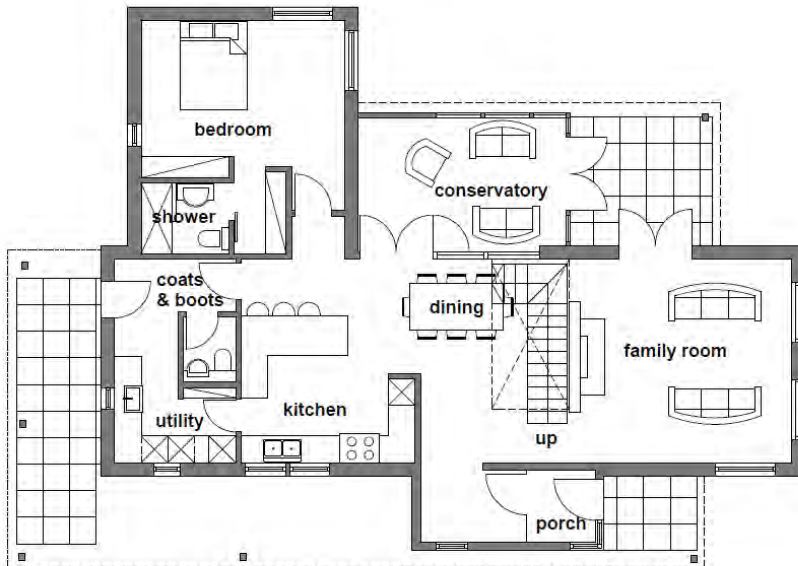
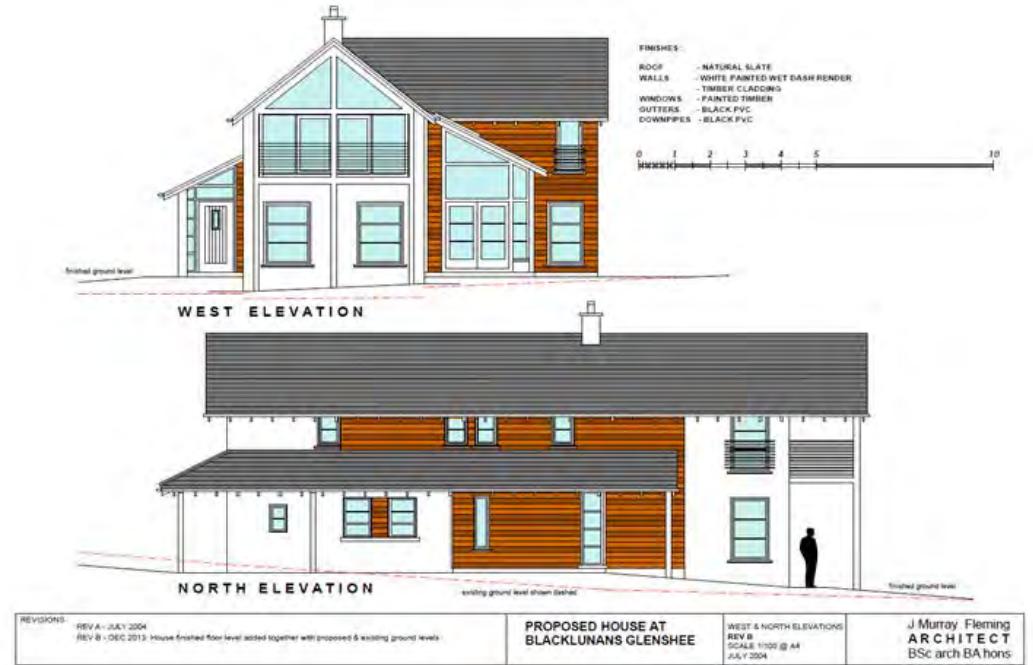
Offers in Scottish Legal Form are to be submitted to the selling agents, Bell Ingram, Manor Street, Forfar, DD8 1EX. A closing date for offers may be fixed and prospective purchasers are advised to register their interest in writing with the selling agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

