



PLOT AT GENTIAN

GARTH | ABERFELDY



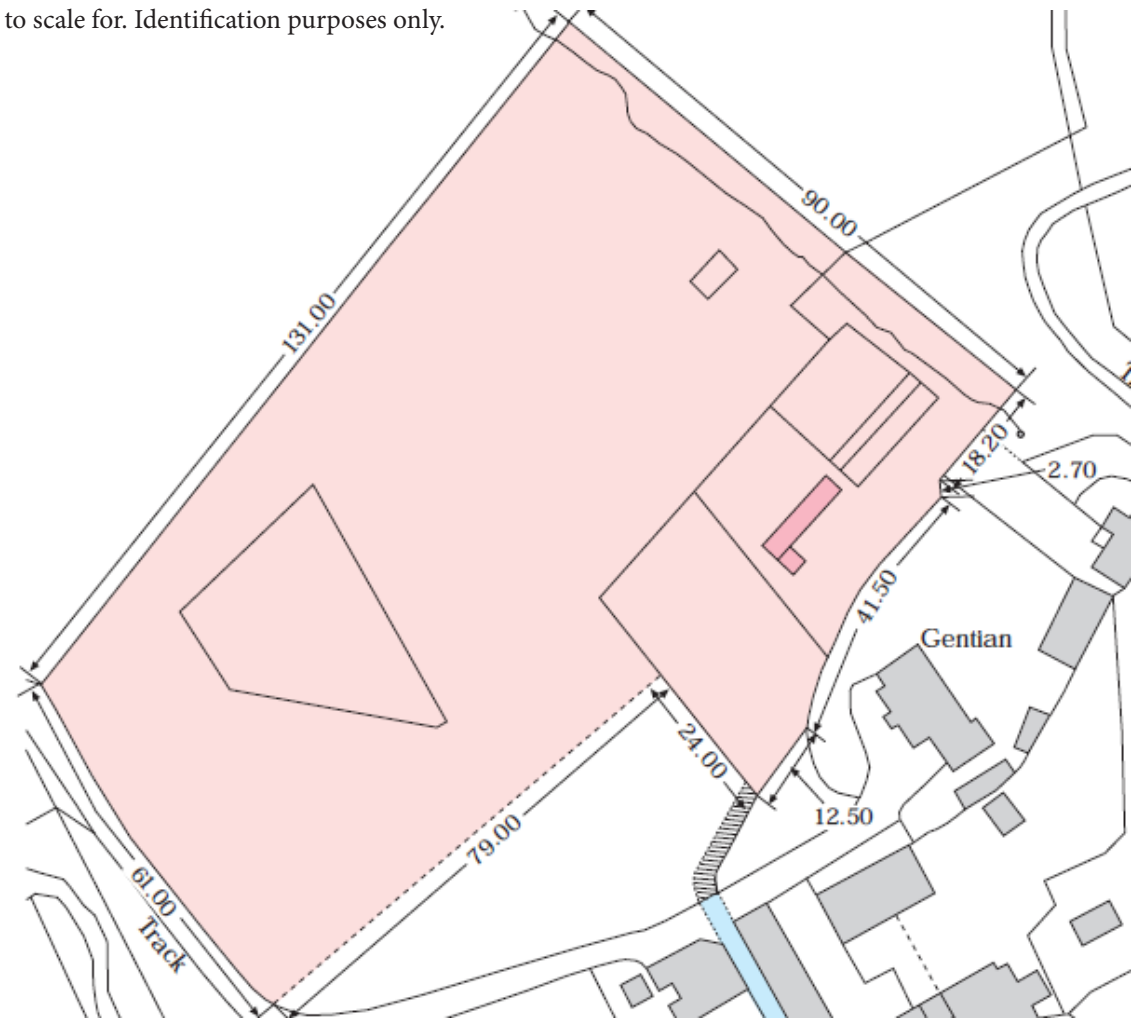
RETTIE

PLOT AT GENTIAN GARTH, ABERFELDY PH15 2LH

An attractive, south facing plot extending to approximately 2.75 acres and located on the edge of the picturesque Hamlet of Garth in stunning rural Perthshire.

Detailed planning consent for a four bedroomed detached house extending to approximately 172 Sq.m (1854 sq.ft)

Not to scale for. Identification purposes only.



PROPOSED ACCOMMODATION

Ground Floor: Vestibule, open plan Kitchen/Dining Room, Living Room, Cloakroom, Double Bedroom, Utility Room, integral Garage.

First Floor: Large Landing with seating area, Principal Bedroom with en-suite Bathroom, two further Bedrooms, Family Bathroom.

Exterior: Integral Garage with generous plot extending to approximately 2.75 acres.

