

**A RARE OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE WITH CURRENT AND
FULL PLANNING CONSENT FOR 7 RESIDENTIAL UNITS**
PLOTS AT CARNBO • PERTH & KINROSS • KY13 ONX



DM HALL

Property Details

A rare opportunity to acquire a development site with current and full planning consent for 7 residential units within a delightful and established Perthshire rural community.

Perth 18.8 miles (approximately)

Edinburgh 30.8 miles (approximately)

Glasgow 41.9 miles (approximately)

- **Attractive rural location in the village of Carnbo**
- **Site extends in all to approximately 1.54 acres**
- **Full planning consent for 7 residential dwellings (Ref: 23/01313/FLL)**
- **Services nearby**
- **Good access**
- **Idyllic location with open views over the surrounding countryside**

Approximately 0.62 Ha (1.54 acres)

Guide Price £400,000



LOCATION

Carnbo is a tranquil rural hamlet offering a peaceful countryside setting. Situated approximately 6 miles west of Kinross it provides easy access to the M90 motorway, facilitating convenient commutes to Edinburgh, Perth, and beyond. The surrounding area boasts scenic landscapes, ideal for outdoor walking and cycling.

The site falls within the catchment area of Fossoway Primary School located about 1.6 miles away and Kinross High School approximately 3.8 miles. Additional amenities such as shops, restaurants, and healthcare facilities are readily available in nearby Kinross and Milnathort.

DESCRIPTION

The site extends in all to approximately 1.54 acres and enjoys a southerly aspect in a most attractive setting surrounded by open countryside in an established residential hamlet. The site sits at approximately 162m above sea level and is not affected by flood risk on the current and future SEPA maps.

Full planning consent, with conditions, has been granted under reference 23/01313/FLL for the erection of seven residential units and the formation of a new vehicular access, landscaping, and associated infrastructure. The development has been thoughtfully designed to include a mix of house types, creating a well-balanced residential development, sympathetic to its surroundings and optimising the delightful countryside views.

The first two plots to the left of the new entrance road will be cottage-style properties similar to properties sitting opposite. The remaining five plots to the south are designed to accommodate significant and spacious four-bedroom family homes, each with integrated or detached garages, quality rural housing such as this is in high demand.

Purchasers will be responsible for service connections and satisfying all planning conditions including payment of the s75 contribution agreed at 1.75 units. Full details of the planning permission, conditions and Section 75 are available as a data pack through the selling agents.

PLANNING

Full planning consent, with conditions, for the erection of seven dwellinghouses, the formation of a new vehicular access, landscaping, and associated infrastructure. The planning reference is 23/01313/FLL | Erection of 7 dwellinghouses, formation of vehicular access, landscaping and associated works | Land 30 Metres East Of Honeysuckle Cottage Carnbo.

Interested parties enquiring on alterations to the current consent can contact John Wright of Wright Planning and Development Ltd. Contact details below:

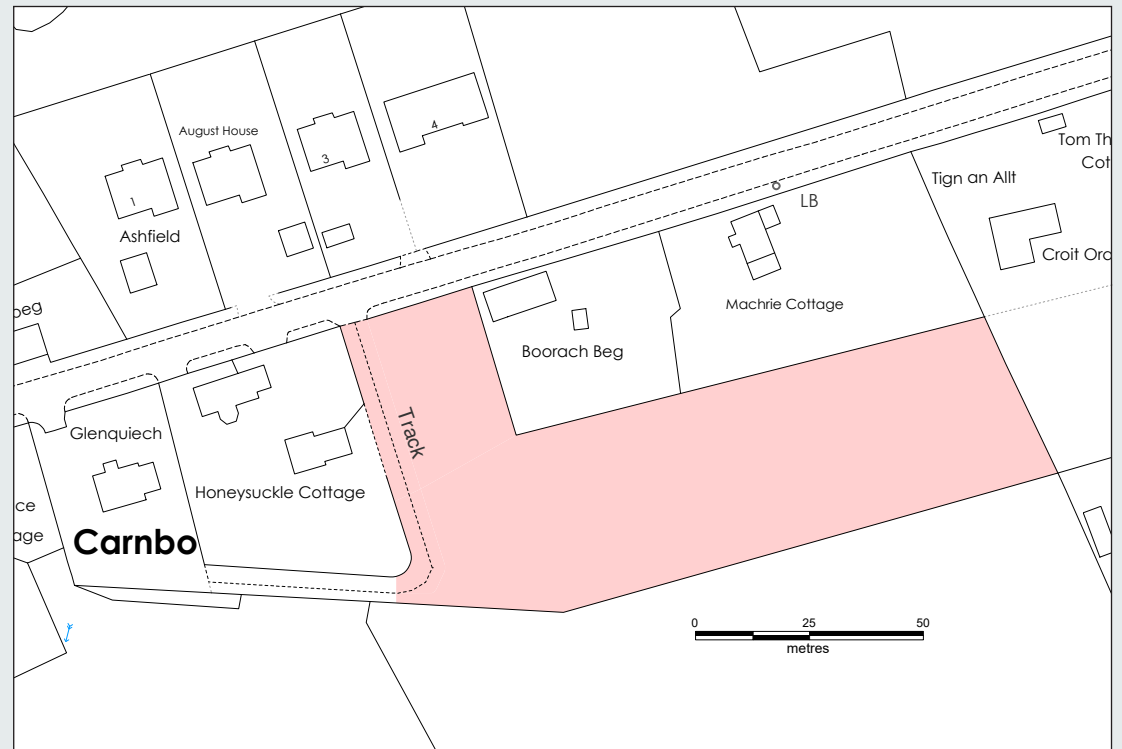
Planning & Development Ltd
07980 992 740
john@wrightpdl.co.uk