Purchase Price

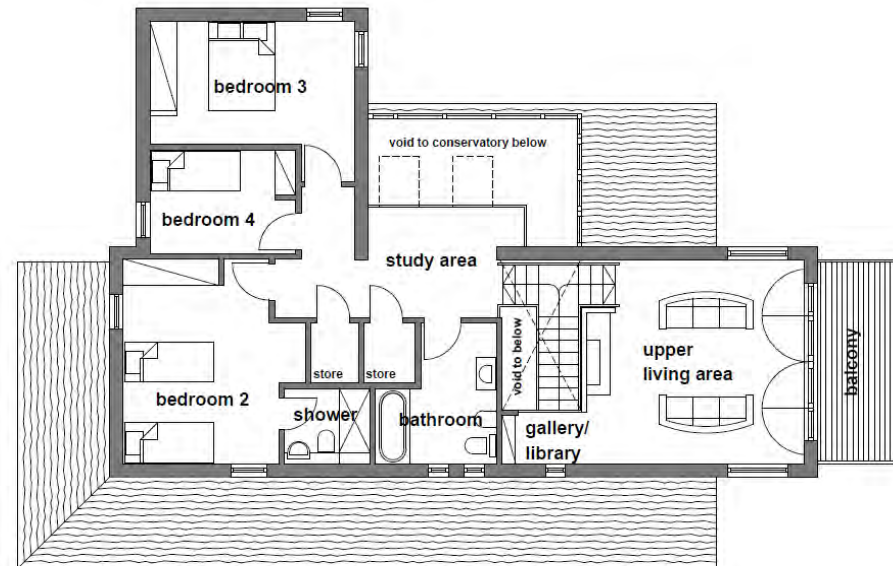
Within 7 days of the conclusion of the missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at a rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Local Council

Perth and Kinross Council
 Pullar House, 35 Kinnoull Street, Perth PH1 5GD



GROUND FLOOR PLAN



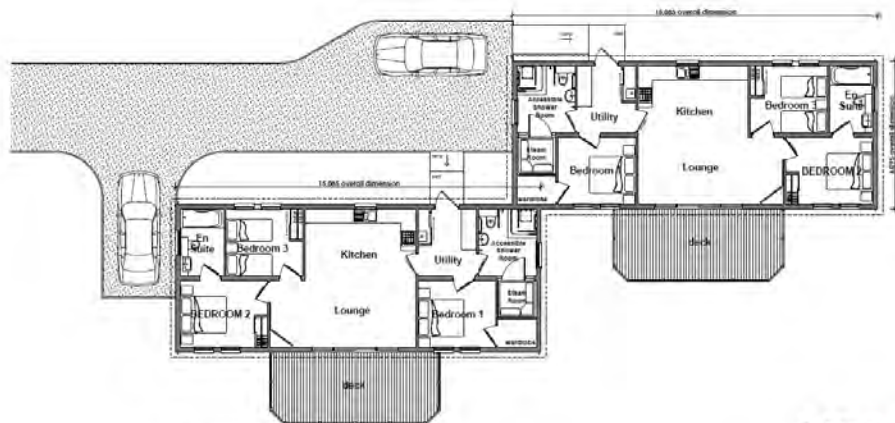
FIRST FLOOR



Important Notice

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



GROUND FLOOR PLAN

JAM design
ARCHITECTURAL SERVICES

Proposed House & 2no Lodges
at Blacklunans, Glenshee for
Ms H. Geal & Mr J. Ferguson

Drawing title: Lodge Floor Plans
Scale: 1/100 Date: Jan 2014
Status: Planning Size: A3
Drawing no: 087/PL/1084 Rev: A

Copyright © 2014 JAM Design. All rights reserved.



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

External Finishes:
Roof: Proposed Slate & Braced/cedar shingle roofing
Walls: External: Larch vertical cladding
Windows & Doors: Timber double glazed units polished ends
Roofwater gables: White line/colour: cedar stain



EAST ELEVATION

JAM design
ARCHITECTURAL SERVICES

Proposed House & 2no Lodges
at Blacklunans, Glenshee for
Ms H. Geal & Mr J. Ferguson

Drawing title: Lodge Elevations
Scale: 1/100 Date: Jan 2014
Status: Planning Size: A3
Drawing no: 087/PL/1085 Rev: A

Copyright © 2014 JAM Design. All rights reserved.



F O R E S



Manor Street, Forfar DD8 1EX
Tel: 01307 462 516 Fax: 01307 466 920
bellingram.co.uk Email: forfar@bellingram.co.uk