Situation

The Plot at Gentian is located in the hamlet of Garth which lies approximately 7 miles to the west of the popular town of Aberfeldy, the conservation village of Fortingall is approximately one mile away to the west. The area is famed for its scenic beauty, in particular, the beauty spots of Glen Lyon, Kenmore and Loch Tay with Schiehallion and Ben Lawers providing impressive backdrops to the local landscape.

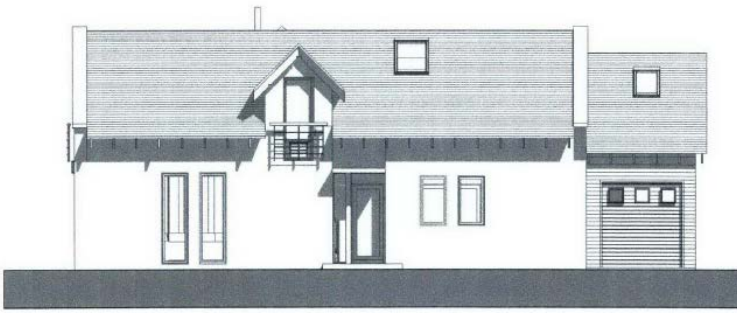
Aberfeldy, is known for The Birks of Aberfeldy, made famous by Robert Burns' poem of the same name, today it caters to the demands of the wider rural hinterland and is also well-established as a tourism "honey-pot." It is suitably well-appointed with an eclectic mix of fine local shops and restaurants, as well as banking, professional and medical services and an 9-hole golf course. The new and highly regarded Breadalbane Academy provides education from pre-school to

a secondary level. The Birks cinema, which was rescued by the community in 2003, has become a popular regional destination, screening the latest film releases as well as live feeds from events at the National Theatre.

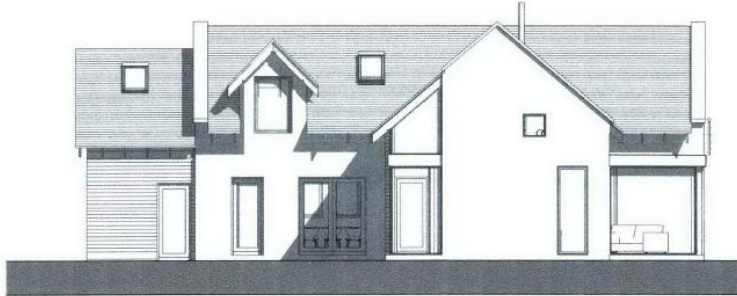
The outlying Highland towns and villages, such as Killin, Dunkeld and Pitlochry are rich in heritage and charm, each offering a clutch of independent services, a golf course and active local communities.

The pristine upland scenery which abounds Loch Tay is revered for its natural beauty, with the infamous Ben Lawers looming over the Northern shore, much of which is designated as a National Nature Reserve. There is a plethora of footpaths, mountain biking trails and bridle tracks to explore the area. Loch Tay and outlying rivers support local fishing and Kenmore itself hosts a popular ceremony, opening the salmon fishing on the loch, in January of each year. There are also local golf courses; one at Mains of Taymouth and another, designed by the infamous James Braid, within the grounds of Taymouth Castle.

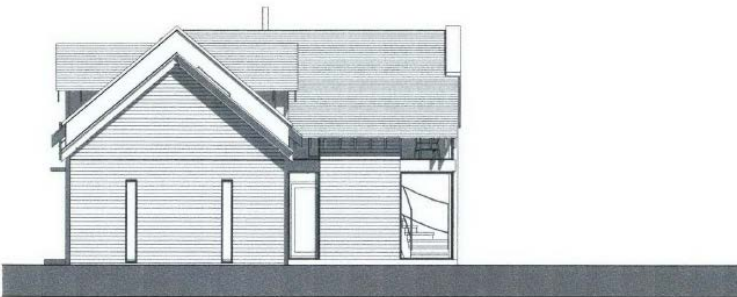
Despite its location in the Scottish Highlands, the plot at Gentian is remarkably accessible. Nearby, Loch Tay's central position in Scotland, is almost half way between the East and West coasts, means that popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within comfortable reachable distance. The A85 and A9 feed into Scotland's main motorway network, which connects to both Edinburgh and Glasgow. Both cities offer airports which can be accessed from the property in under two hours.



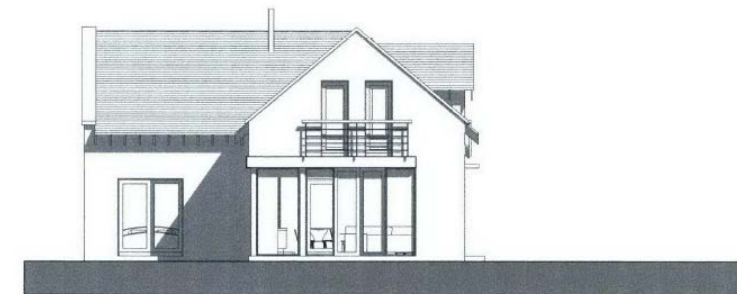
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Not to Scale for. Identification purposes only.

