



**HOUSE PLOT AT TULLICRO, BY CAMSERNEY FARM,
DULL, ABERFELDY, PERTHSHIRE PH15 2JG**

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House plot with outstanding views available in a quiet, secluded location with planning consent for erection of a dwelling house at Tullicro, by Camserney Farm.

DESCRIPTION

Unique opportunity to purchase an outstanding new build house plot with detailed planning consent for a 219sqm, 5 bedroom, 2 public room Country house to the south of a small cluster of 3 houses called Tullicro. Two of the adjacent buildings unusually have thatched roofs. The plot is south facing and enjoys wonderful uninterrupted views over the Tay Valley to the south up the valley towards Kenmore and Glen Lyon to the West and down the valley to Aberfeldy to the East.



DETAILED PLANNING PERMISSION

Perth & Kinross planning development have granted detailed planning consent for a 5 bedroom, 2 public room house. It extends to about 0.78 acres (3110 square meters). (see annexed plan)

OFFERS OVER: £85,000



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD
Telephone: 01383 722454 Fax : 01383 621180

LOCAL FACILITIES

Aberfeldy provides a range of excellent facilities including primary and secondary schooling; shops; a golf course and a cinema. The River Tay and Loch Tay are only two fields away. Kenmore offers more facilities and another golf course. Crieff and Perth are only 26.1 and 33.4 Miles away respectively.

PROPOSED ROAD

Alec Murray the owner will install A type 1 metalled access road D-E-F on the attached plan to provide access from his bungalow to the plot. The access road A-B-C already exists. ABCDEF will be maintained on a user basis into the future.

PROPOSED SERVICES

Applications have been made to SSE and Scottish Water for nearby mains connections to serve the house. Prospective purchasers could offer subject to them servicing the plot or for the sellers to install services. The house will require a Septic Tank.

BUILDING CONTRACTORS AND COSTS

The attached page of contractors may be useful for the future lease construction.

Costs can vary from £800 to £1200 of metre depending on the funds.



GROUND FLOOR

ENTRANCE HALL (S + N) 2.2m X 4.0m

Front door with side panel and window, rear door, staircase to first floor and partly glazed doors to Kitchen.

KITCHEN (N) 5.2m x 4.7m

Kitchen with windows to North, Open plan to Sun room.

SUNROOM (S) 4.6m x 3.8m

Large French doors to South and East

LOUNGE (S) 4.9m x 4.6m

Large window to South, French doors to West, Fireplace, Velux windows and Vaulted Ceiling.

GARAGE 4.8m x 6.1m

Ideal to convert to Lounge or Kitchen.

LAUNDRY ROOM 2.9m x 3.4m max

BEDROOM 5 (N) 4.8m x 3.5m

GROSS INTERNAL SQUARE METREAGE = 219.22 M2

FIRST FLOOR

STAIRCASE/LANDING/HALLWAY (S+ N) 4.5m x 2.2m, 2.5m x 2.0m

MASTER BEDROOM (N + S) 4.6m x 5.2m

BEDROOM 2 (S+ W) 3.9m x 4.8m

EN SUITE 2.5m x 2.3m

BEDROOM 3 (W+N) 4.8m x 3.3m, 1.5m x 1.5m

STUDY/BEDROOM 4 (W) 2.7m x 3.2m



Project		PROPOSED HOUSE AT TULLICRO ABERFELDY PERTHSHIRE	
Drawing	Scale	Date	DECEMBER 2018
RENDERED PERSPECTIVES: VIEW FROM SOUTHEAST	970/P/31	Rev.	
FEARN MACPHERSON CHARTERED ARCHITECTS		Unit 4 Dundas Road ABERFELDY PERTHSHIRE PH15 2AQ Tel: 0187 220111 Fax: 0187 820115	



Project PROPOSED HOUSE AT TULLICRO ABERFELDY PERTHSHIRE	
Drawing RENDERED PERSPECTIVES: VIEW FROM SOUTHWEST	Date DECEMBER 2015
	Scale .
Drg No. 970/P/32	Rev.
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Project
PROPOSED HOUSE AT TULLICRO
ABERFELDY
PERTHSHIRE

