



PLOT AT URLAR ROAD

ABERFELDY | PERTSHIRE

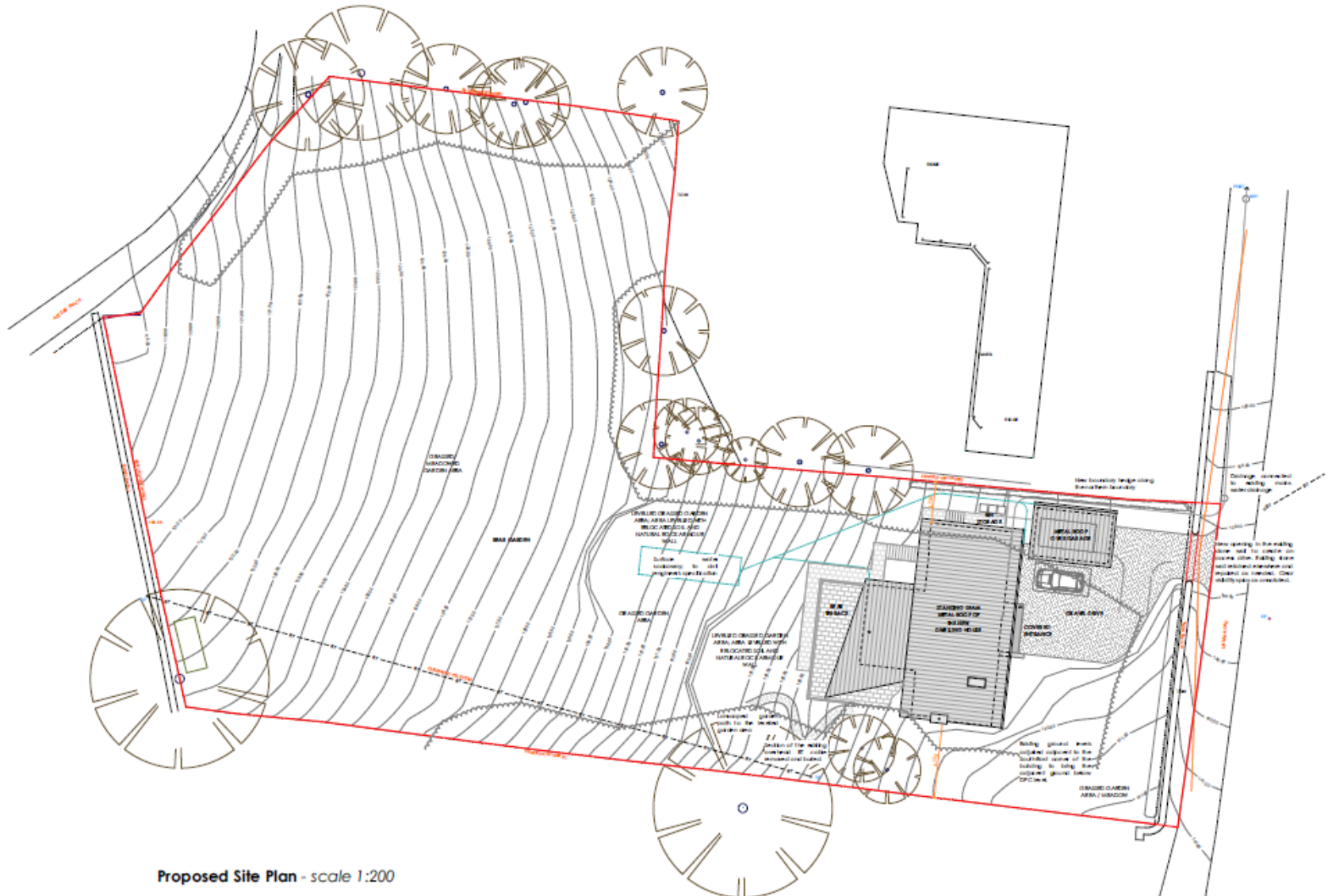


RETTIE



PLOT AT URLAR ROAD, ABERFELDY, PERTSHIRE PH15 2ET

A large west facing plot extending to approximately one acre which is perched in an elevated position off Urlar Road, it is located in an idyllic setting with exceptional views over the Tay valley and surrounding countryside.