SEPA

According to SEPA flood maps, the map currently shows that there are no short term 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/>



Site Access from the main road





MORRIS TAIT
ARCHITECTURAL DESIGN

BRACKENWELL • BRACO • PITCARRIE • INVERURIE • ABERDEEN
TELEPHONE: 08437 62323 • MOBILE: 07776 40718
E.M.A.I.L.: morris@morristait.co.uk

Project:
Application for Full Planning Permission for residential development, formation of access, landscaping and associated infrastructure.

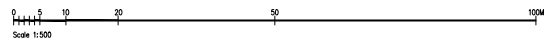
Reason for drawing issue:

Contextual block plan
Land East of Honeysuckle Cottage,
Cambo,
Kinross,
KY13 0NX.

Client:
Fiona Watt and Fiona Watt & the Trustees of the George Watt Family Trust.

Date:
April 2024
Drawing No:
14A

Revision:
A 09/05/24
Description:
Titley / parking area added and updated.



ACCESS & BOUNDARIES

The property is accessed directly from a public road and there is a stone wall boundary to the north and a fence line to the south. 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. We assume that full and unrestricted rights of access are in place. Third parties currently access their properties from a track to the west, these servitudes will remain in place.

RATEABLE VALUE

No rateable value currently applies to this site. 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.

ENVIRONMENTAL AND HERITAGE CONSERVATION

Purchasers should make their own enquiries as to environmental or heritage conservation matters over the land though the selling agents have not been informed of any such designations.

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.

LOCAL AUTHORITY

Perth and Kinross Council
35 Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475000
Contact the Council - Perth & Kinross Council

SOLICITOR

Andrew Askew Blain
Brodie LLP
58 Morrison St
Edinburgh
EH3 8BP

THIRD PARTY SERVITUDES AND BURDENS

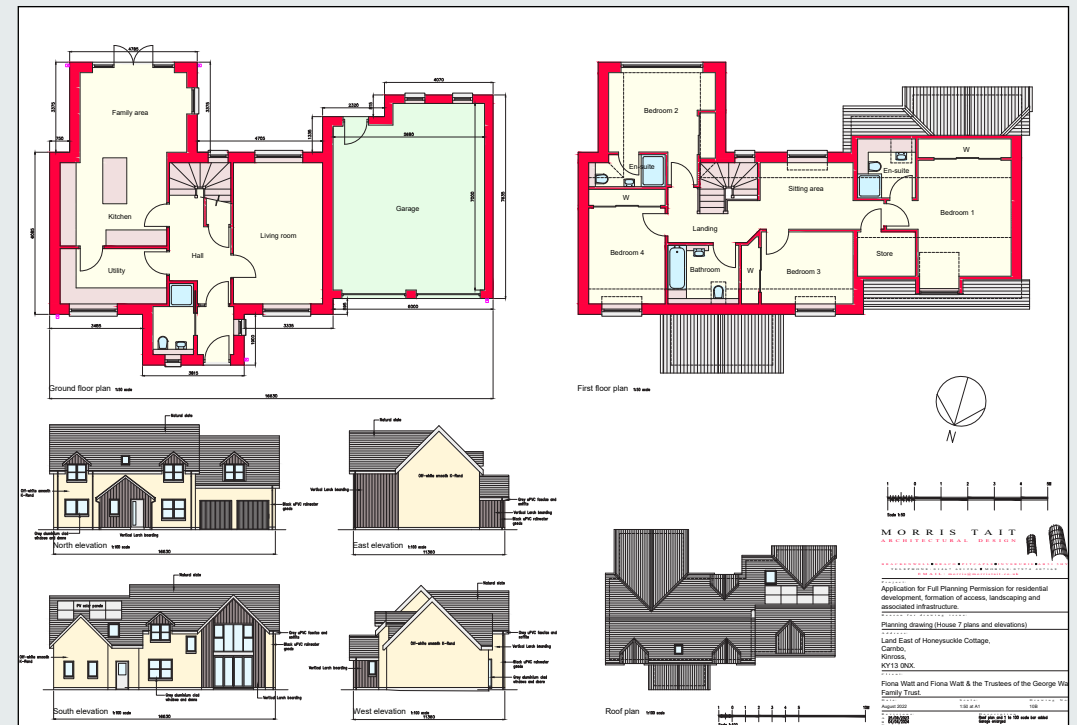
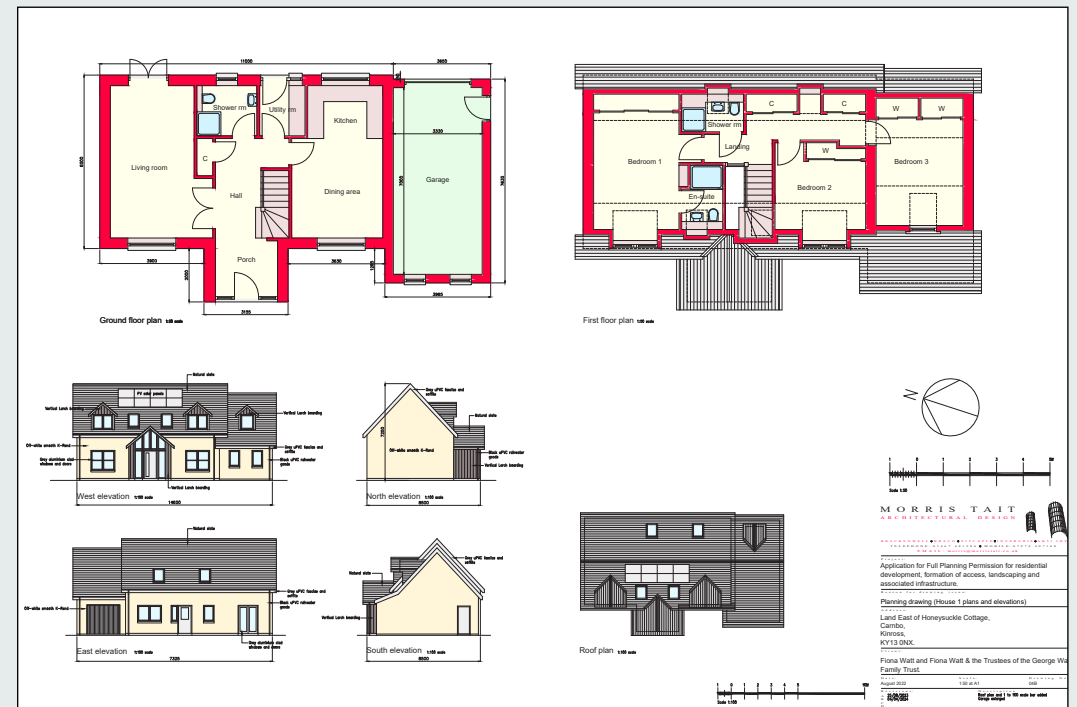
The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their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