Drawing
RENDERED PERSPECTIVES:
VIEW FROM NORTHEAST

Date DECEMBER 2015

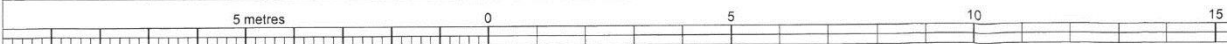
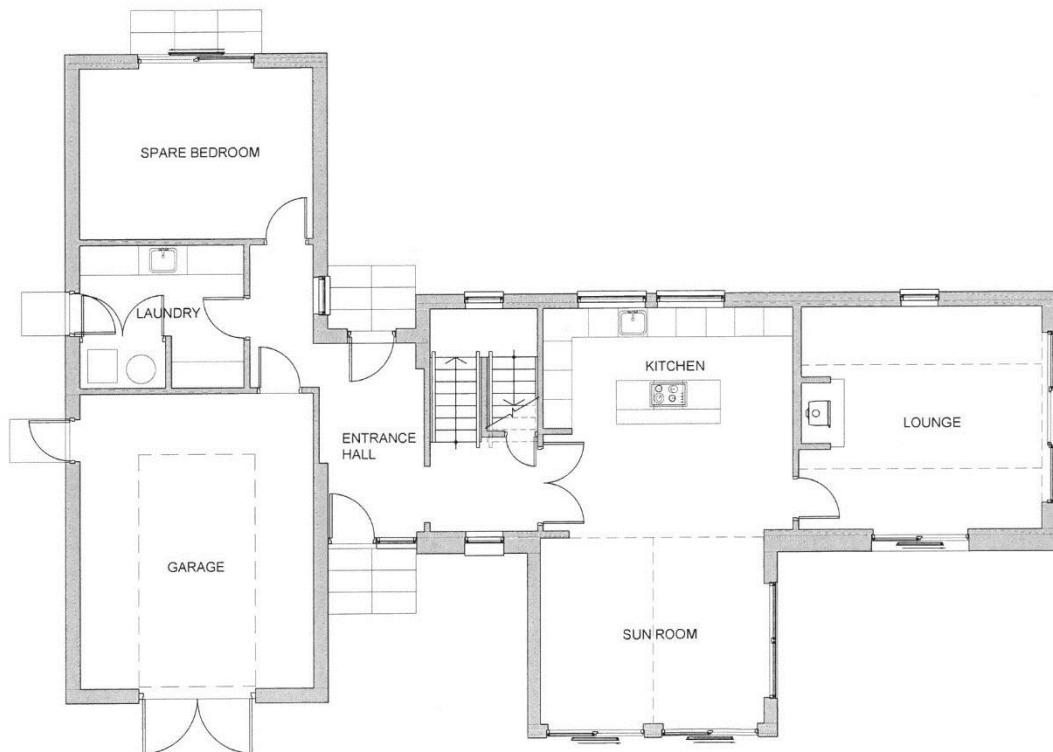
Scale -

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970/P/33

Rev.

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GROUND FLOOR PLANS
SCALE 1:100

Project
PROPOSED HOUSE AT TULLICRO
ABERFELDY
PERTHSHIRE

Drawing
GROUND FLOOR PLAN

Date DECEMBER 2015

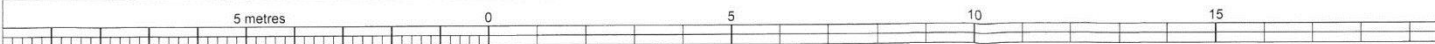
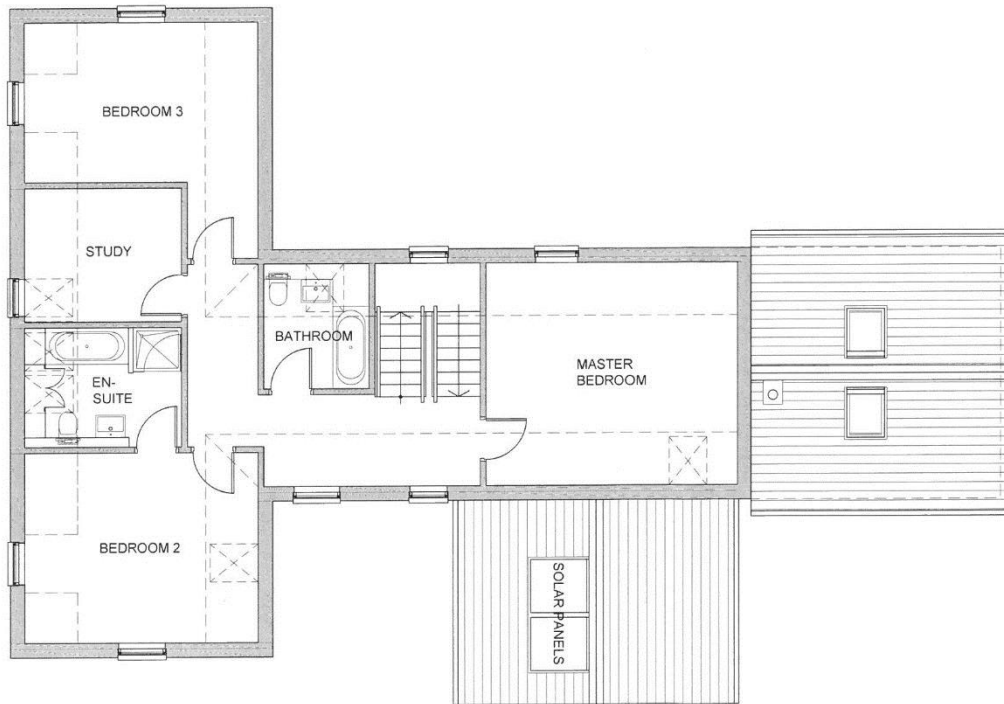
Scale 1:100 @ A3

Drg No. Rev.

970/P/11

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FIRST FLOOR PLANS
SCALE 1:100

Project
PROPOSED HOUSE AT TULLICRO
ABERFELDY
PERTSHIRE

Drawing
FIRST FLOOR PLAN

Date DECEMBER 2015

Scale 1:100 @ A3

Drg No. Rev.

