

# 5 acres at Craignorth Pendicle, Balthayock, Perth, PH2 7LQ



# 5 acres of land at Craignorth Pendicle, Balthayock, Perth, PH2 7LQ

## Suitable for siting an eco-friendly house for sustainable living

Glendoick 2.5m, Kinfauns 2m, Scone 4.4m , Perth 5.4m, Dundee 20m

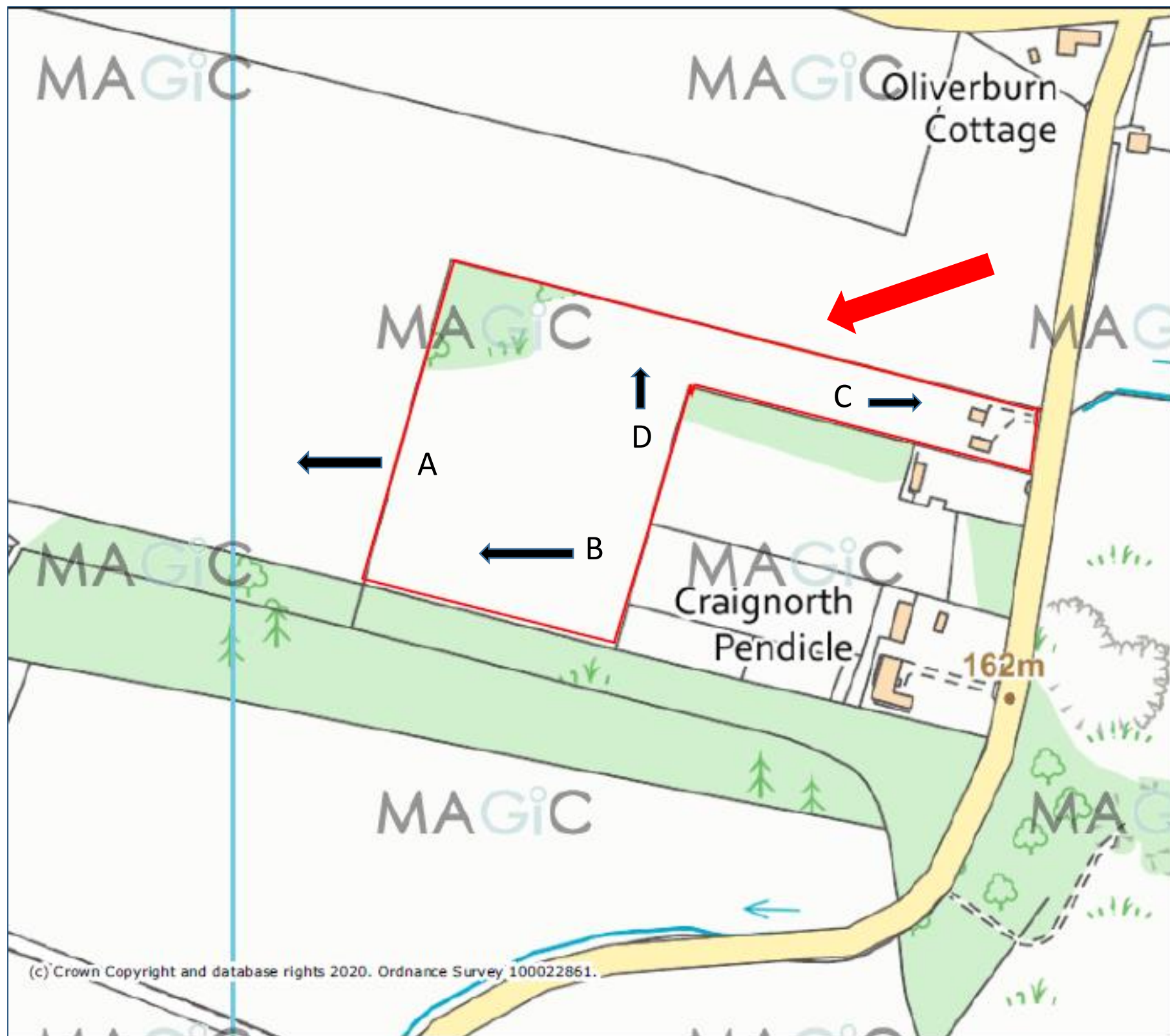
5.0 acres (2.02 hectares) of good productive grazing land. Ideally suited to equestrian use or possibly a kennels, a cluster of log houses (where one could be lived in full time and the others rented) or glamping, all subject to planning. The land includes a small woodland copse and also shelter from the hedgerows along the boundaries.

