

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

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CKD Galbraith



RESIDENTIAL DEVELOPMENT OPPORTUNITY STRATHTUMMEL, PITLOCHRY, PERTSHIRE

Two house plots with outstanding views over Loch Tummel and the surrounding hills.

- Detailed Planning Permission.
- Highland Perthshire location.
- Elevated position.



CALL 01738 451 111

RESIDENTIAL DEVELOPMENT OPPORTUNITY STRATHTUMMEL, PITLOCHRY, PERTHSHIRE

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Location

The hamlet of Strathtummel is located to the north of Loch Tummel, in a scenic rural setting in the heart of the Highland Perthshire countryside. Services in Strathtummel include the popular Loch Tummel Inn. Further services can be found in Pitlochry, some 9 miles to the east, including a medical centre, a cottage hospital, banking, a veterinary practice and a varied selection of shops and primary and secondary schooling. In addition the town is home to the famous Festival Theatre which produces year round performances. Pitlochry also benefits from a mainline rail station, with a number of daily services, including a sleeper. The county town of Perth is about an hours drive to the south and provides a wide range of services.

This part of Highland Perthshire provides a wide range of outdoor pursuits, including golf on nearby courses at Pitlochry and Dunkeld. Water sports are available on local lochs and rivers. Shooting can be taken on nearby estates and fishing is available on the River Tummel and River Tay, whilst for the hill walker there are a number of Munros in the area, including Seehallion.

Description

The subjects both occupy attractive open sites in elevated positions overlooking Loch Tummel. Plot 1 is located to the east of The Loch Tummel Inn and extends to approximately 0.35 acres and benefits from a westerly aspect with spectacular views of Seehallion. Plot 2 is situated to the west of the hotel and extends to approximately 0.20 acres and affords excellent views over Loch Tummel to the hills beyond. Both sites are gently sloping in nature and are accessed by a shared private drive leading from the public highway.

Planning

The plots benefit from detailed planning permission for erection of 2 dwellinghouses issued by Perth & Kinross Council on 23rd January 2008, ref no. 07/02498/REM. Copies of the planning permission, together with the approved plans are available on the Perth and Kinross Council website.

Services

Water will be by connection to a private system and drainage will be by way of septic tanks. There is an electricity line to the north of both plots.

Access

Planning permission has been granted for the formation of a new access to serve the plots. For the avoidance of doubt the formation of this access will fall to the purchaser/s.

Planning

Copies of the Planning Permission and associated plans together with copy correspondence are available to view at the offices of the selling agent.

Price

The plots are available in two lots:

Plot 1: Offers Over £105,000

Plot 2: Offers Over £85,000 Alternatively as a whole at Offers Over £190,000.

VAT

Any intending purchasers must satisfy themselves as to the instance of VAT in any transaction.

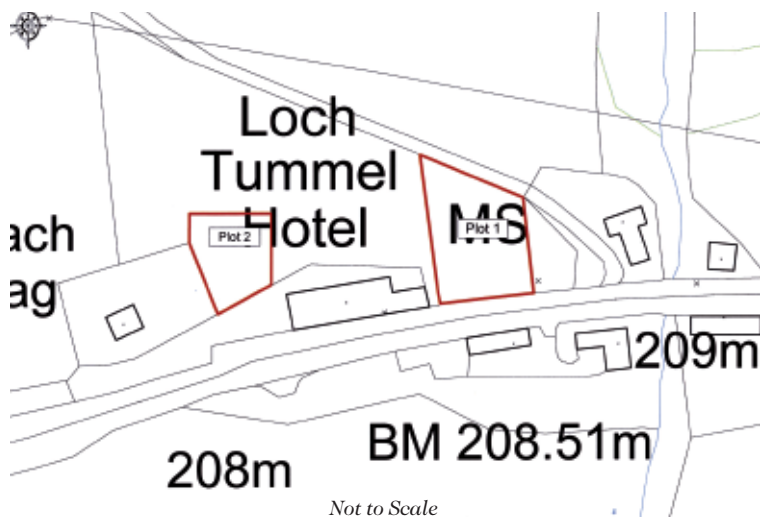
Viewing and Further Information

The sites are largely open and may be viewed provided the sole selling agents receive prior notification. We would point out that livestock may be present and therefore viewing parties are advised to take due care with regard to disturbance and bio-security risks. The sellers or their agents take no responsibility with regard to safety of parties viewing the property.

Any enquiries or requests for further information should be directed to the Sole Selling Agents, CKD Galbraith, Lynedoch House, Barossa Place, Perth PH1 5EP. Telephone enquiries should be made to Harry Stott, on 01738 451111.

Directions

From the A9 trunkroad at Pitlochry take the B 8019 signposted, Kinloch Rannoch. Continue along this road for approximately 8 miles until you reach the village of Strathtummel, upon entering the village turn right immediately after the Loch Tummel Inn and the sites are located in an elevated position to the east and west of the hotel.



CKD Galbraith for themselves and for the vendors or lessors of this property whose agents they give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of CKD Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

v) The seller will retain a right of pre-emption over the site.