



The "Golf Ball"
, By Kinross, KY13 0NW

Offers Over £750,000



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The Professional Estate Agents

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The "Golf Ball" , By Kinross, KY13 0NW

EXCELLENT DEVELOPMENT OPPORTUNITY! FORMER SATCOM GROUND STATION. APPROX 6 ACRE SITE.

Are you looking for prime development land or commercial opportunity with panoramic views on all sides and first-class access to all major motorway networks. KINROSS 1.5 miles junction 6 M90. Approx 20 miles north of Edinburgh.

In the heart of Kinross-shire, AMAZING RESULTS!™ Estate Agents may just have found the ideal development opportunity for you.

Total site area 2.47667 hectare (approx 6 acres - 24766.76 sq m)

Description

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market an exceptional and rare development opportunity.

'The Golf Ball', an iconic Perth and Kinross-shire landmark is situated on approx. 6 acres of prime development land in a beautiful rural setting with stunning panoramic views close to the villages of Kinross and junction 6 of the M90 Motorway. The ideal location for commuting throughout east central Scotland this is the perfect location for residential, commercial or leisure development.

Built on what was RAF Balado Bridge, a World War Two airfield where Polish pilots trained on Hurricanes and Spitfires, the 'Golf Ball' dominates the landscape.

The now inactive NATO Intercontinental Ballistic Missile (ICBM) early warning radar is situated in 6.12 acres of land surrounded, as you'd expect, by a burglar-proof double layer security fence.

Opened by Princess Anne in 1985 the white fibreglass radome houses a large dish antenna which could be rotated and elevated to point in any desired direction.

Linked to the main equipment building by a corridor and doors built to withstand a Nuclear, Biological or Chemical attack there's an additional emergency power generator room and an accommodation block which housed the station mess, recreation, and office facilities.

There's also garages, diesel tanks and a sizeable guardhouse with full facilities including a kitchen and toilet... what more could you want?

Well, it's close to local facilities and those all important schools, being just two minutes from the town of Kinross and a mile from Junction 6 of the M90 motorway - making Edinburgh just a half hour commute away.

Expect to be impressed! Not your average development opportunity. The ultimate DIY challenge. A home worthy of Grand Designs. A slice of Cold War history. Or just to survive a Zombie Apocalypse?

Call Colin Jenkins at AMAZING RESULTS!™ today on 0845 301 2222 for your private viewing.

NB About 2.859 acres (1.157 ha) of additional development land adjacent to the ("Golf Ball") former Balado Bridge Satcom Ground Station is offered 'For Sale' at offers over £200,000.

Situation

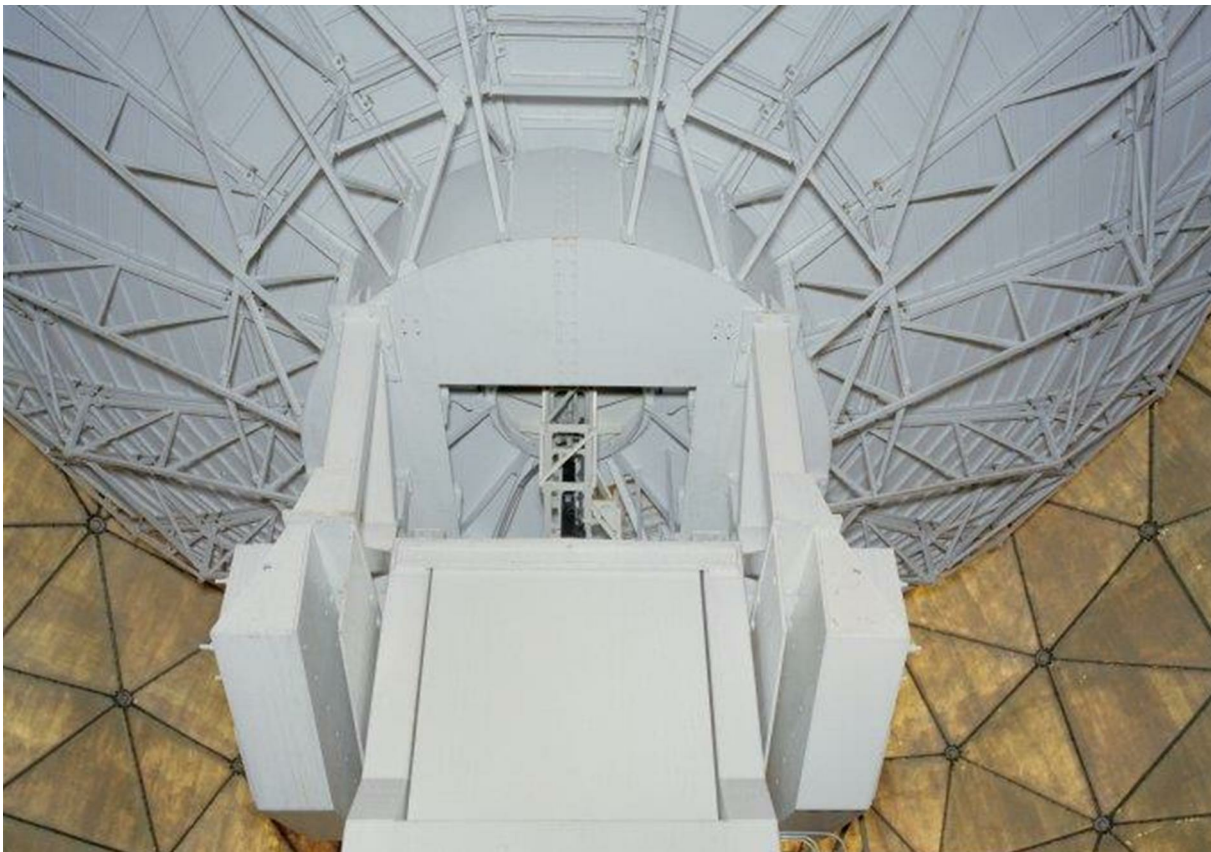
Kinross-shire is a beautiful county bordered by Perthshire, Fife and Clackmannanshire. Set amidst gently rolling hills this and known as the gateway to the Highlands this is the perfect location for a residential, commercial or leisure development.



Call 0845 301 2222 to view this property, or visit www.amazing-results.co.uk for more details

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Prime development land suitable for a variety of uses as a gated complex, retirement village, data centre, secure storage, leisure, high end residential etc.

The former Balado Bridge NATO Communications Facility is surrounded by secure fencing the facility includes the former satcom ground station – The Radome (Golf Ball) is linked by corridor to the equipment building and recreation accommodation and office building. A guardhouse was built at a later date and is situated close to the main gate and contains an office area, small recreation area, toilets and kitchen.

There are a number of outbuildings including workshop/garage and diesel fuel tanks.



Viewing is strictly by appointment through AMAZING RESULTS! on 0845 301 2222. **These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any Services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. **All measurements, distances and areas** are approximate and for guidance only. **Energy performance:** A copy of the full Energy Performance Certificate is available upon request. **This material** is protected by the laws of copyright. The owner of the copyright is AMAZING RESULTS! Estate Agents.

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