Proposed Site Plan - scale 1:200



East Elevation



South Elevation

Plans Not To Scale: Prepared by McKenzie Strickland Associates

PROPOSED ACCOMMODATION

Ground Floor: vestibule, kitchen semi open plan to living/dining room, study, guest WC, utility/boot room, larder.

First Floor: landing, principal bedroom, with ensuite bathroom and walk-in wardrobe, two further bedrooms and family bathroom.

Lower Ground Floor: study, exercise room, wine cellar, plant room, sauna/ separate wc.

SITUATION

The plot is located just south of the centre of Aberfeldy. The area, which was made famous through the works of Robert Burns in his poem The Birks of Aberfeldy, is well known for its scenic beauty. Renowned for its stunning views over the surrounding hillsides, Aberfeldy is conveniently located to make the most of the superb recreational opportunities offered in Perthshire.

Aberfeldy caters to the demands of the surrounding rural community and is also well-established as a popular tourist destination. It services the community with an eclectic mix of fine local shops, cafes and restaurants, as well as professional and medical services and a golf course. The highly-regarded Breadalbane Academy provides education from pre-school to secondary level, incorporating a public swimming pool, library and a variety of other facilities. The Birks cinema, which was rescued by the community and reopened in 2013, has become a popular regional destination, screening the latest film releases as well as live feeds from events at the National Theatre.

The surrounding area supports a wealth of recreational opportunities and country pursuits, including hill walking, climbing, cycling on road and MTB and canoeing and fishing on the River Tay. It is peppered with renowned topographical beauty spots including Glen Lyon and The Queen's View at Loch Tummel, as well as Munros such as Schiehallion and Ben Lawers. Nearby, Loch Tay is a particular focal point, and offers a wide array of water-sports and further fishing and is also home to the Scottish Crannog Centre featuring a unique reconstruction of the iron-age dwellings, which were excavated from the loch. The outlying Highland towns and villages, such as Kenmore, Killin, Dunkeld and Pitlochry are equally rich in heritage and charm, offering a clutch of independent services, golf courses and active local communities.

The scenic Highland town of Aberfeldy is a short distance from the A9 with excellent road connections to the central belt, north and east of Scotland. Its central position in Scotland, almost halfway between the east and west coasts, means that a diverse range of popular locations such as Perth, Stirling, Pitlochry, Oban, Glencoe and Fort William are within comfortable reachable distance.

Pitlochry and Dunkeld stations are well served by Scottish and UK national services (Edinburgh in a little over 2 hours, London in just over 6 hours).

GENERAL DESCRIPTION

The plot at Urlar Road was granted full planning consent on 02/02/22 for a contemporary detached house with flexible three bedroom accommodation with a contemporary design which has been thoughtfully set out for modern day to day living. Additional documentation, can be found on the Perth and