970/P/12

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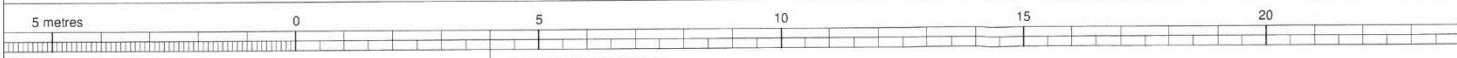
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Fax : (01887) 829453



SOUTH ELEVATION



EAST ELEVATION



ELEVATIONS
SCALE 1:100

EXTERNAL FINISHES

ROOFS: SLATED WITH ZINC RIDGES AND VALLEYS
 WALLS: NATURAL STONE
 HORIZONTAL TIMBER CLADDING
 VERTICAL TIMBER CLADDING
 RAINSCREEN PANELLING (GREY) (TRESPA METEON PANELS OR SIMILAR)
 DOORS & WINDOWS: ALUCLAD HIGH PERFORMANCE
 VELUX ROOF WINDOWS

Project
PROPOSED HOUSE AT TULLICRO
ABERFELDY
PERTHSHIRE

Drawing
ELEVATIONS

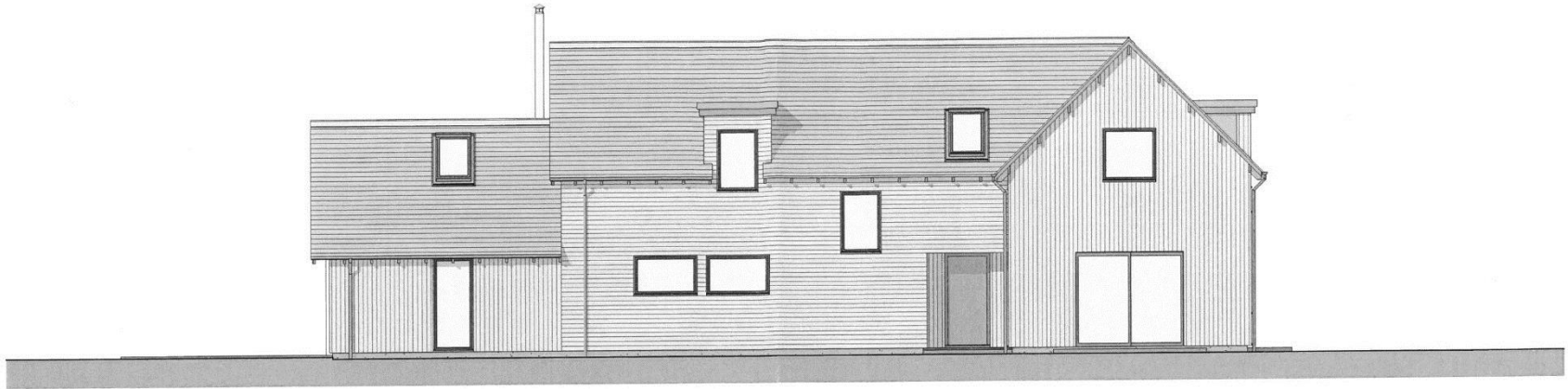
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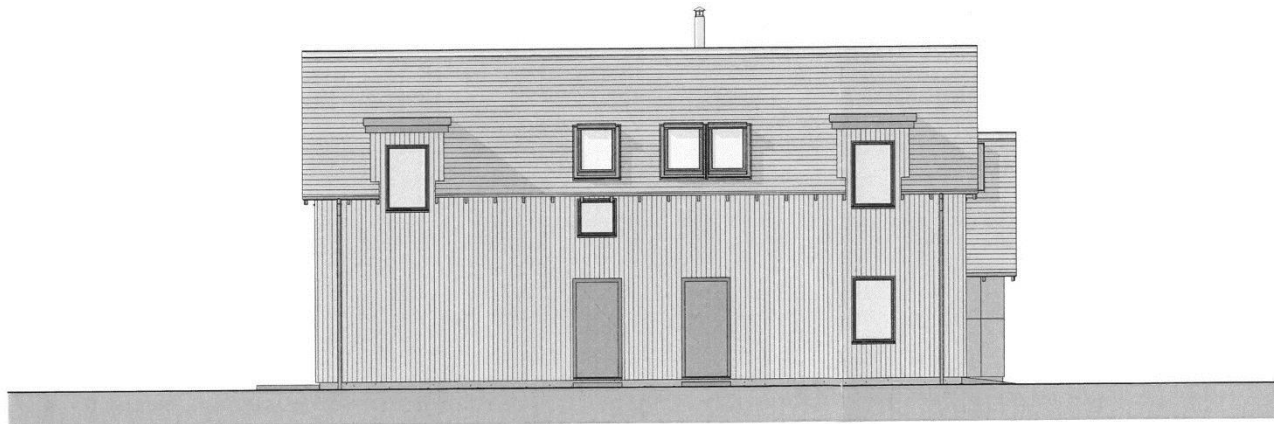
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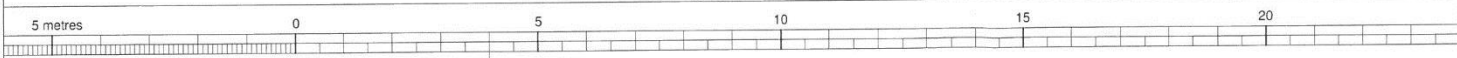
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NORTH ELEVATION



