

**0.4 Acres of Potential Housing Development Land AT FLAWCRAIG PHEASANT  
FARM BY RAIT, PERTSHIRE PH2 7RY**





# 3.15 + 0.4 Acres for Sale at Flawcraig Pheasant Farm, Rait, Perthshire

A90 Inchmichael Junction 1 mile, Glencarse 2 m, Rait 3m ,Kinnaird 5 m, Perth 7 m, Dundee 11 m  
Stirling 45 miles, Edinburgh 52 miles, Glasgow 70 miles

3.15 acres arable land with potential to secure planning permission for 4 house plots if one is for a manager's house and the others are let out on a holiday let basis. There are other similar developments including one to the Southeast of Rait. There will be no clawback on any future development on this land. At lot 1.

Additionally, lot 2 & 3 are both 0.2 acres of land perfect for housing development subject to the purchaser securing planning consent, but **it is within a cluster hence planning consent will likely be given.**

The site benefits from a south facing, sheltered and quiet location, adjacent to a quiet public road close to the villages of Kinnaird ,Inchture and Rait.

Whilst having a lovely rural setting the site is still very much within easy commuting distance of Perth and Dundee.

With an elevated position allowing views over the Carse of Gowrie and over to the Lomond Hills in Fife.



**Offers over £70,000 for lot 2**

**Offers over £70,000 for lot 3**



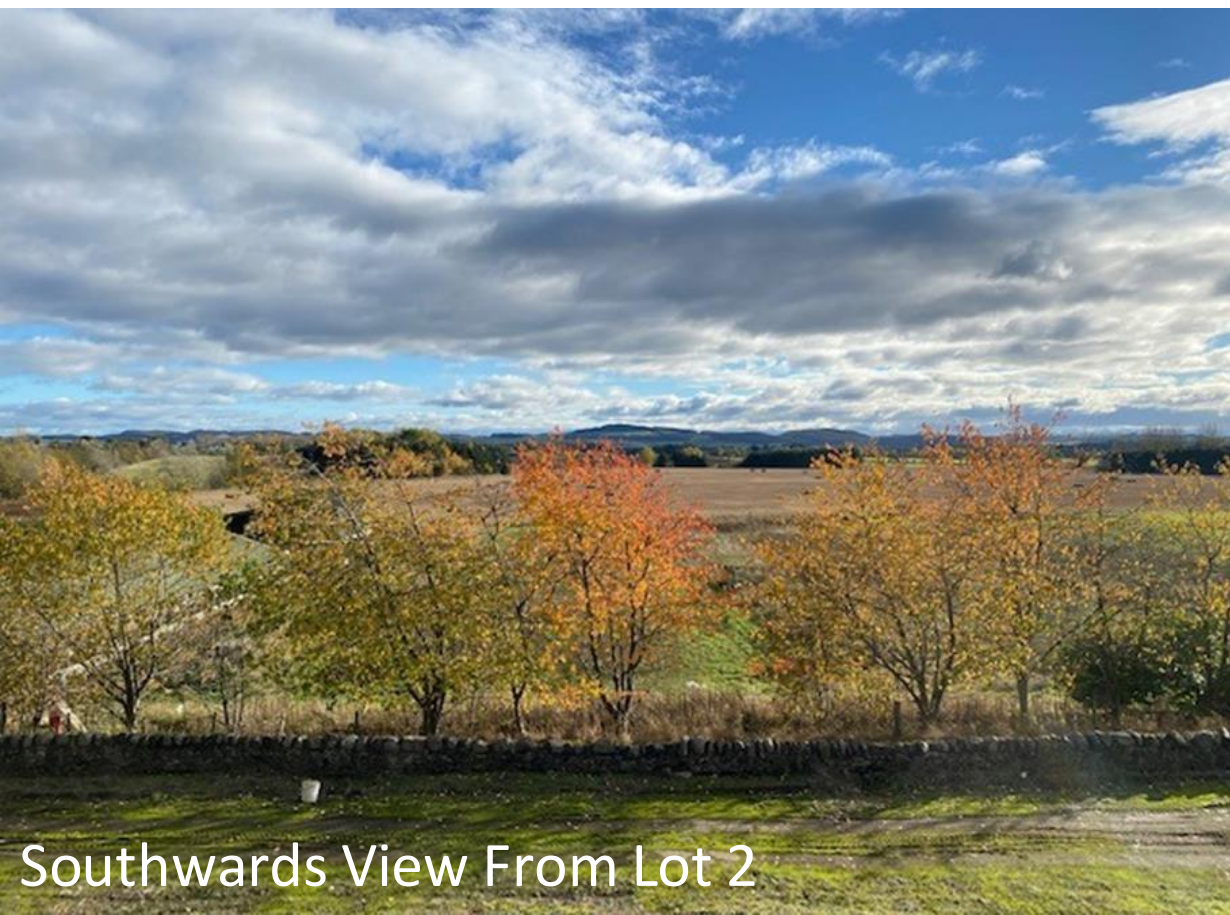
McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD

