

# DEVELOPMENT LAND FOR SALE



SITE H54, THE CAUSEWAY, SCOTLANDWELL, PERTSHIRE, KY13 9WF LDP ZONED FOR 30 HOUSES

4.28 ACRES





SITE H54, SCOTLANDWELL, PERTHSHIRE, KY13 9WF

- ✓ Zoned site allocated in Local Development Plan for 30 houses
- ✓ Attractive semi-rural location
- ✓ Accessible for Edinburgh, Perth, St Andrews
- ✓ 4.28 acres (vendor owns adjacent site of 5.69 acres)

## LOCATION

The historic Perthshire village of Scotlandwell lies near the eastern shores of Loch Leven, approximately 4 miles east of Kinross. The peaceful rural feel of the village belies its extremely convenient situation for easy access to the M90 motorway and Forth crossings to the south.

Three times winner of the coveted Perthshire in Bloom (best small village) award, Scotlandwell offers a wealth of attractions for the family home hunter:

Excellent schooling is available nearby for both primary (Portmoak) and secondary (Kinross).

The local golf course is less than 1 mile away and a choice of courses lie within 30 mins drive.

The immediate area is very well served for country walks including over the nearby hills and the picturesque heritage trail around Loch Leven (which can be accessed directly from Scotlandwell).

## DESCRIPTION

The site is located to the south of the village and comprises a broadly square shaped field of approximately 4.3 acres, which is mainly flat with the B920 (The Causeway) forming the western boundary and housing at Friar Place lying to the north.

## ADDITIONAL LAND

Our clients also own the field adjacent to the south. Although this field is not currently allocated for development, it may be possible to utilize this field in order to optimise the development of site H54.

## SERVICES

We understand that mains water, electricity and drainage are available close to the site. A Topographical Survey has been carried out. SEPA have confirmed they have no objection to proposed development of the site (subject to provision of SUDS)

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## PLANNING

The Perth & Kinross Council Local Development Plan (adopted 3<sup>rd</sup> February, 2014), part 7.17.2 states that "Scotlandwell has been identified for limited additional growth to support future housing needs within the Portmoak area. The village is outwith the Loch Leven Catchment Area and connection to the public drainage system is available."

The site is zoned for residential development and allocated for 30 units under reference H54.

More information can be found at the following link:

<http://www.pkc.gov.uk/CHttpHandler.ashx?id=23633&p=0> (Page 233 & 234)

## COSTS

Each party will be responsible for their own costs in relation to the transaction, with the Purchaser being responsible for any VAT, LBTT or registration dues.

## OFFERS

Best offers are invited for the heritable (Freehold) interest in the site(s).

Although unconditional offers would be preferred, our clients are willing to consider offers which are conditional on detailed planning permission.

Interested parties should note their interest in writing to the sole selling agents to ensure that they are informed of any closing date that may be set. The seller is not obliged to accept the highest or, indeed, any offer.

Historic Healing Well





VIEW LOOKING EAST ACROSS SITE H54



THE SITE







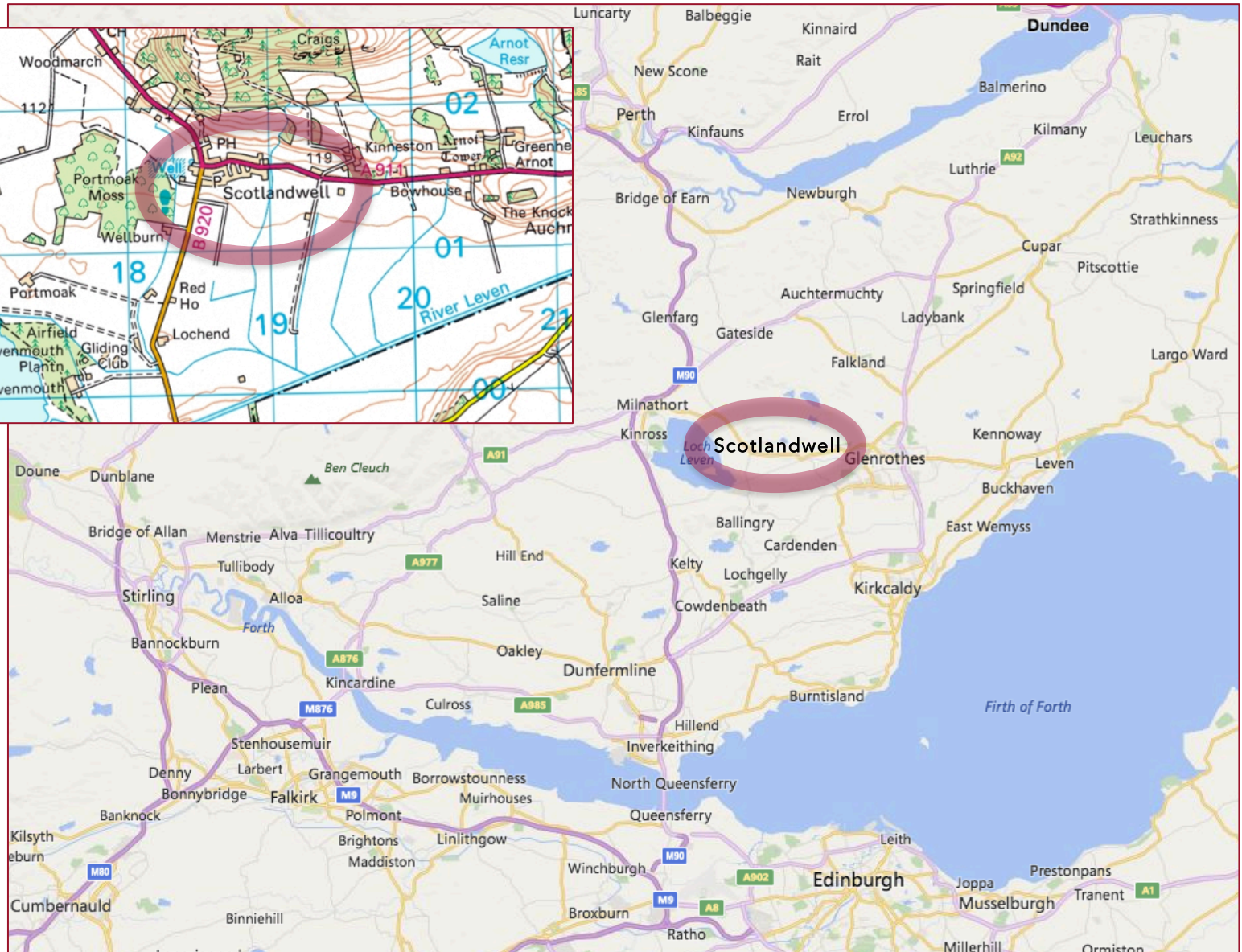
#### TRAVEL DISTANCES (miles)

Kinross	4	St Andrews	25
Perth	21	Edinburgh	29

#### VIEWING & FURTHER INFORMATION

The site can be viewed at any time, however neither the Vendors nor Smart & Co accept any liability for any damage or injury caused whilst on site. For any further information, please contact:

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