



COUNTRY HOUSE PLOT WITH OPTION OF Paddock GRAZINGS AT HARELAW

By Crook of Devon, Kinross-shire, KY13 0PG



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A rare opportunity to create a substantial four-bedroom country home on a rural plot close to the sought-after village of Crook of Devon, with planning permission granted and open countryside views.

Plot – 0.578 Acres with option of additional 0.5 acres of land adjoining plot.

A further up to 5 acre paddock available to the plot purchaser at £8,000 per acre.

Proposed Accommodation

Ground Floor: Entrance Hall/Cloakroom, Open Plan Kitchen/ Dining Area/Sitting Room, Snug/Bedroom 4, Bathroom, Utility/ Boot Room, Plant Room.

First Floor: Upper Hall, Principal Bedroom with En Suite, Bedroom 2, Bedroom 3, Family Bathroom.



Situation

Crook of Devon is a pleasant rural village situated amongst peaceful rural Kinross-shire countryside, nestled south of the Ochil Hills. Local amenities within Crook of Devon include a shop/post office, inn, church, petrol station and a highly regarded primary school. Excellent state secondary schooling can be found within Kinross. Dollar Academy is around seven miles away and is the United Kingdom's oldest co-educational day and boarding school, with notable achievements in academic, sporting and artistic fields. Other private schools such as Glenalmond, Strathallan and Craigclowan are also within easy reach.

The town of Kinross is located approximately 6 miles away and provides banking and postal services, a good range of shops and a Sainsbury's supermarket. The area is renowned for its country walks, and the Loch Leven Heritage Trail is popular with walkers and cyclists alike. There are also facilities for trout fishing on Loch Leven, tennis, curling, squash and gliding, as well as a wide range of clubs and organisations in the area. Golf courses are available in Kinross, Milnathort and Muckhart, while the renowned Gleneagles Hotel is within easy driving distance.

Crook of Devon is ideally located for commuting throughout East Central Scotland. The M90 provides swift road links south to Edinburgh and north to Perth and Dundee. The nearby A977 heads to the Kincardine and Clackmannanshire Bridges and thereafter Scotland's central motorway network. There is a park and ride service from Kinross to Edinburgh and good bus links to the other major towns and cities.

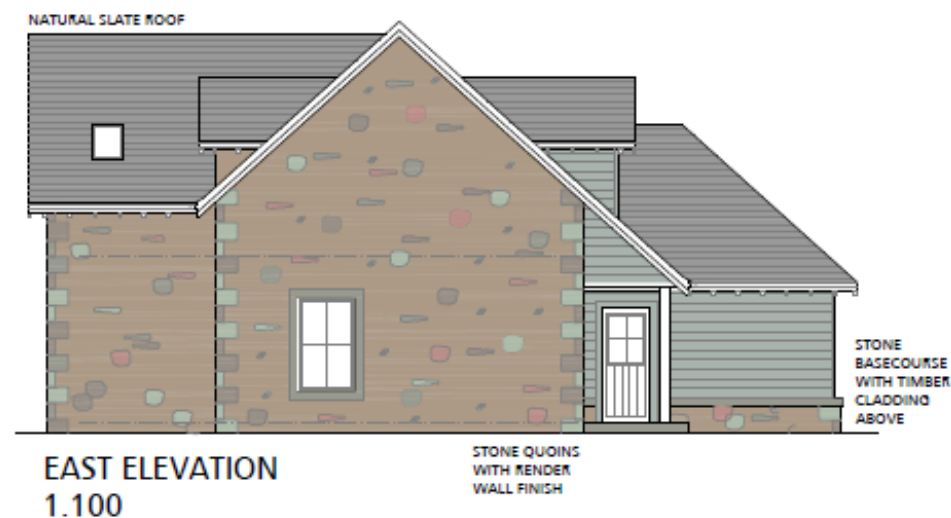
General Description

The property comprises a rare opportunity to acquire a rural standalone development plot extending to approximately 0.578 acres with the option of additional adjoining land of up to 0.5 acres and the option of grazings of up to 5 acres to the south of the plot (shown outlined in blue on the plan). The site is enclosed by established hedging and post-and-wire fencing with access provided from the existing track which heads south from the Village Hall.

Planning permission has been granted under Planning Application 24/00744/FLL for the erection of a substantial detached dwellinghouse and associated works. Designed by Denholm Partnership Architects, the proposed two-storey property provides well-proportioned four-bedroom family accommodation, together with private garden grounds, parking and landscaping. The planning permission relates specifically to the 0.578-acre red-edged plot shown on the accompanying plan.

The proposed accommodation comprises an entrance hall, kitchen, dining area, sitting room, snug/bedroom 4, utility/boot room, bathroom and plant room at ground floor level. The first floor provides a principal bedroom with en-suite shower room and walk-in wardrobe, two further bedrooms and a family bathroom.





