

RURAL DEVELOPMENT OPPORTUNITY
CRAIGWELL STEADING • KINROSS • KY13 0NR



DM HALL

Property Details

This is a rare opportunity to acquire a rural development site with planning consent for a substantial family home in a premium location.

Perth 17.4 Miles

Stirling 21.2 Miles

Edinburgh 29.6 Miles

- Peaceful rural setting
- Partly converted farmhouse
- Traditional outbuildings
- Proposed two single-storey extensions
- Attractive location within Kinross-shire

Approximately 1.02 Ha (2.54 acres)

Guide Price £425,000



SITUATION

The property is set in a tranquil countryside location approximately 2.5 miles south-east of Milnathort. Surrounded by open farmland, it enjoys privacy and seclusion while remaining conveniently close to local amenities.

Access is via a private gated driveway from the A91, offering direct road links to Kinross, Perth and beyond. The setting combines peaceful rural living with accessibility to transport networks and the natural beauty of the Ochil Hills.

DESCRIPTION

This distinctive detached country home was originally created in 1973 from the sympathetic conversion of a traditional U-shaped stone steading with slate roofs. Acquired in 2014, the property gained planning consent in 2019, with redevelopment works commencing in 2022.

The approved planning (Ref: 19/00354/FLL) provides for two new single-storey extensions, together with a range of alterations to improve both the flow and the character of the house. These include the removal of a lean-to on the north elevation, the replacement of a flat-roof dormer on the western roofslope, the creation of new window and door openings, and the installation of rooflights to enhance natural light. The extensions have been carefully designed to harmonise with the original architecture while substantially increasing the accommodation and versatility of the property.

Once completed, the house will offer four en-suite bedrooms, a spacious lounge/dining and kitchen area, a family room, a sun lounge and a children's playroom or additional reception room. There is also provision within the layout for the installation of an indoor swimming pool, offering scope for a truly exceptional country residence. Further details on planning are available from the selling agents.

Interested parties requiring advice from a professional planner can contact Paul Hughes of Glen Etive Projects: <https://www.glenetiveprojects.co.uk/contact-us>
paul@glenetiveprojects.co.uk
0785 256 8874

SERVICES

Water	Mains supply
Drainage	Septic Tank
Heating	N/A
Council Tax	Band G
EPC	N/A



DRAINAGE/ SEPA

According to SEPA flood maps, the map currently shows that there are no short terms or long term floor risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

RATEABLE VALUE

No rateable value currently applies to this agricultural holding. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk.

PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

LOCAL AUTHORITY

Perth and Kinross Council
35 Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475000

SOLICITOR

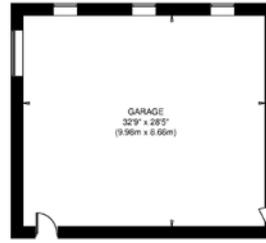
TLT LLP
9th Floor
Cadworks
41 West Campbell Street
Glasgow
G2 6SE

THIRD PARTY SERVITUDES AND BURDENS

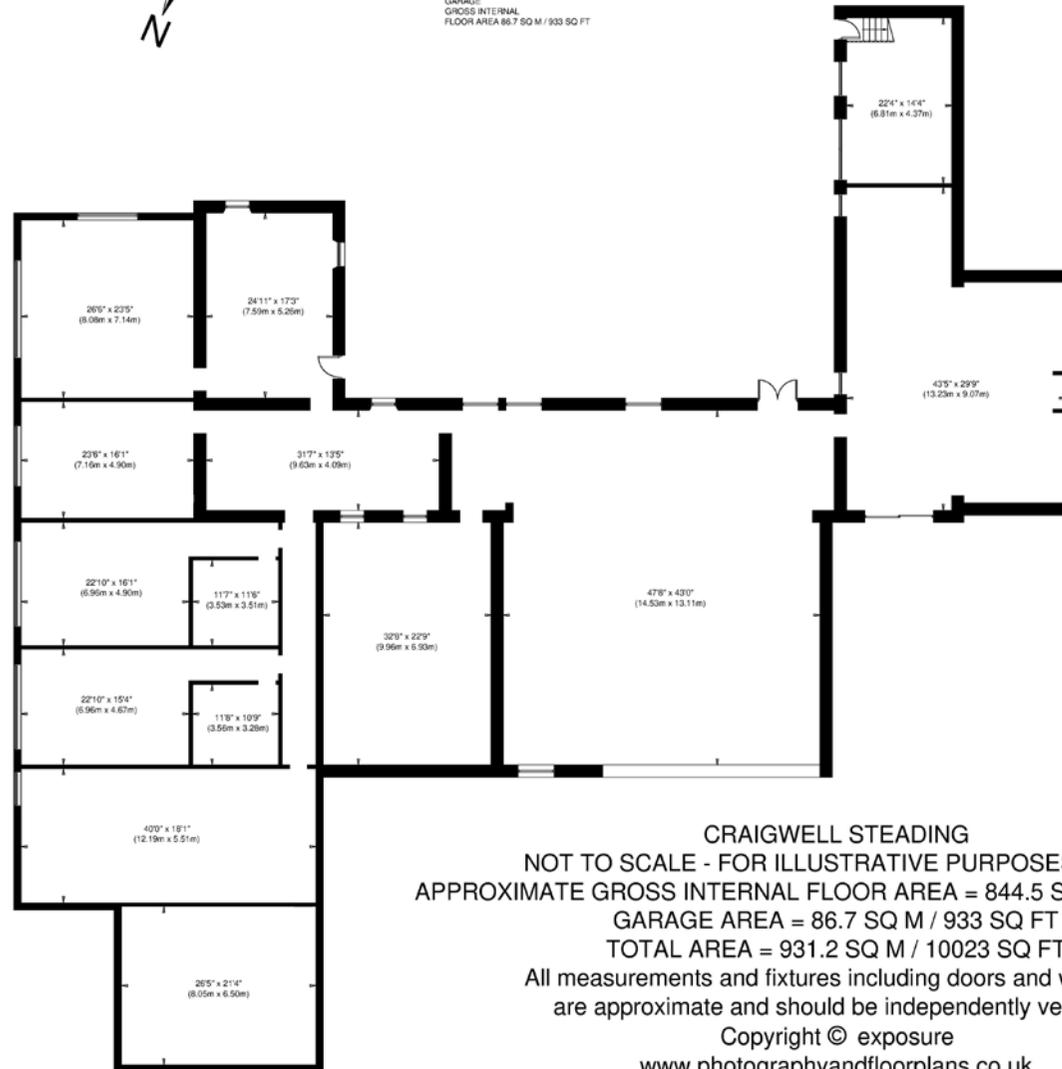
The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.







