



DALREOCH FARM, DUNNING, PERTSHIRE, PH2 0QJ

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A9 0.2m, Dunning 2m, Perth 9m, Crieff 12m, Dollar 19m, Kinross 23m, Stirling 24m, Dunfermline, 28m, Dundee 31m, Edinburgh 49m

An excellent opportunity has arisen to purchase a farm steading with fantastic development potential. Perth & Kinross Planning Department look favourably on seeing the site developed. To accommodate approximately 40 units (see plans attached) Our recommendation would be to apply for planning for fewer units than this and make them detached. Mains water and mains electricity are available on site. Drainage would likely be to a sewerage treatment plant.

East of Public Road (Main Site)
West of Public Road

Offers Over £500,000
Offers Over £150,000



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



SITUATION

The site is situated 2 miles north of the picturesque village of Dunning, adjacent to the B9141. There are open fields to the east, south and west of the site. The A9 lies 0.2 of a mile away to the north. Dunning boasts a range of local amenities including a primary school, post office, doctors surgery, convenience store, restaurants, pubs, bowling green and a golf course. Good high schooling is provided nearby at Auchterarder. Strathallan, Kilgraston girls school and Morrisons Academy are also within easy reach (7, 11 and 12 miles respectively). The City of Perth close by benefits from high street shops, restaurants, evening entertainment and a variety of leisure facilities. There are other golf courses at Auchterarder, Gleneagles, Perth & Crieff. There is fishing on the river Earn which is a short walk away.

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.