WEST ELEVATION



ELEVATIONS
SCALE 1:100

EXTERNAL FINISHES

ROOFS: SLATED WITH ZINC RIDGES AND VALLEYS
 WALLS: NATURAL STONE
 HORIZONTAL TIMBER CLADDING
 VERTICAL TIMBER CLADDING
 RAINSCREEN PANELLING (GREY) (TRESPA METEON PANELS OR SIMILAR)
 DOORS & WINDOWS: ALUCLAD HIGH PERFORMANCE
 VELUX ROOF WINDOWS

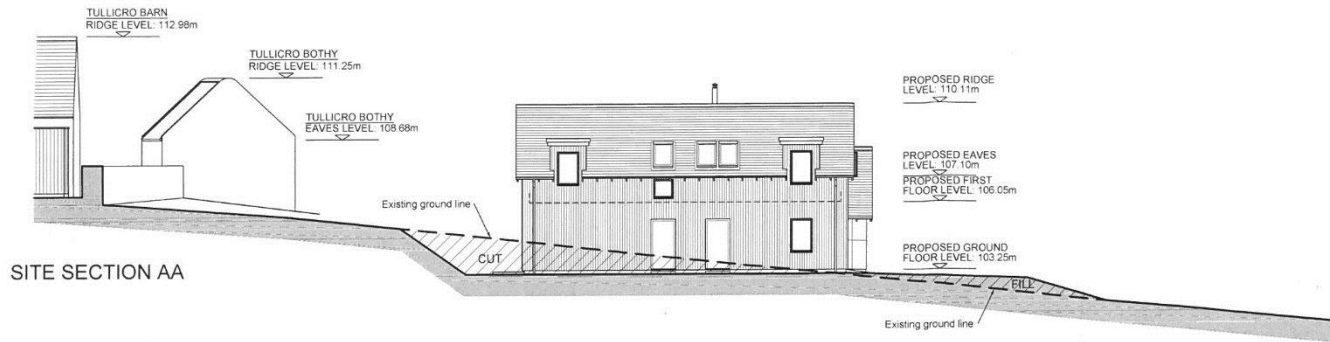
Project
PROPOSED HOUSE AT TULLICRO
 ABERFELDY
 PERTSHIRE

Drawing
ELEVATIONS

Date DECEMBER 2015
 Scale 1:100 @ A3
 Drg No. 970/P/22 Rev.

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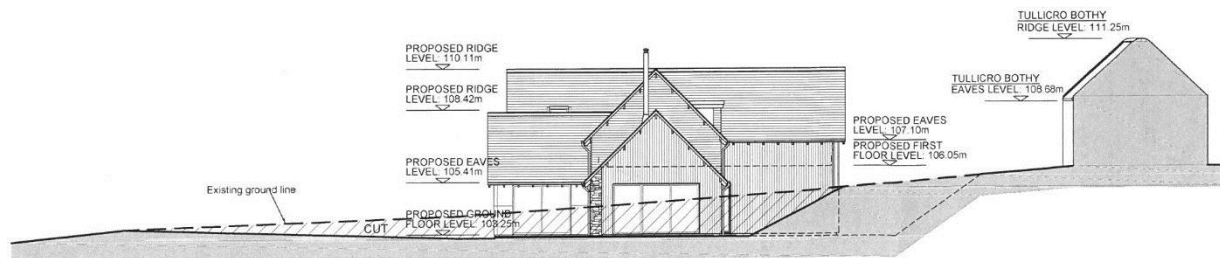
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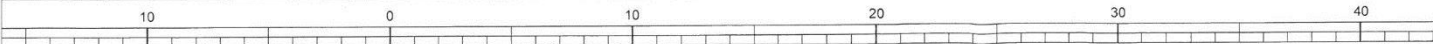
SITE SECTION AA