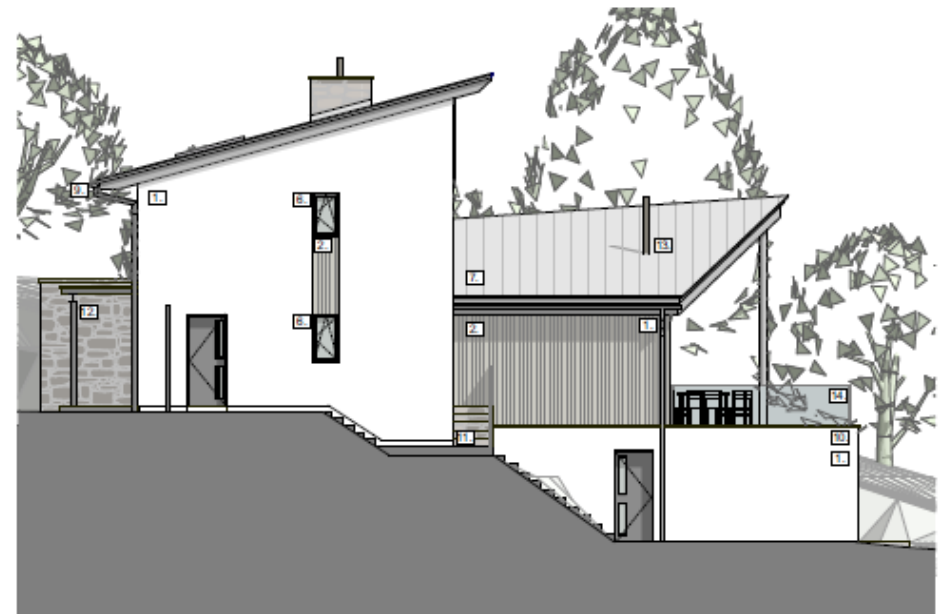
Kinross Council planning portal 21/01885/AML. Erection of a dwellinghouse and garage (approval of matters specified in conditions of 20/01384/IPL). Land 40 Metres South Of Tomghuibhais Urlar Road Aberfeldy (pkc.gov.uk) The plot is generous in size, extending to approximately 1 acre and is generally grass with the ground dropping away to the north with a variety of mature trees, shrubs and bushes including rhododendron and holly. The plot is to be accessed off Urlar Road but for the purposes of viewing we recommend that access is gained on foot via a private track which is the first road off to the right. Entrance to the plot is at the bottom of the hill via a five-bar gate.

The plot service connection for electricity and water are located in Urlar Road and drainage is to be installed by the purchaser of the plot.

The approved design is for a contemporary detached house, which has been thoughtfully and sympathetically designed to make the most of the topography of the site, the grounds and its far reaching views. The highly regarded local architect McKenzie Strickland, located in Aberfeldy have produced the design. The concept offers functionality and open plan living with masses of glass to make the most of the outstanding aspect and views. Externally, the house has balanced modern and traditional materials with a cutting edge design. Walls are to be finished in a tasteful combination of natural stone, smooth white render and vertical timber larch cladding. The roof is to be finished in a modern standing seam metal roof.



West Elevation



North Elevation

Plans Not To Scale: Prepared by McKenzie Strickland Associates

The proposed layout internally is modern, with large, full height windows maximising the views and with the benefit of natural light flooding through to a free-flowing open plan living/kitchen/dining space, which forms a natural hub to the house.

A particular feature is the covered terrace deck, which is west facing and is accessed directly from the dining/living room which is semi-open plan to the kitchen. Practical living has been seamlessly balanced with luxury, with utility/boot rooms providing ample storage for modern day paraphernalia. Completing the accommodation on the ground floor is a south and west facing study, shower room, cloakroom and larder. The principal bedroom is located on the first floor and is to include a ensuite bathroom and walk in wardrobe along with a Juliet balcony which is complimented by large west facing windows. There are two further bedrooms and a bathroom at this level.

On the lower ground floor level there is a study and exercise room with a west facing aspect and internal rooms include a wine cellar, sauna/separate WC and plant room.

Externally, the house is to sit in an elevated position, to make the use of the plots position and captivating views. The plot includes some mature trees and shrubs but is, relatively speaking, a blank canvas to stamp personal identity.

GENERAL REMARKS & INFORMATION

Viewing

Interested parties can visit the site when in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the ground.

Satellite navigation

For the benefit of those with satellite navigation, the postcode is PH15 2ET. What3words – waistcoat.slippery.reframe

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

Entry and Possession

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

Services

Water and electric is located in Urlar Road. Drainage is to be undertaken by the purchaser of the plot.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD; Tel: 01738 475 000

Solicitors

Young and Partners, George Square, Castle Brae, Dunfermline KY11 8QF
Telephone: 01383 721621

Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price.