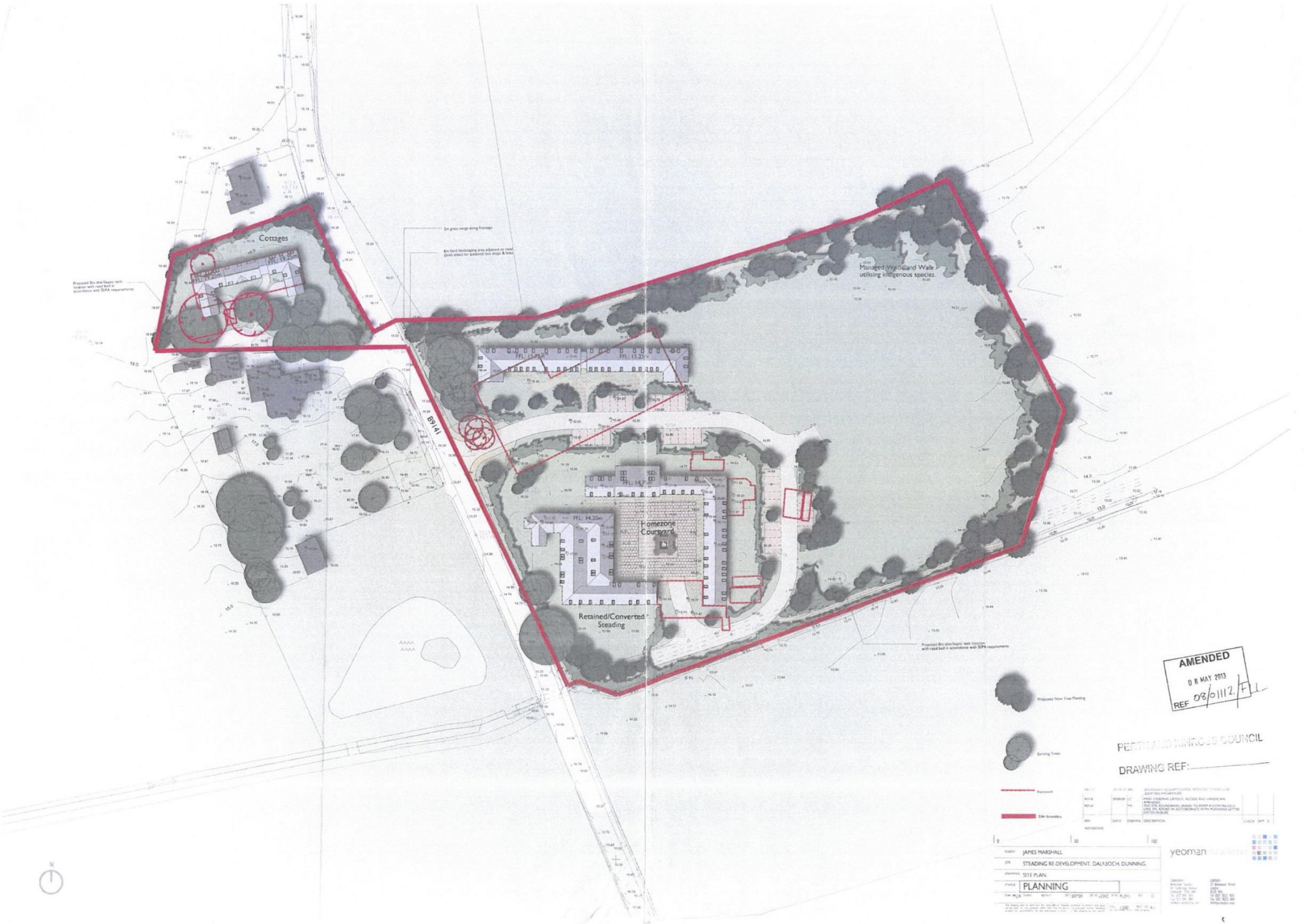
CLOSING DATE AND OFFERS

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. Offers subject to planning consent will be considered but joint liaison with West Lothian Planners would follow to discuss what consent the planners would likely give. A 9 month deadline date would have to be agreed to before a sale is concluded, subject to planning.

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.





AMENDED
 08 MAY 2013
 REF 08/0112/FL

PERTH AND KINROSS COUNCIL
 DRAWING REF: _____

- Proposed New Tree Planting
- Existing Trees

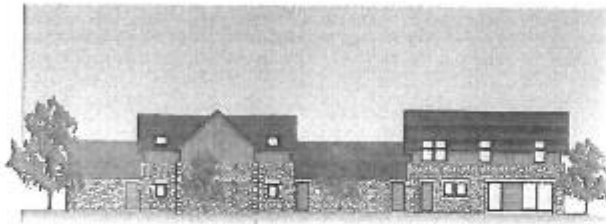
REVISION	DATE	DESCRIPTION	BY	CHECKED

CLIENT: JAMES MARSHALL
 SITE: STEADING RE DEVELOPMENT, DALKEITH, DUNNING.
 DRAWING: SITE PLAN
 SCALE: PLANNING
 DATE: 08/05/13

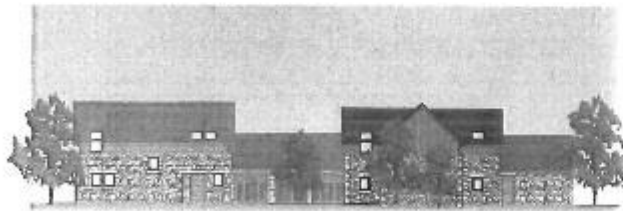
PREPARED BY: JAMES MARSHALL
 CHECKED BY: JAMES MARSHALL
 DATE: 08/05/13

APPROVED BY: JAMES MARSHALL
 DATE: 08/05/13

yeoman



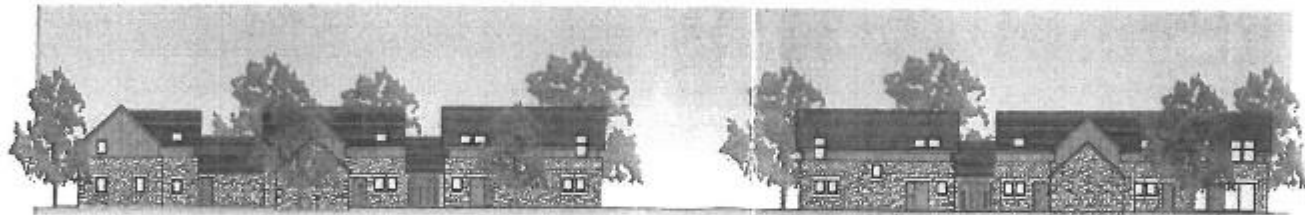
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