The house has been designed in a traditional yet contemporary style, incorporating natural stone, rendered finishes and horizontal timber cladding, beneath a natural slate roof. Architectural features include stone quoins, a stone basecourse, gabled elevations and dormer windows, together with covered entrance areas and a veranda.

Occupying an elevated position, the site enjoys open views across the surrounding countryside, extending over neighbouring farmland towards the surrounding hills and wider Kinross-shire countryside. The neighbouring access track forms part of a network of local footpaths.

In addition, the adjoining 5 acre field shown edged blue on the accompanying plan is available at a price of £40,000 with the option of lesser land available on a pro-rata price basis . Note: – the eastern boundary of the 5 acres is undefined but marked at its southern and northern boundaries by 2 stakes painted green. If required the sellers will arrange for this undefined fence to be erected to a mutual specification,

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation, the postcode is KY13 0PG.

What3words: melons.intruding.freedom

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD. 01738 475000

Tenure

Freehold

Services

Mains electric. Private water from borehole. Private drainage – to be installed by purchaser.

Note:- the sellers are completing the borehole works with the installation of the treatment plant and storage tanks. Their preference would be to retain a pro-indiviso share of the borehole water supply.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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 Websites

Properties 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, and www.thelondonoffice.co.uk.



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.

Estate Agents Act 1979

In accordance with the Estate Agents Act 1979, prospective purchasers are advised that the property is part-owned by a member of staff of Rettie & Co.