GENERAL DESCRIPTION

The plot at Gentian was granted planning consent for a one and a half storey house. The Planning Reference No. is 20/01433/FLL and was approved in 2006. Planning is deemed to be current from July 2021 for a period of three years. The plot is generous in size, extending to approximately 2.75 acres. Private water Supply and electric are on site but upgrading may be required. Drainage will be via a private drainage system installed by the purchaser of the plot. Currently on site there is an existing structure which will require demolition for the development to take place.

Planning permission exists for a four bedroomed house with a Gross Internal Area of approximately 172 Sq.m (1854 sq.ft) with detailed consent allowing for an external finish of timber cladding (western red cedar) and white render under a pitched slate roof. The house has been thoughtfully designed to make the most of space and light by the highly regarded local Architect, Mackenzie Strickland, based in nearby Aberfeldy. Much consideration has been given to the layout with its contemporary open plan kitchen/dining room that flows neatly through to the hall and the living room. Design has considered making the most of natural light with full height windows and the property's orientation capitalising on the local topography and views.

The first floor is laid out with a large galleried landing utilising space and natural light with a seating area, the Principal Bedroom is generously proportioned with an ensuite bathroom proposed along with two further bedrooms, one double and one single, both bedrooms are served by a family bathroom.

Externally there a single integral garage. The adjoining field/additional land may be made available by way of separate negotiation.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing can be taken by interested parties who are in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the grounds and we recommend you do not access the building.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2LH.

Directions

From the A9 at Ballinluig, take the A827 west, signposted Aberfeldy. In Aberfeldy, at the crossroads with traffic lights, turn right into Taybridge Road (B846), towards Coshieville and Kinloch Rannoch. After approximately 4 miles, turn left at Coshieville Guest House (signposted towards Fortingall and Fearnan). After about 1.5 miles, the shared drive to the Plot at Glentian will be found on the right, opposite a signpost for Garth House, Self Catering Apartments. Continue up the drive around a tight bend to the right and then follow the road round to the left in front of the houses. There is a gap between the houses, turn right, through the gap and continue all the way to the top and then continue around to the right. The plot will be visible on the left-hand side.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Local Authority

Perth & Kinross Council, Puller House, 35 Kinoull Street, Perth PH1 5TD. Tel: 01738 475 000.

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 misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

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.

In addition, our social media platforms are [facebook.com](https://www.facebook.com/RettieTownandCountry), [RettieTownandCountry](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

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 contact 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 misstatement 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

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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 misstatement 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.

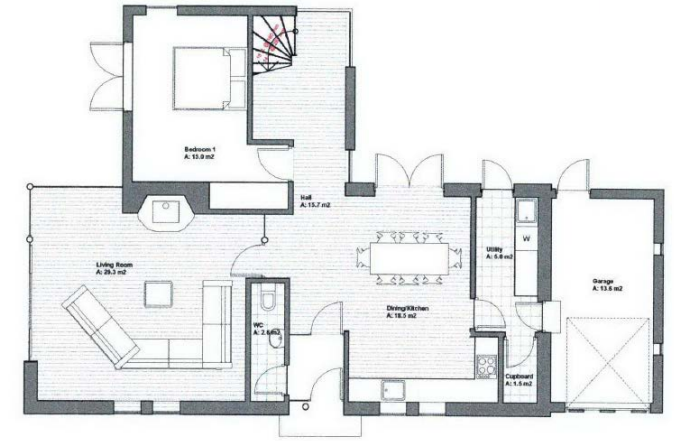
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



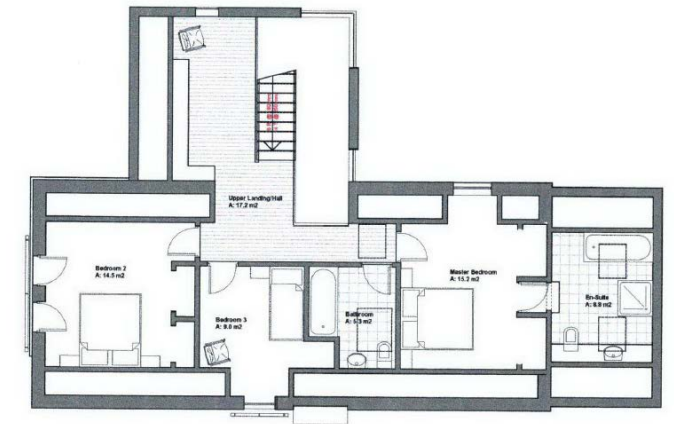
REAR PERSPECTIVE 1

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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RETTIE

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London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.