Telephone: 01383 722454 Email: [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)





Sightlines west of lot 1 entrance



Southwards View From Lot 2



Sightlines east of lot 1 entrance



# Example of a Log House and Scotframe Kit House which may secure planning consent within the open countryside setting

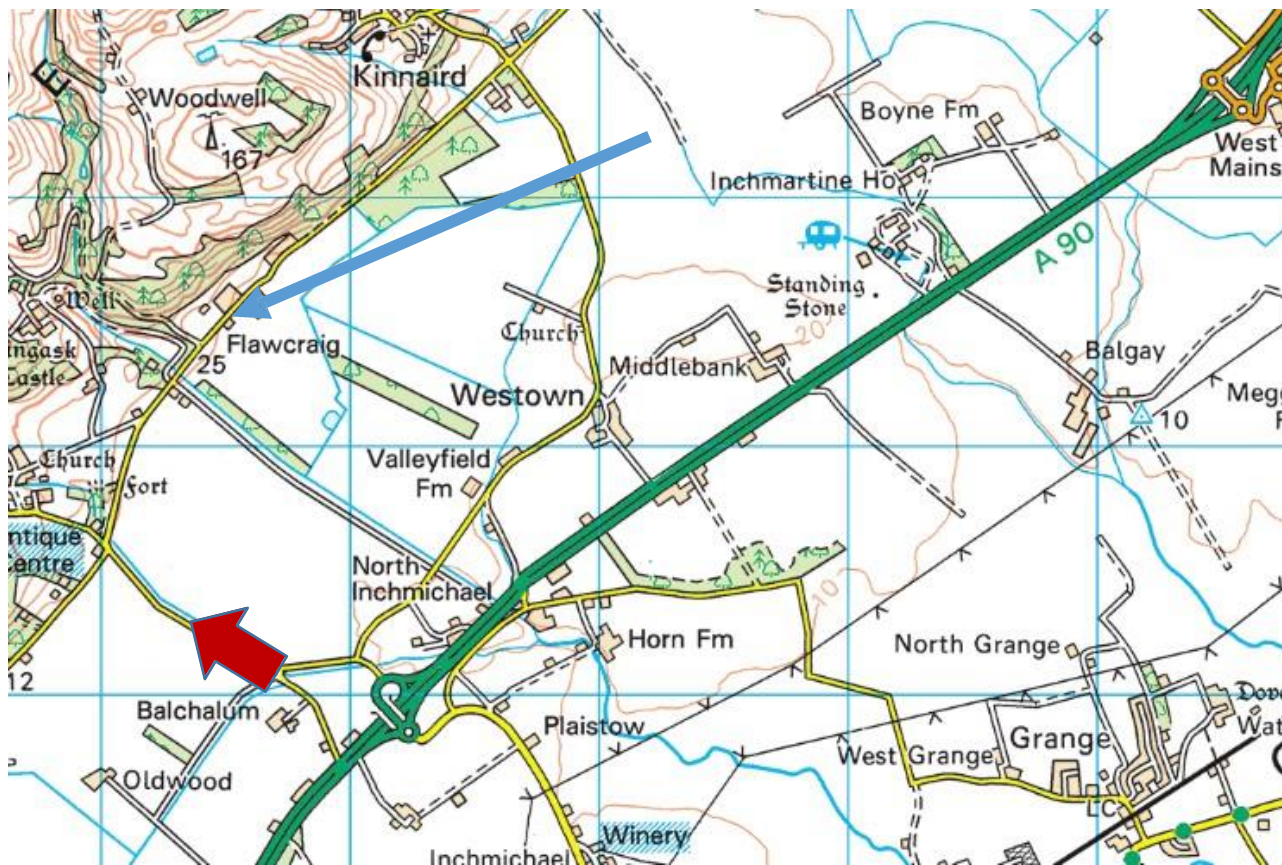
The photos excluding the top right are photographs of 2 different Latvian log house which have been imported and built. They were made in Latvia and shipped to Britain on lorries and reassembled in a week. The big Log house had to be a B&B with the smaller one being let out on an Air B&B basis.