Tenure

Freehold

Offers

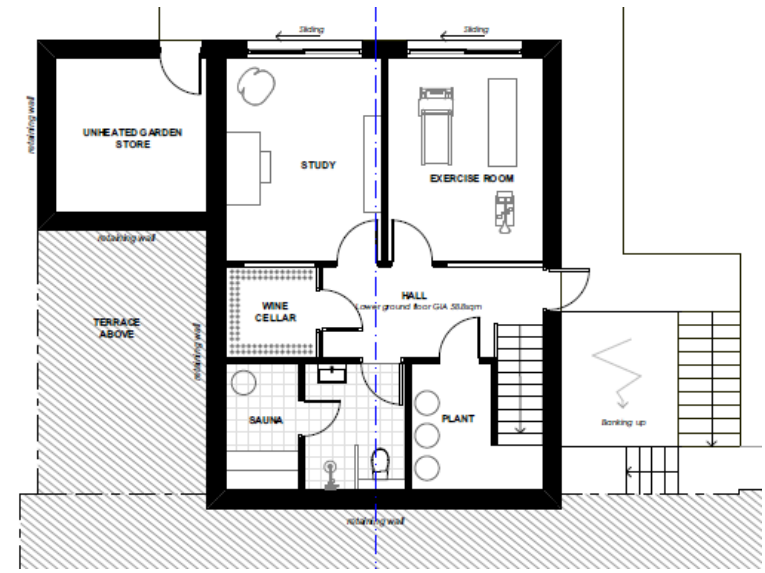
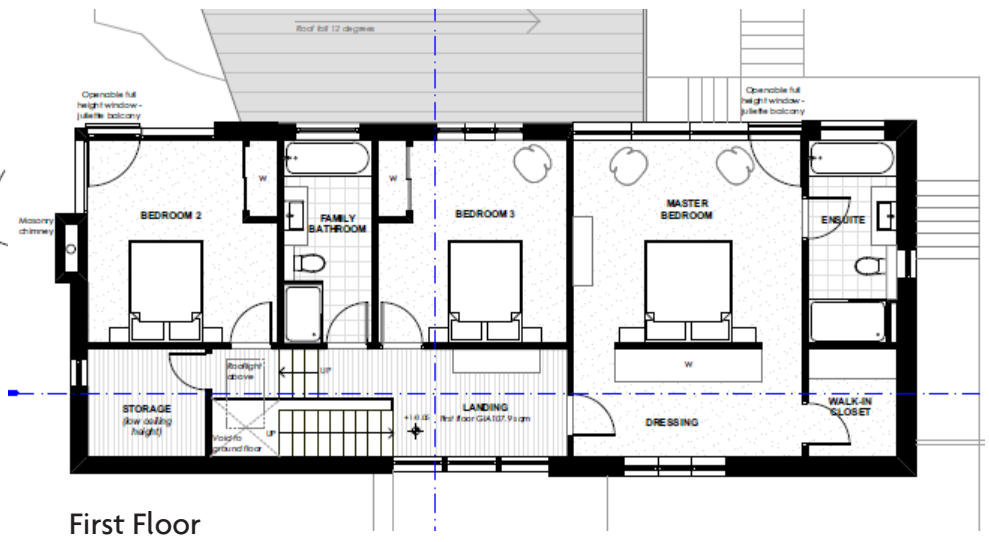
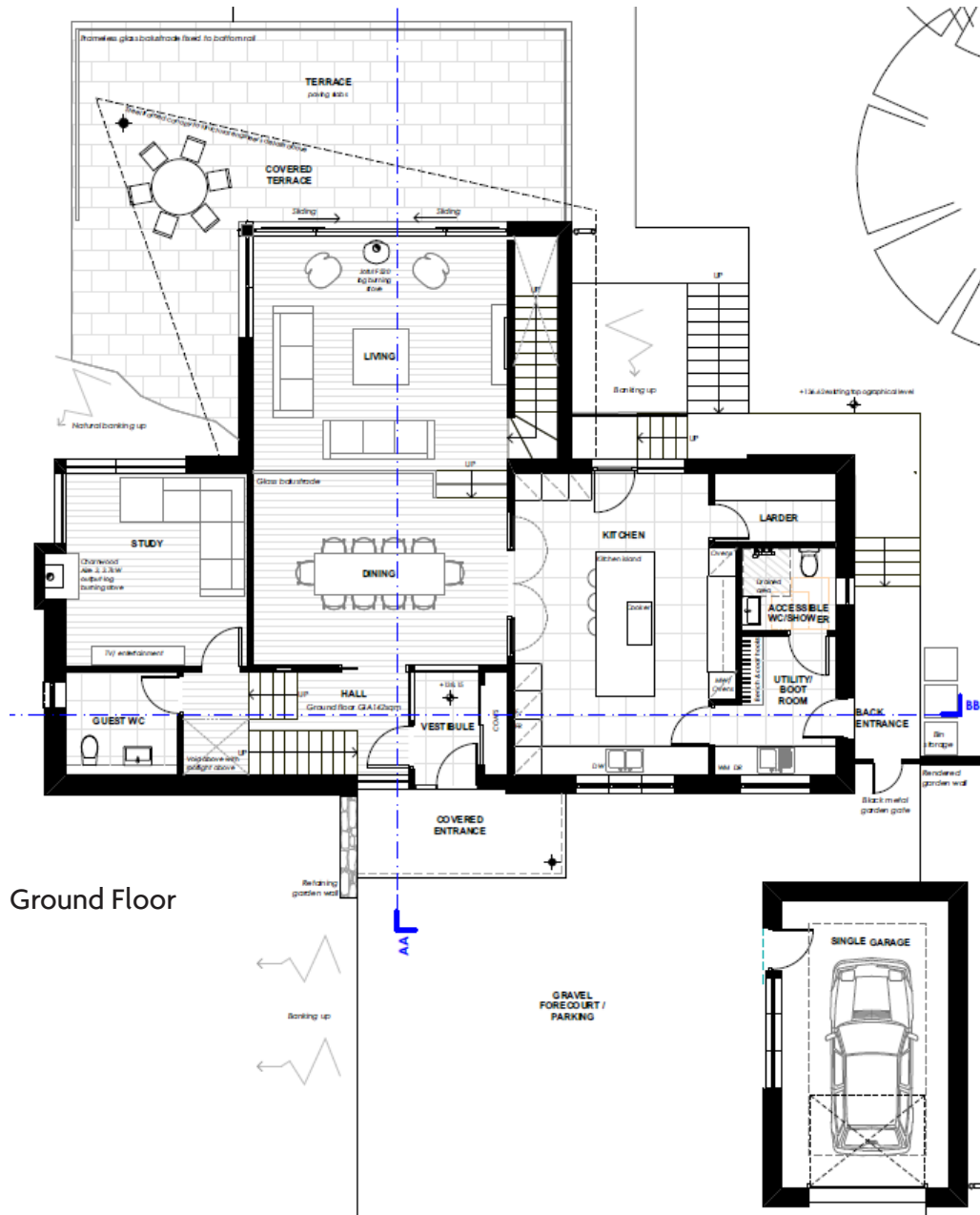
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's, can be viewed on our website at www.rettie.co.uk as well as Rightmove, and The London Office.

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.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, 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 they have not entered into contract in reliance on the said statements, that they are satisfied themselves 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, 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. All Rettie floorplans are drawn to RICS standard. 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. & Rettie LLP's 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.





RETTIE

11 Wemyss Place,
Edinburgh, EH3 6DH

0131 220 4160
mail@rettie.co.uk

www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

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.