SITE SECTION BB



SITE SECTION CC



SITE SECTIONS Scale: 1.200

Project
**PROPOSED HOUSE AT TULLICRO
 ABERFELDY
 PERTHSHIRE**

Drawing
SITE SECTIONS

Date JANUARY 2015

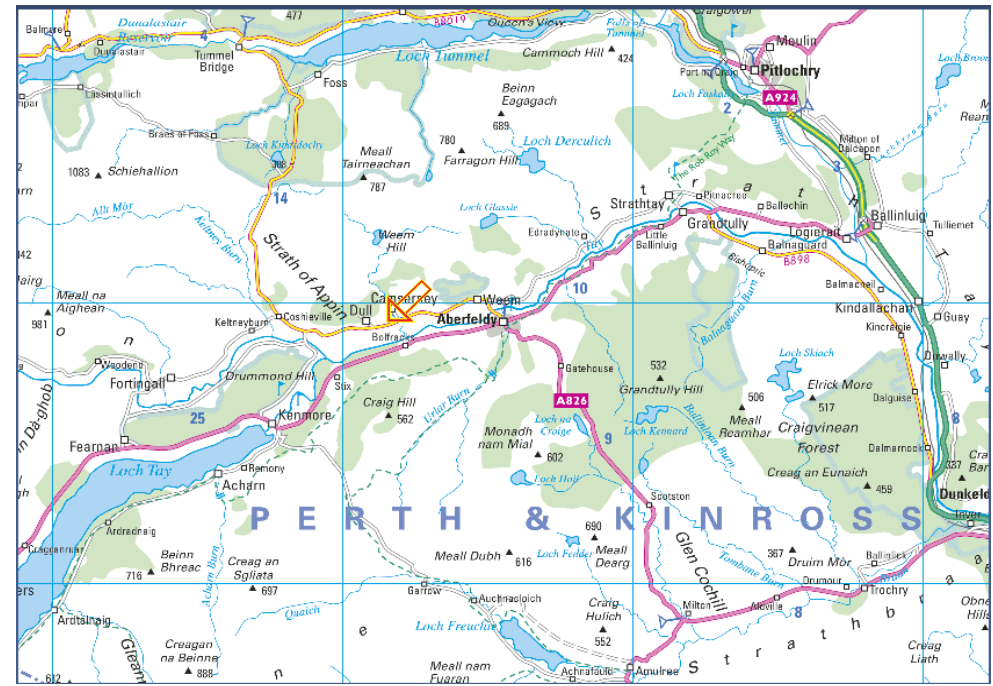
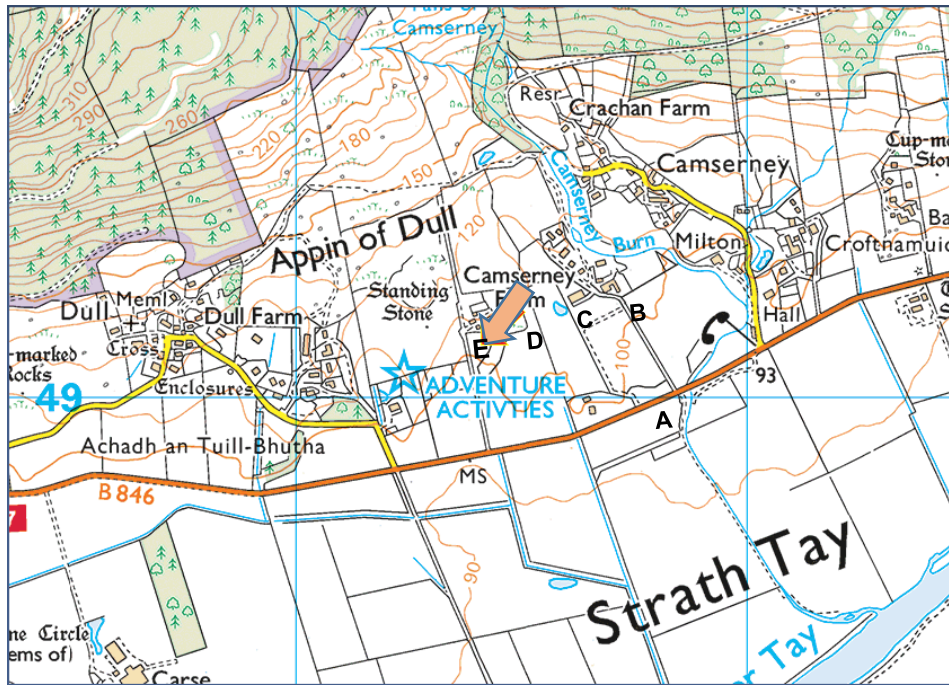
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970/P/04

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DIRECTIONS

From Perth proceed up the A9 to Ballinluig And turn left along the A827 signposted Aberfeldy. Proceed through Aberfeldy and turn right just after the town centre towards Weem, Dull and Glen Lyon (B846). Go over the River Tay Bridge. The B846 swings to the left. Continue For 1.8 Miles and turn right just after the sign to Camserney. The road takes you up to Camserney Farm. (A-B on plan above) If you reach the sign for Highland Safaris and Dull you have gone too far.

Go into the first bungalow on the right hand side and Mr Alec Murray, the plot owner will take you and show you the plot. He intends to build a road B-C-D-E on the plan above. The plot is located just to the south of the Tullicro hamlet and The Steading B+B. Hardwood trees have been planted to the south of the House plot.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