For the Scotframe house shown in the top right. 4 of them were built at Charleton Golf Course, Collinsburgh, Fife for a rental business. One would be able to be occupied by the manager.

The land for sale is zoned in the local plan as open countryside but would likely secure planning consent for a manager's house which could be occupied on a full-time basis but normally you would need to apply for three other log houses as well or maybe two log houses and some pods. It has to be a business and the planners would normally put a condition on the auxiliary houses can't be occupied by one family for more than 4 months in the year.







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## Directions:

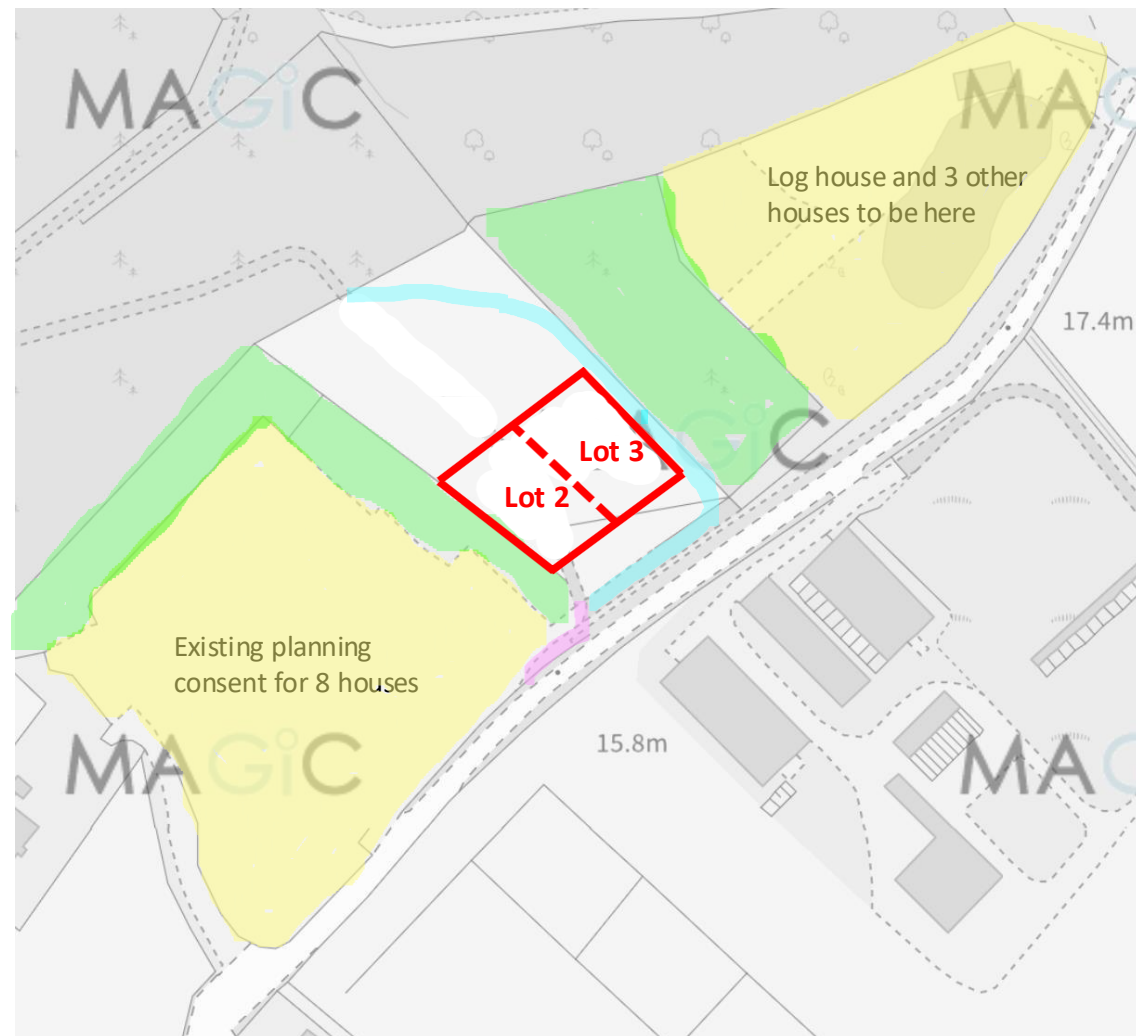
**From the west:** Exit the A90 at Inchmichael junction (signposted for Errol). Turn left and as you go round the exit road, take the first turn to the left onto a minor public road and travel along this road for around three quarters of a mile. At the crossroads turn right and Flawcraig is situated around half a mile along this road on the left (the top side of the road).