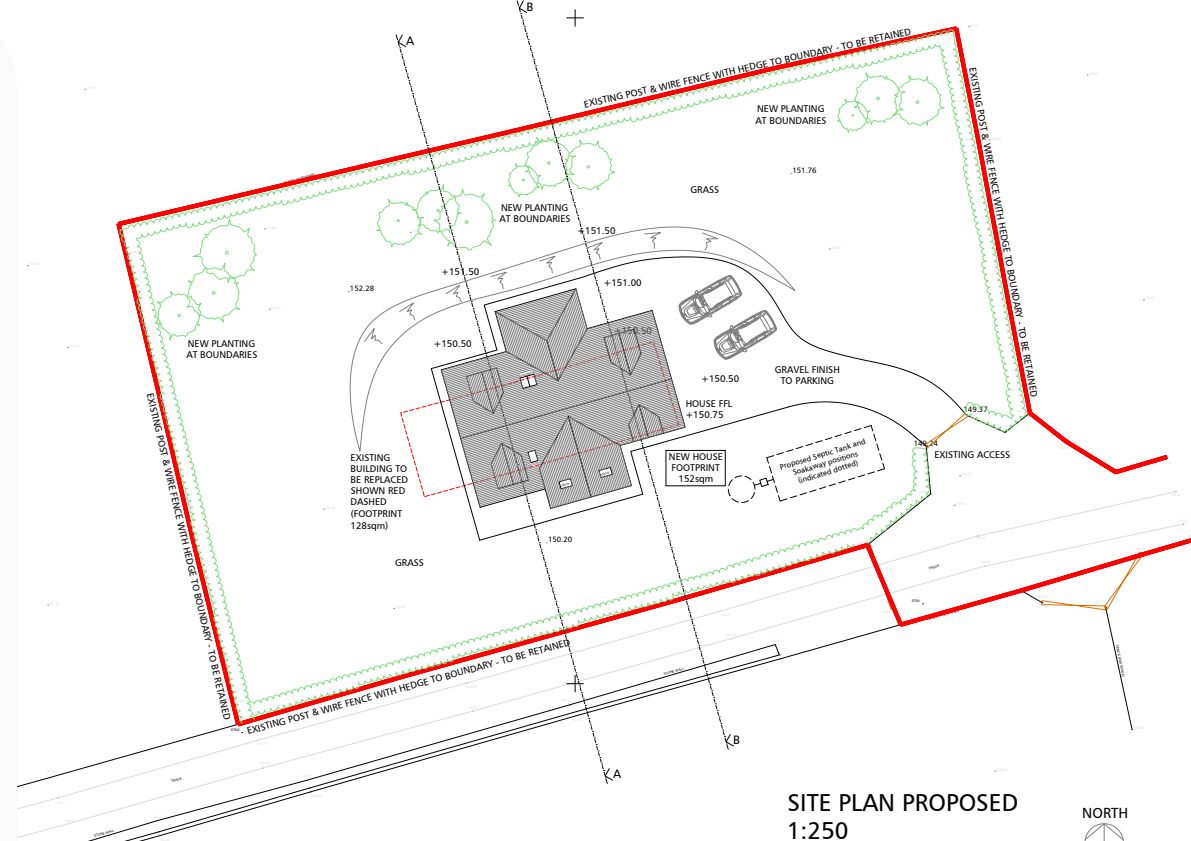
Misrepresentations

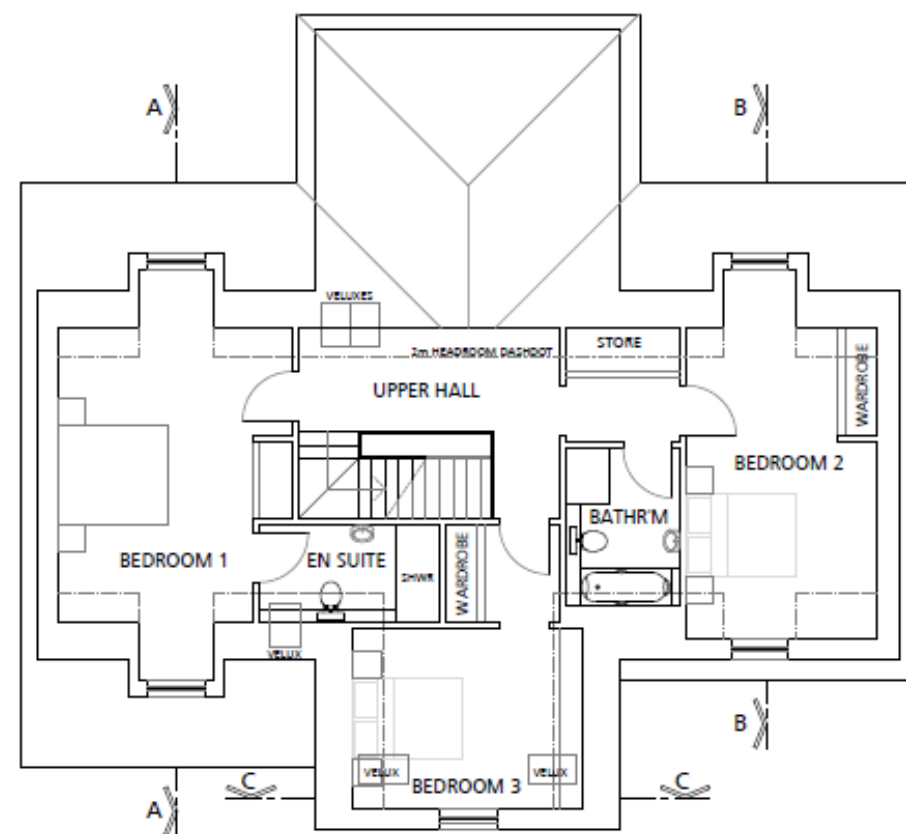
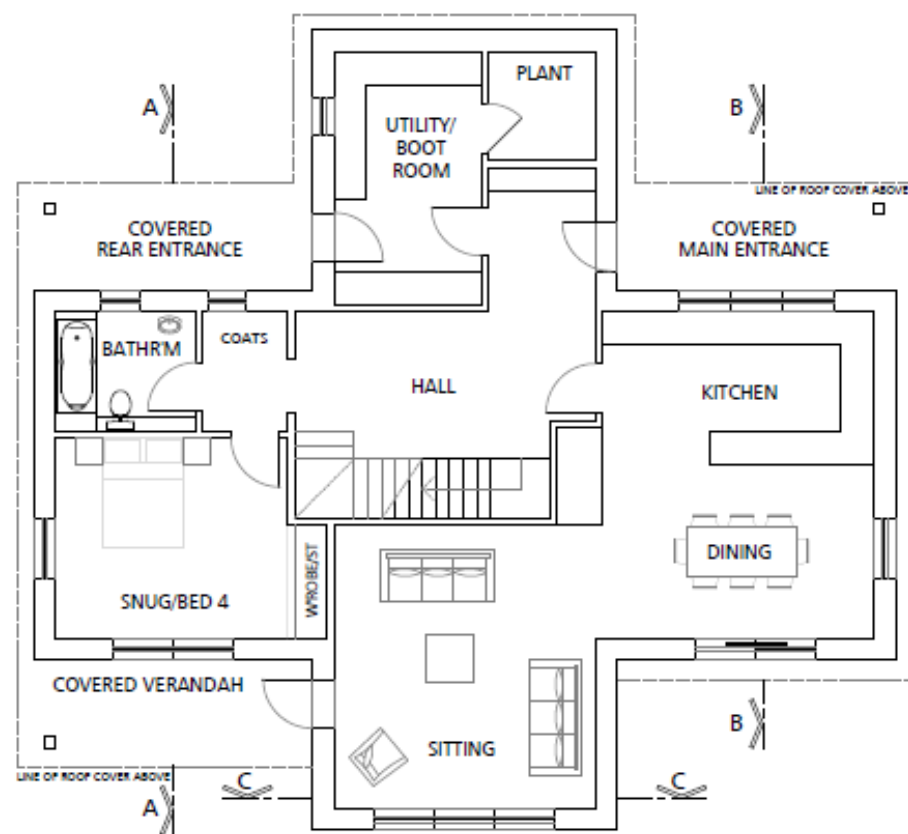
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) 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.