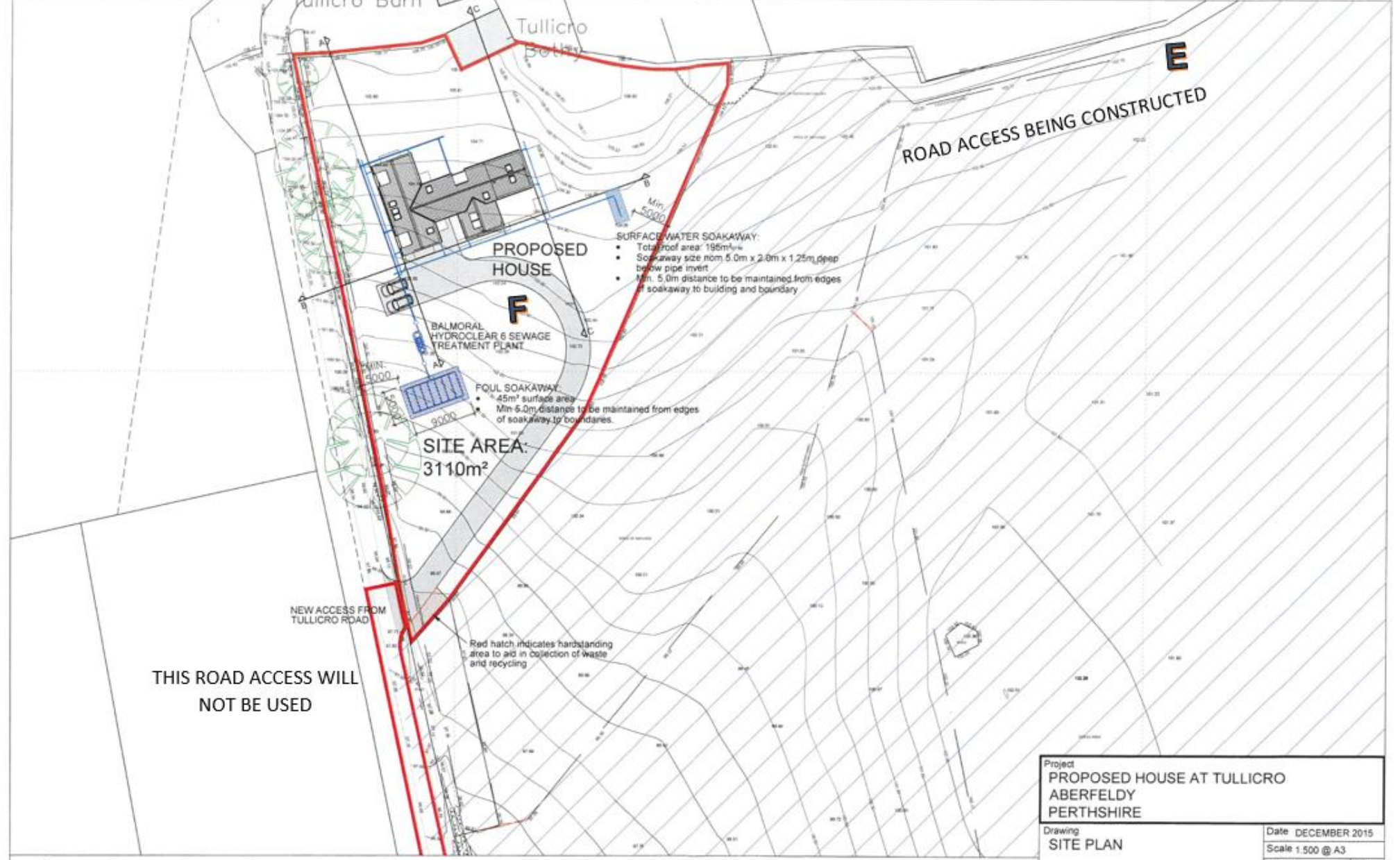
PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents. For sale as individual steadings for the purchaser to service or individual house units which would be serviced by the owners. There is great flexibility. The sales could be subject to the purchasers securing planning consent or the sellers could secure planning consent.





- SURFACE WATER SOAKAWAY:**
- Total roof area: 195m²
 - Soakaway size nom 5.0m x 2.0m x 1.25m deep below pipe invert
 - Min. 5.0m distance to be maintained from edges of soakaway to building and boundary

- FOUL SOAKAWAY:**
- 45m² surface area
 - Min 5.0m distance to be maintained from edges of soakaway to boundaries.

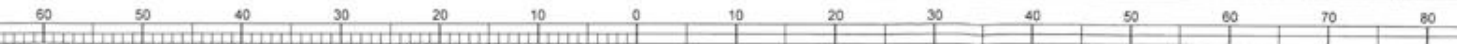
**SITE AREA:
3110m²**

THIS ROAD ACCESS WILL NOT BE USED

ROAD ACCESS BEING CONSTRUCTED

NEW ACCESS FROM TULLICRO ROAD

Red hatch indicates hardstanding area to aid in collection of waste and recycling