GARAGE
GROSS INTERNAL
FLOOR AREA 86.7 SQ M / 933 SQ FT



GROSS INTERNAL
FLOOR AREA 844.5 SQ M / 9090 SQ FT

CRAIGWELL STEADING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 844.5 SQ M / 9090 SQ FT
GARAGE AREA = 86.7 SQ M / 933 SQ FT
TOTAL AREA = 931.2 SQ M / 10023 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

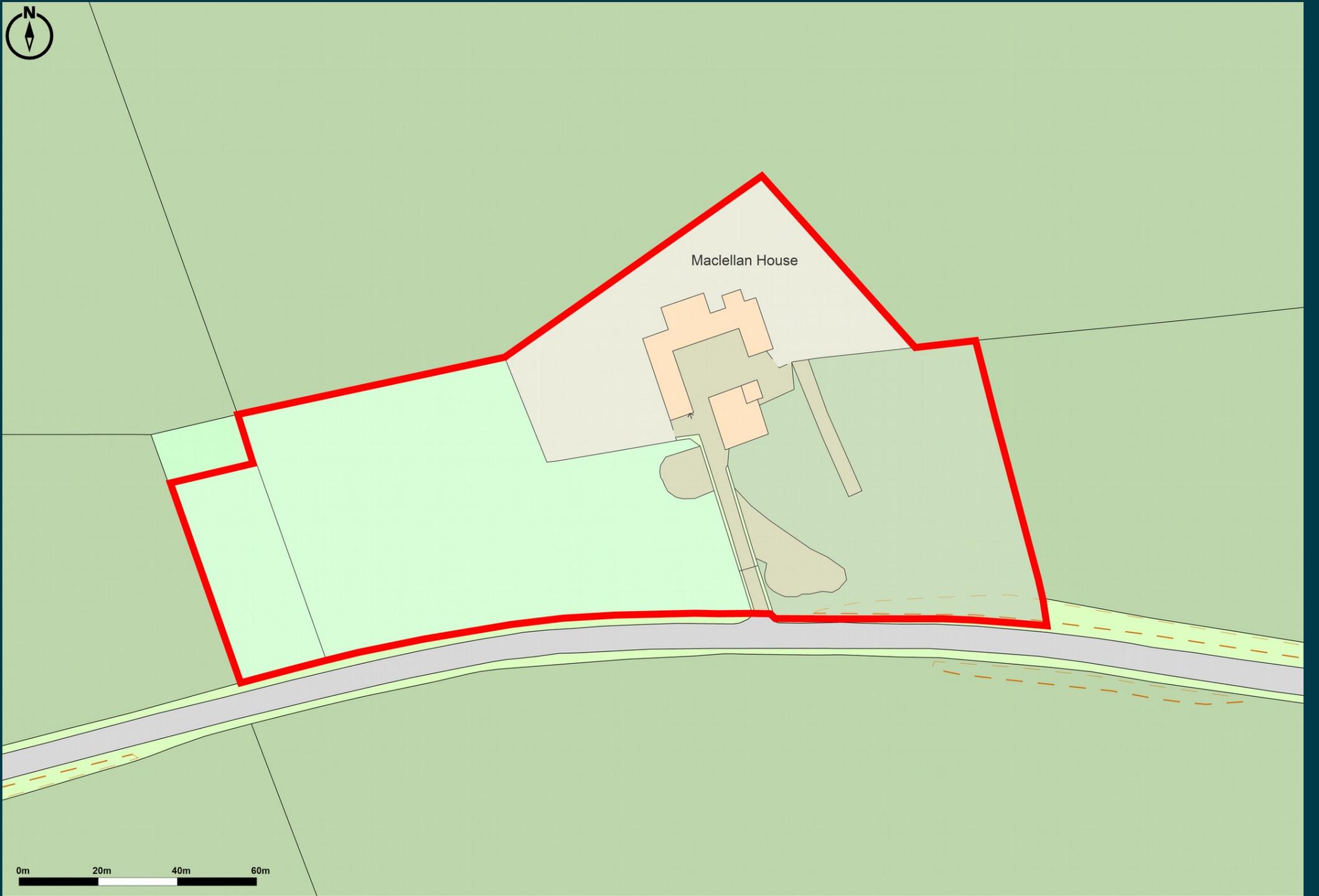
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www.photographyandfloorplans.co.uk



Maclellan House

0m 20m 40m 60m



VIEWINGS

Are by appointment and may be accompanied. Appropriate caution should be exercised at all times, particularly in reference to the farm buildings, and uneven land surfaces.

DIRECTIONS

The postcode KY13 ONR will direct you to Craigwell Steading, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://what3words.com/drags.classmate.nicely>

ENTRY

By mutual agreement.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer. 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.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

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RURAL DEPARTMENT | 01786 833 800

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