AMENDED
11-17-2008
REF: 08/21/07/ESH

DATE	DESCRIPTION	BY	APP'D
11-17-2008	AMENDED	ESH	
08-21-2007	PLANNING	ESH	

DATE	DESCRIPTION	BY	APP'D
11-17-2008	AMENDED	ESH	
08-21-2007	PLANNING	ESH	

yeomanncalister

1x 1x 1x
JAMES MARSHALL
STEARNS & DEVELOPMENT, DANFORTH DRIVE
11701 STEARNS - ELEVATIONS
PLANNING
11-17-2008
08-21-2007



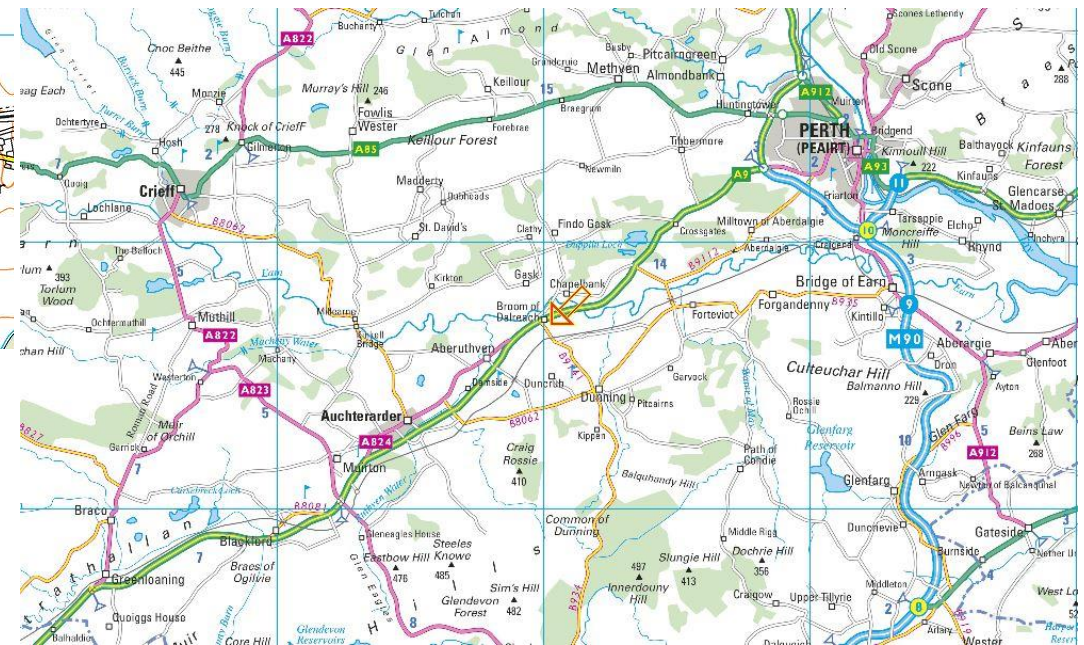
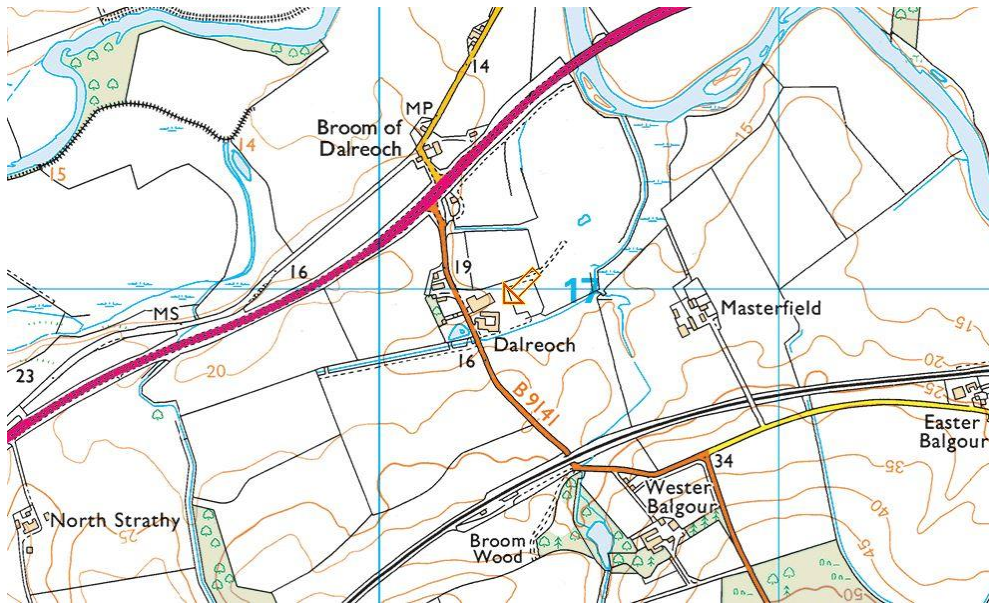
Abade Self
Catering Holidays

Marshall's Garden
Machinery

R0141

B9141

B9141



DIRECTIONS

From Perth proceed down the A9 Glasgow Road from Broxden roundabout to the west of Perth for about 7 miles and take the B9141 towards Dunning shortly after crossing the River Earn. Approximately 0.1 miles after turning off the A9 you will see the steading spread across the left and right hand sides of the road.

From Edinburgh head up the M90 towards Perth. Stay on the M90 and merge with the A9 and head south approximately 7 miles before taking the B9141 towards Dunning. Continue as above.

From the Southwest head north up the A9 towards Perth. Approximately 4 miles past Auchterarder and 1.5 miles past Aberuthven take the B9141 towards Dunning and follow the instructions as above.