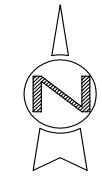
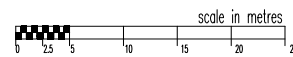


PLOTS AT GLENLOMOND

KINROSS, KY13 9HF



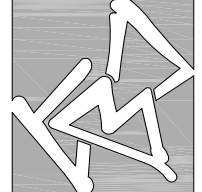
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Plot areas indicated are approximate and not to be relied on.

IMPORTANT NOTICE - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS MOST CURRENT GENERAL SPECIFICATION DOCUMENT, AS NOT ALL TECHNICAL INFORMATION CAN BE INCORPORATED INTO THIS DRAWING.

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Job
 Proposed Housing Development
 Levenshagen, Kinross

Drawing
 Site Layout - Plot Areas

Date	Scale	
Feb 2022	1:500 @ A3	
Job No	Draw No	Rev
2692	Plot Areas_001	
Cont Ref		

email : mail@kdmarchitects.com
 www.kdmarchitects.com

PLOTS AT GLENLOMOND KINROSS, KY13 9HF

Residential Development Opportunity

Key Features

- Outstanding plots located in popular hamlet
- Detailed Planning Permission
- Undertaking by the seller to service the plots
- Plots ranging from approximately 0.10 acres to 0.22 acres

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**



Location

The plots are located in the popular hamlet of Glenlomond which lies at the foot of the Lomond Hills and benefits from an elevated position with views to the west over Loch Leven. Glenlomond is situated approximately 5 miles east of Kinross and the M90 motorway. Local services are available in Scotlandwell and Milnathort together with the popular Loch Leven's Larder Farm Shop a short distance the west.

Description

The plots are located in the heart of the hamlet and occupy the site of a former care home which has been demolished and the site cleared. The plots will be accessed from the north via private road that will ultimately serve 13 residential properties in total.

It is proposed that the plots will be sold individually as serviced plots and there will be an undertaking by the seller to service the plots prior to completion of the sale of the first plot. There are 4 plots available for sale in Phase 1 with further plots released for sale in later phases.

Planning

The plots benefit from detailed planning permission for the erection of 13 detached dwellinghouses granted by Perth and Kinross Council on 21 April 2017 under ref: 16/00751/FUL. The planning permission is now live in perpetuity in light of works having commenced on site.

There may be some scope to vary the planning consent for the proposed houses, however, we expect that the external appearance of the houses will have a consistent appearance and details of the external materials to be used are included in the online data room. Purchasers should make enquiries to Perth and Kinross Council Planning Department if they are considering changes to the design of the houses. Purchasers will be required to satisfy themselves on all planning matters.

Services

The plots will benefit from mains supplies of electricity and water which will be laid to the edge of each plot. Foul drainage will be by means of a connection to a private drainage system which serves the whole of Glenlomond.

A communal private access road will be constructed to serve Phase 1 and future phases.

It should be noted that the road network in Glenlomond is private and there is an annual service and maintenance charge that covers the roads and sewerage system.

A deed of conditions setting out the residents obligations and associated charges is available on request.

Technical Information and Data Room

The planning permission and associated plans together with plans showing the location of mains and private infrastructure are available in a data room, please contact Galbraith for access.

Any further planning enquiries can be directed to Perth and Kinross Council: 01738 475 000.

Asking Price

Our client is seeking the following asking prices for the plots:

Plot 2 (0.12 acres) £100,000
Plot 3 (0.11 acres) £100,000
Plot 4 (0.10 acres) £100,000
Plot 5 (0.20 acres) £135,000

Purchasers will be asked to complete a reservation form and pay a £500 plus VAT reservation fee to secure the plot. An offer to sell will then be issued to the purchaser with missives to be concluded within 6 weeks.

A deposit of 2% of the purchase price will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.



Mineral Rights

Mineral rights are excluded from the sale.

Legal

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

Viewing and Further Information

The site is open and may be viewed provided the selling agents have been notified of any intention to view.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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