HARE’S HILL PLOTS 1 & 2,
BY GLENEAGLES HOTEL, AUCHTERARDER, PERTHSHIRE

Two generous rural development plots in a sought after location close to Gleneagles Hotel.
Serviced plots of about 1.20 acres and 3.40 acres each with Established Woodlands.
For Sale Either as a Whole or in Two Lots.
Situation

The Hare’s Hill Plots are situated amongst the undulating countryside of southern Perthshire to the west of Gleneagles Hotel, north of the village of Blackford and east of the village of Braco. The Plots nestle quietly amongst established landscape on the edge of a small collection of houses that are collectively known as Seathaugh. The surrounding countryside is a mature land form and both plots include generous areas of woodland with Plot 1, the northern plot, unusually extending to about 3.40 acres in all; Plot 2 extends to about 1.20 acres.

The Golf Courses of Gleneagles Hotel and the Hotel itself lie about 2 miles to the east and the emerging GWest Development is close-by.

Blackford and Braco both have village shops as well as Primary Schools and the nearby town of Auchterarder is well supplied with a wide range of independent retailers as well as a Supermarket and a new Community Campus encompassing Nursery, Primary and Secondary Schools. There is also private schooling available at the likes of Morrisons Academy in Crieff, Strathallan and Glenalmond Schools as well as Kilgraston School for Girls. The nearby A9(T) provides swift road links south westwards towards Stirling and thereafter the remainder of the central belt as well as eastwards towards Perth and thereafter Dundee, Aberdeen and Inverness.

Nearby Gleneagles Hotel is renowned worldwide as one of the world’s leading Resort Hotels and was home to the Ryder Cup in 2014. In addition to its three Championship Golf Courses it has a wide range of leisure and spa facilities. The surrounding countryside offers a wealth of outdoor recreational opportunity and Highland Perthshire is within easy reach. Songbirds frequent the area alongside some game birds and roe deer are occasionally also seen.

Planning and Services

Detailed Planning Consent (Ref: 09/00210/FLL) was granted for the erection of two traditionally styled country houses designed by the James Denholm Partnership on Plots 1 and 2. The consent has been implemented via creation of the new access road and the installation of services.

Both plots have a mains water (via private pipes) connection; mains electricity connection as well as individual septic tanks. The access road will become common property shared between the 2 purchasers if the plots are sold separately. A notable entrance feature has been created with stone walls and post and rail fences flanking the shared entrance drive.

As an alternative to developing two dwellings there is the opportunity to construct a single larger dwelling, subject to planning permission, upon the two plots. The mutual boundary between the 2 plots is marked by a number of fence posts.

The overall area of the 2 plots and access road is in the region of 4.76 acres.

Plot 1 – About 3.40 Acres

Plot 1 is the northern of the two plots. In addition to the plot itself there are adjoining established woodlands of about 2.60 acres and an additional area of amenity ground/grassland to the north of the plot. A burn flows through the plot and provides additional amenity. The woodlands include mature Larch and Scots Pine by the entrance drive with some mid-rotation mixed conifers to the north east of the plot alongside some perimeter broadleaves, notably ash with some younger Oak by the plot.

Plot 1 therefore offers a rare opportunity to acquire a substantial plot of about 3.40 acres benefitting from established woodlands in a desirable and sought after location in southern Perthshire.

The plot benefits from detailed planning consent for a detached family house – the plans were prepared by the James Denholm Partnership.

Plot 2 – About 1.20 Acres

Plot 2 is the southern most of the two plots and in addition to the plot area itself also includes the area of established woodland which lies to the east of the plot, southwest of the access drive and north of the public road. The woodland is mainly relatively mature larch. A burn runs through the plot to provide added amenity and there is a small ornamental pond which may require to be filled in ahead of development dependent upon the final siting of the proposed house.

The plot has detailed planning consent for a detached family house over 2 floors; plans prepared by the James Denholm Partnership.

The purchasers of both plots will have the option to re-apply for detailed planning consent to vary the house design and size if desired.

Significant infrastructure and landscaping works have been undertaken to provide access and services to the two plots.

SITE PLAN
GENERAL REMARKS AND INFORMATION

Viewing
Viewing is by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation
For the benefit of those with satellite navigation the property’s postcode is PH4 1RQ.

Directions
From Perth and Stirling take the A9 towards Gleneagles Hotel and Crieff. Leave the A9 at the Loaninghead junction and follow the signs to Gleneagles Hotel. At the mini roundabout, after the main entrance to the Hotel, turn left signposted to Braco. Travel along this minor public road for approximately 2.5 miles and the entrance to the Hare’s Hill Plots lie on your right hand side and is evidenced by the stone gate pillars and their flanking walls and railings.

Entry
Entry will be by mutual agreement.

Local Authorities
Perth & Kinross Council
Pullar House, 35 Kinnoull Street, Perth
PH1 5GD
Tel: 01738 475 000
Fax: 01738 475 710
Enquiries: pkc@gov.uk

Solicitors
Davidson & Company Ltd
26 Manse Brae, Glasgow
G44 5UG
Tel: 0141 633 5600
Contact: Neil Davidson

Offers
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

Misrepresentations
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.