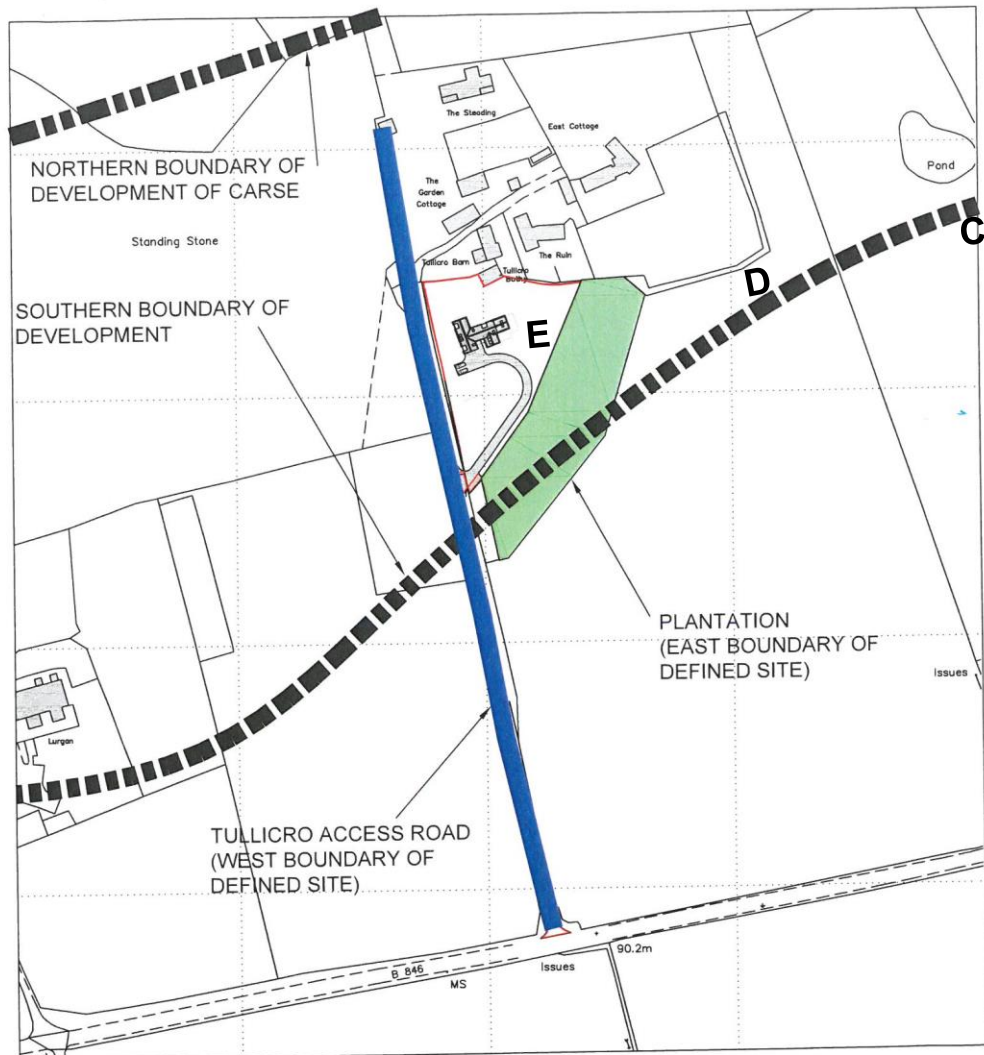
SITE PLAN **Scale: 1.500**

REVISIONS:
A. 13.01.2016 Access road outlined in red to match location plan.

Project PROPOSED HOUSE AT TULLICRO ABERFELDY PERTHSHIRE		Date DECEMBER 2015	
Drawing SITE PLAN		Scale 1:500 @ A3	
Drg No 970/P/03	Rev A		

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LOCATION PLAN Scale: 1.2000



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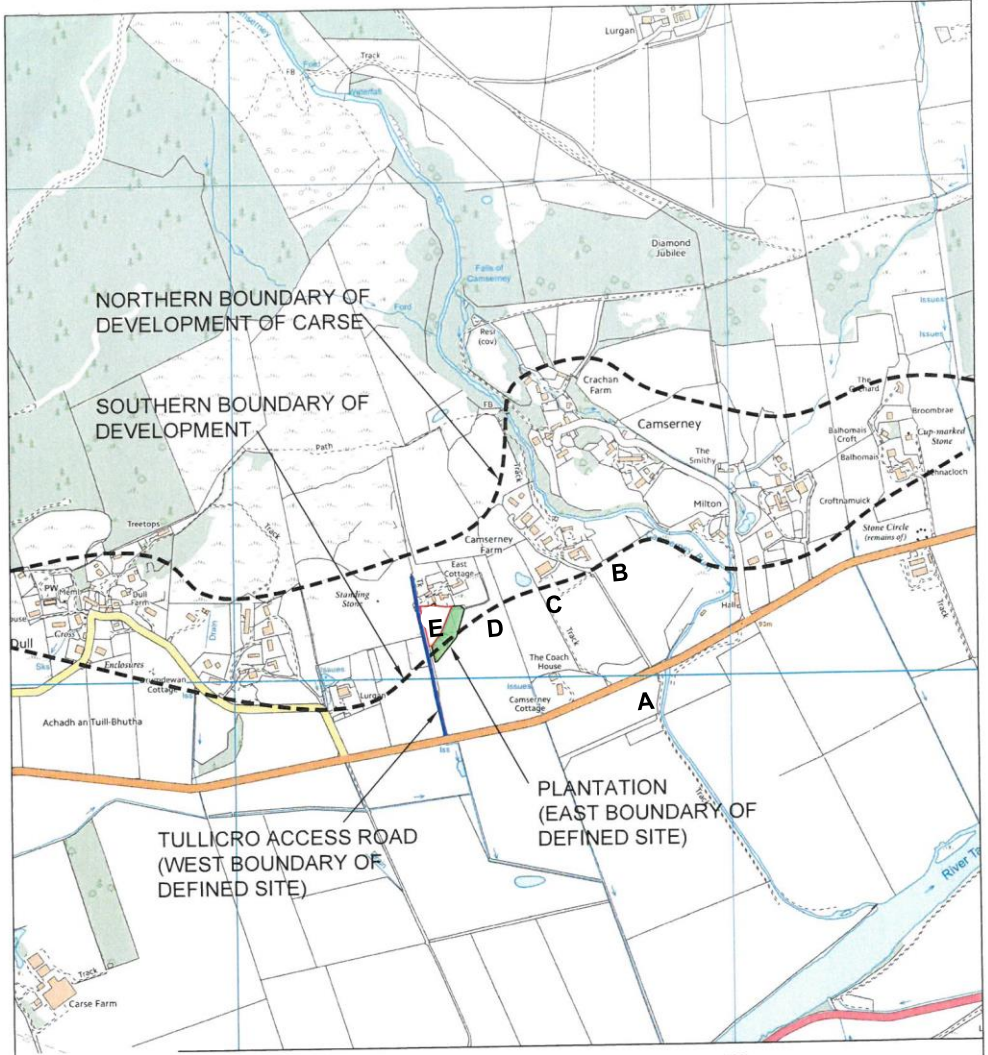
Drawing
BLOCK PLAN