**From the East:** Exit the A90 at Inchmichael junction (signposted for Errol). Go over the dual carriageway and turn first left onto a minor public road and continue as per the description on the left.



## **Lot 1 - 0.2 acres & lot 2 - 0.2 acres with the option of buying both**

Potential Housing development land. The planning consent has been secured for 8 houses where Flawcraig steading used to be. The property for sale additionally has 4 houses lying to the East. Therefore, a reasonable chance that Perthshire and Kinross Council will grant planning consent for 2 or 3 houses on the land. The other option which would comply with P & K Council Policy is an eco-house. The purchaser is seeking a 10% deposit for each plot.



- Road to Woodland to be made
- Strategic Infill Site which may secure planning consent for a single house
- Existing planning consent for houses and existing houses
- Tree Belt
- Existing entrance access road



#### 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 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.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is

#### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

#### Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

#### Solicitors

Anderson Beatson Lamond, Bordeaux House, 31 Kinnoull St, Perth PH1 5EN, Tel: 01738 639999

#### Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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**McCrae & McCrae Ltd**  
Chartered Surveyors, Estate Agents, Planners & Valuers



## **HOUSE BUILDERS**

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Hillfoot Homes Ltd  
The Roundel  
Hillfoots Farm  
Dollar  
Clackmannanshire  
FK14 7PL

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[pauledney@hotmail.com](mailto:pauledney@hotmail.com)  
Web: [www.hillfoothomes.com](http://www.hillfoothomes.com)

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Pitscottie  
Fife  
KY15 5TB  
01334 828800/07967 595414

Claymore Homes Ltd  
Aden Business Park  
Newlands Road  
Mintlaw  
AB42 5BP  
01779 821115

Master Houses Ltd  
23 Newlands  
Birchwood Grange  
By Kirknewton  
EH27 8LR  
01506 885588  
[grantmasterton@btinternet.co.uk](mailto:grantmasterton@btinternet.co.uk)

## **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**

Dan-Wood Scotland  
1 Wilderhaugh  
Galashiels  
TD1 1QJ  
[01896 752271](tel:01896752271)  
[www.dan-wood.co.uk](http://www.dan-wood.co.uk)

Rob Roy Homes (Crieff) Ltd  
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Perthshire  
PH6 2LB  
01764 670424  
[www.robroyhomes.co.uk](http://www.robroyhomes.co.uk)

Scotframe Timber Engineering Limited

Units 3:1 & 3:8  
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Gemini Crescent  
Dundee Technology Park  
Dundee  
DD2 1SW

## **ARCHITECTS**

Sinclair Watt Architects Ltd  
Iain Mitchell  
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Dock Road  
Methil Dock Business Park  
Methil  
Fife  
KY8 3SR  
01333 427705

Montgomery Forgan Associates  
Eden Park House  
Cupar  
Fife  
KY15 4HS  
01334 654936

## **CLAWBACK CLASUE**

If any development takes place on Lot 1 over the next 20 years a 20% Clawback of development value will be paid over the next 20 years. If more than one house is built on lot 2 a 20% Clawback of development value will be paid over the next 20 year (protected by a pre-emption facility)