**As there is a small ruin on the land there may be an opportunity to build an eco- friendly house for sustainable living on the land if a business is created that involves the land.** Perth & Kinross Council's *Housing in the Countryside Supplementary Guidance* supports pilot projects creating eco-friendly houses where a rural setting is required and the project is linked to the management of land or use of land for sustainable living (see P&K guidance March 2020 attached).



Views eastward from A (on plan page 3)

**Offers Over: £30,000**



The larger rectangle ABD shown opposite is a lovely secluded area well away from the quiet unclassified road and other houses. The land would suit the siting of a mobile home or eco home (subject to planning permission). There is potential to live and work here, eg, by growing vegetables, fruit or herbs, and to enjoy a sustainable lifestyle. The conifers to the south are not on the land for sale but offer good shelter. There is no water on the land. It's thought there is an electricity transformer across the road.

The property lies just over 5 miles east of Perth.

For a relatively small city, Perth packs a lot in. It boasts a wide array of diverse restaurants, bars and cafes. For shopping it has a blend of High Street names as well as a thriving independent retail community. As with many cities, Perth has a few retail parks, most notably, the St. Catherine's Retail Park. It also has some excellent leisure centres including The Bells Sports Centre and The Dewars Ice Rink, which is close to Perth's Leisure Pool.

Perth is an easy city to enjoy and explore on foot or bike. It's also well served by rail and bus. If you're travelling by car, there are numerous public car parks throughout the city.



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Looking south to the tree belt to the south from B