Date JANUARY 2016
 Scale 1.2000 @ A4

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970/P/06	

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LOCATION PLAN Scale: 1.10000



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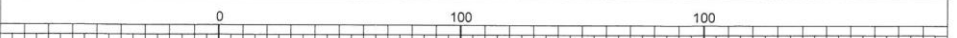
Drawing
BLOCK PLAN

Date JANUARY 2016
 Scale 1.10000 @ A4

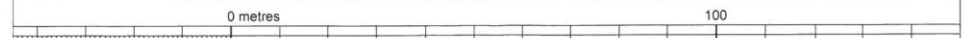
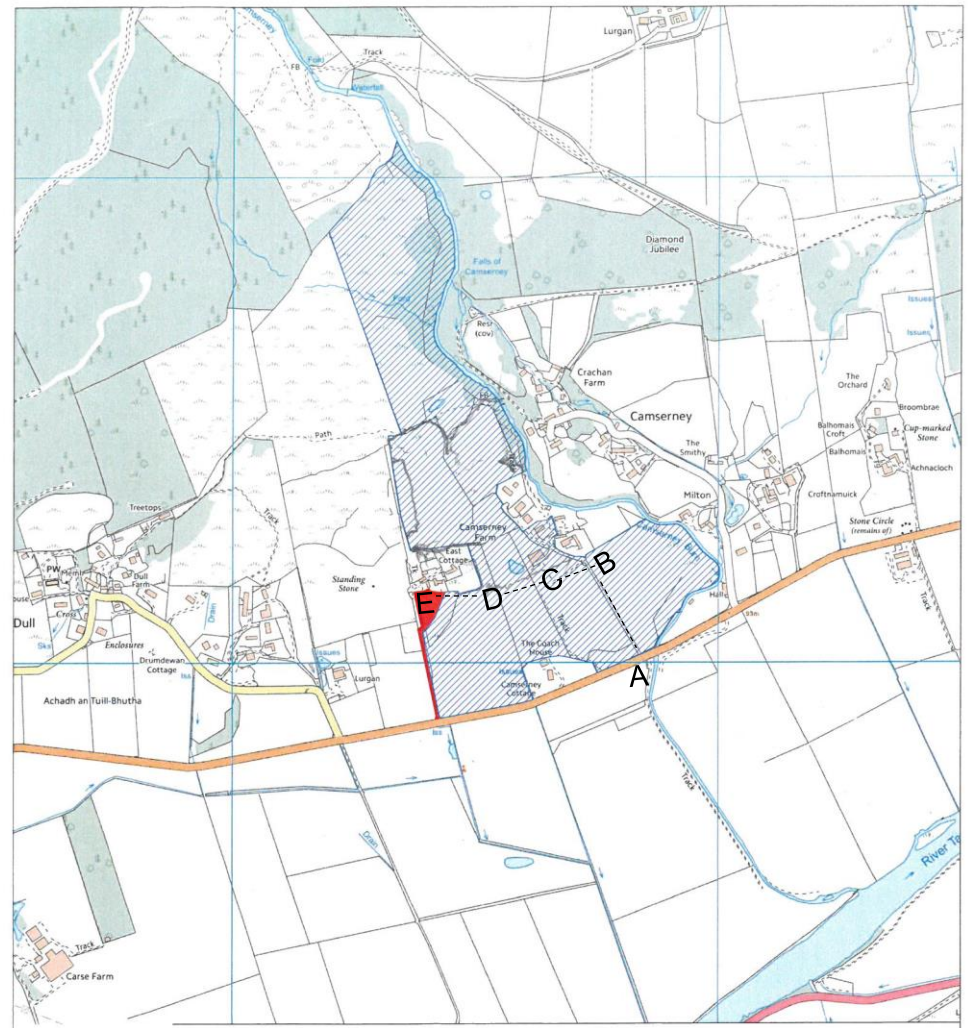
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LOCATION PLAN Scale: 1.2000		Project PROPOSED HOUSE AT TULLICRO ABERFELDY PERTHSHIRE	
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		Date DECEMBER 2015 Scale 1.2000 @ A4 Drg No. Rev. 970/P/02	
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LOCATION PLAN Scale: 1.10000		Project PROPOSED HOUSE AT TULLICRO ABERFELDY PERTHSHIRE	
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HOUSE BUILDERS

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tel : 01383 882382
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Master Houses Ltd
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Gradual Peak Ltd
Cupar Road
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01334 828800/07967 595414

Oakhill Homes Ltd
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Jim Connelly 07778 529545
James Clinton 07973 415240
Office: Ann Weldon 01236 725077

TIMBER FRAME MANUFACTURERS

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01764 670424
www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
Units 3:1 & 3:8
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