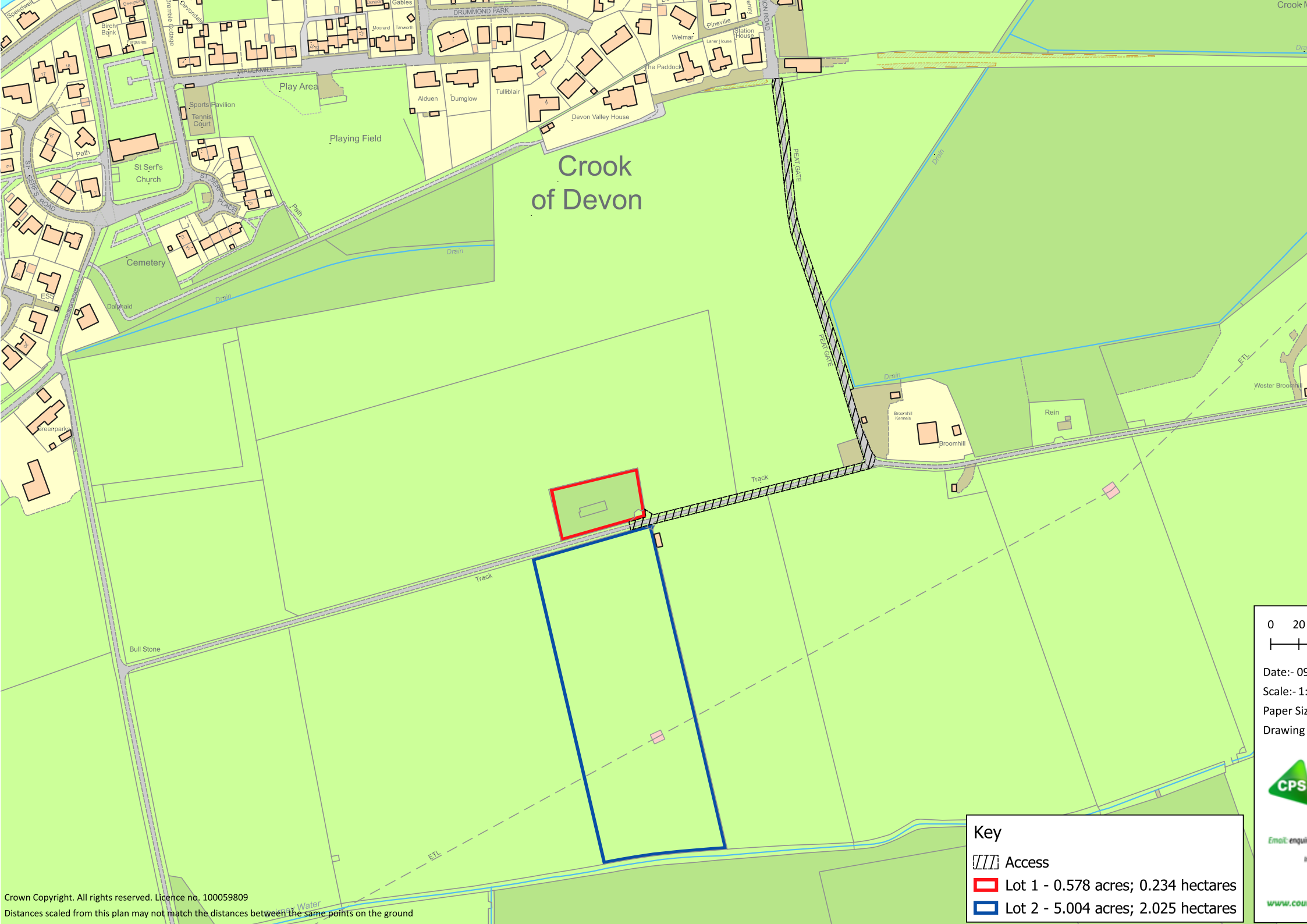
Important Notice

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.







Crook of Devon

Key

-  Access
-  Lot 1 - 0.578 acres; 0.234 hectares
-  Lot 2 - 5.004 acres; 2.025 hectares

0 20

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Date:- 09

Scale:- 1:

Paper Siz

Drawing

 CPS

Email: enqui

www.cou

Anti-Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy and Coadjute's Data Security Statement.

RETTIE

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