Looking east from C



Looking north from D



Views to the south east



Views to the north east



Copse at north west corner



Views to the south east just after reseed



# Extract from Perth & Kinross Council's Housing in the Countryside Supplementary Guidance (March 2020)

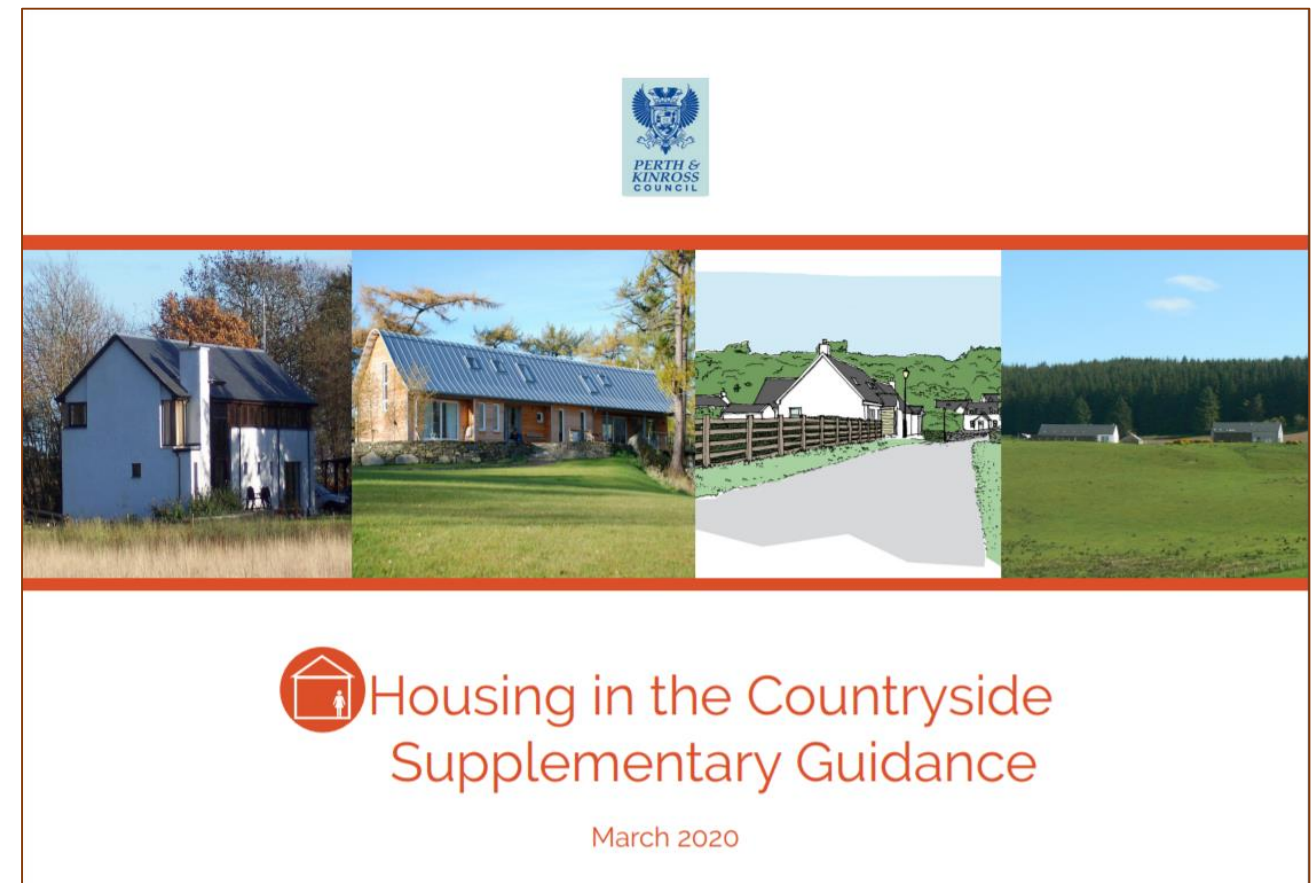
## 3.5 Houses for Sustainable Living:

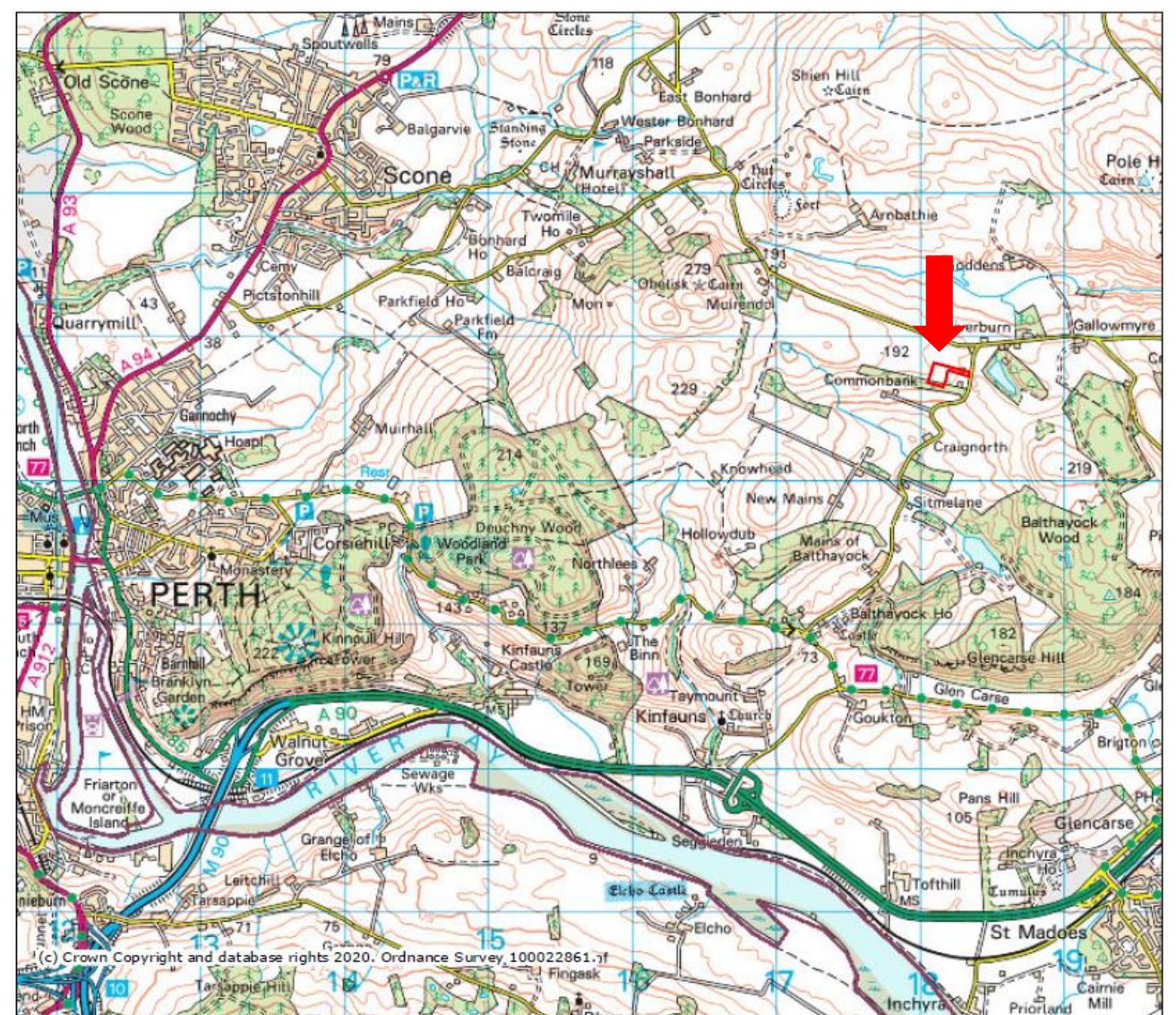
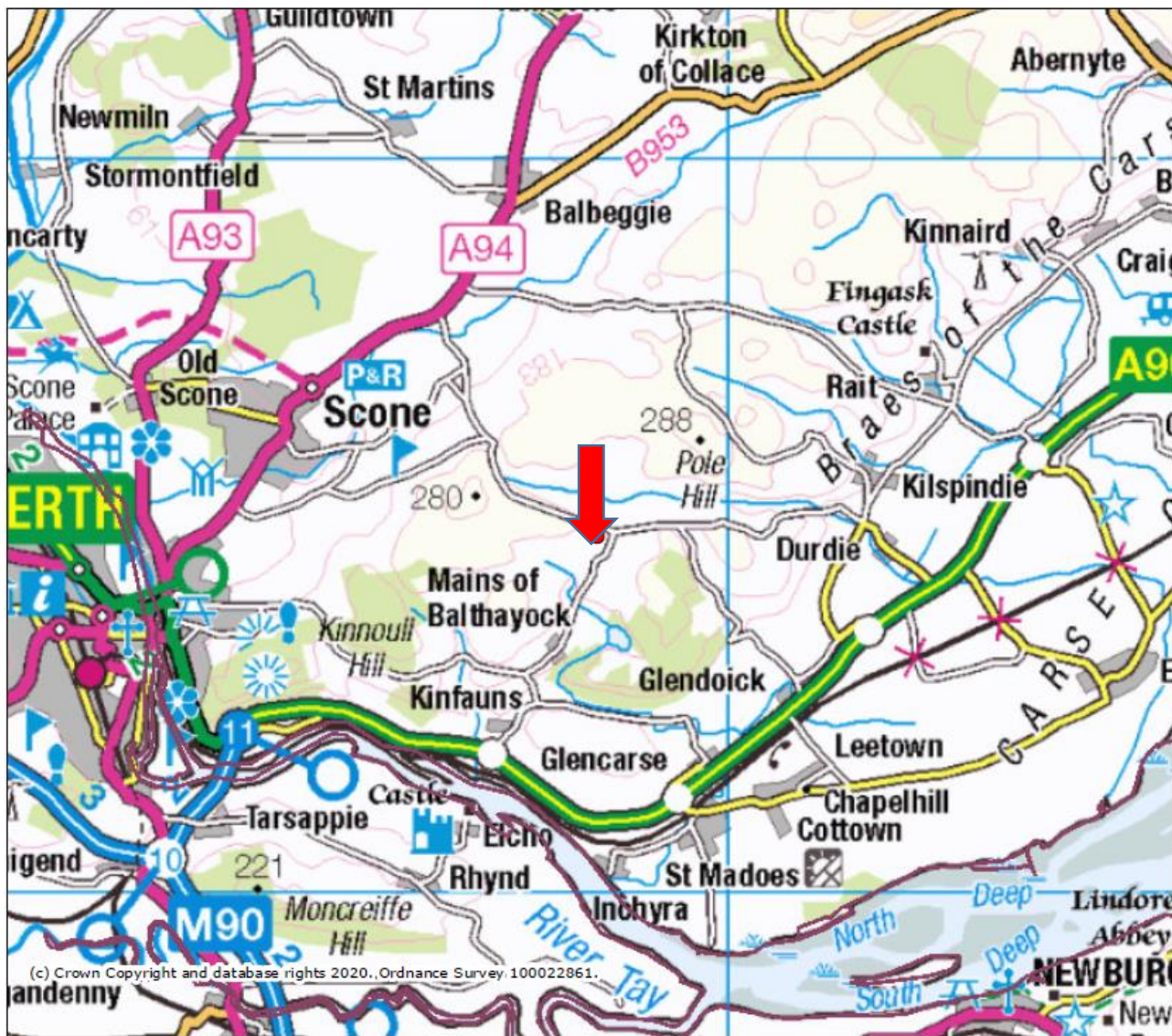
Proposals for a new house under this category are about more than the building itself. Sustainable living is a lifestyle approach where a person or household seek to reduce their carbon footprint by changing the ways in which they use energy and natural resources.

To be acceptable under this category it must firstly be demonstrated that a new house in a rural setting is essential as an integral part of an overall scheme for the management or use of land which will allow its occupants to be largely self-sufficient. Whilst there are some everyday goods which cannot be produced locally, proposals must include the cultivation of land to produce crops and rear livestock at a scale so as to ensure that the household will not be dependent on car travel elsewhere in order to meet the majority of their basic food shopping needs.

Proposals under this category will be for one-off, bespoke single houses which are at the forefront of sustainability. They will be low impact in terms of their scale, construction materials and methods, and sources of energy and heating. The use of renewable technologies such as solar panels, ground and air source heat pumps, and passive heating are now common place. To be acceptable under this category therefore, it must be demonstrated that the proposals go beyond those technologies which are widely available, and instead include new or innovative elements which are over and above what is already expected in modern building projects.

Detailed plans and full information are essential to making an informed assessment as to whether the proposal can be classed as a house for sustainable living. As such, applications in principle will not normally be acceptable under this category.





## Directions

**From Perth :** Exit the A90 dual carriageway at the Kinfauns turn-off. Don't turn off the road at Kinfauns but take next turning left (to Balthayock) and first right (to Balthayock). Continue through Balthayock and the entrance to the land is just past a mobile home. If you reach a T junction you have gone about 225m too far.

**From Dundee:** Exit the A90 at Glendoig. Crossover the A90, go past the garden centre and turn right then first right again up the Hill past Pitlowie House. Turn left when you reach the Scone to Kilspindie Road. After 880 metres turn left toward Balthayock. The land is on the right after 225 metres.



## Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

## 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 measures 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 misstatement 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.



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## **FINANCIAL ADVISORS**

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop/sell it.

## **TIMBER FRAME MANUFACTURERS**

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