VIEWINGS

Viewings are by appointment and may be accompanied. Caution should be exercised over the uneven surface to the north of the site.

DIRECTIONS

The postcode is KY13 ONX, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://what3words.com/waltzed.steaming.sofas>



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.

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.

Offers should set out the following:

- The identity of the purchaser
- All bids should include a guaranteed minimum price
- Clear details of any conditions attached to the offer
- Proposed timescale for conclusion of missives, completion and payment

VAT:

All prices quoted are exclusive of VAT which is not understood to be chargeable



Make an enquiry

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



ANTI-MONEY LAUNDERING COMPLIANCE: DM HALL IS REGULATED BY HMRC IN ITS COMPLIANCE WITH THE UK MONEY LAUNDERING UNDER THE 5TH DIRECTIVE OF THE MONEY LAUNDERING REGULATIONS, EFFECTIVE FROM 10TH JANUARY 2020. THE SELLING AGENTS ARE REQUIRED TO UNDERTAKE DUE DILIGENCE ON PROPERTY PURCHASERS. IN TERMS OF THESE REGULATIONS, WE ARE OBLIGED TO DECLINE ANY OFFER RECEIVED UNLESS WE ARE IN POSSESSION OF SATISFACTORY EVIDENCE OF THE IDENTITY OF THE BUYER. WE WILL REQUEST INFORMATION, CONSISTENT WITH THE REGULATIONS, TO HELP US IDENTIFY THE SUCCESSFUL BIDDER BEFORE ACCEPTANCE. IF SUFFICIENT INFORMATION IS NOT RECEIVED, WE MUST DECLINE IT. WE WILL ACCEPT SUCH INFORMATION FROM A THIRD PARTY ONLY WHEN SUPPLIED TO US BY SOLICITOR OR CHARTERED ACCOUNTANT WHO WILL BE ASKED TO SUPPLY THE COMPLIANCE DOCUMENTS AND CONFIRM THAT THEY HAVE IDENTIFIED THE PARTY CONSISTENT WITH THE MONEY LAUNDERING REGULATIONS. WE WILL NOT RELY UPON DOCUMENTS SUPPLIED BY ANY OTHER PARTY. ANY PHOTO ID MUST BE ENDORSED WITH THE WORDS, "I CERTIFY THAT THIS IS A TRUE LIKENESS" AND SIGNED ACCORDINGLY. WHERE SATISFACTORY EVIDENCE IS NOT OBTAINED, THE BUYERS OFFER MUST BE DECLINED AND, WHERE SUSPICION ARISES, THE MONEY LAUNDERING REPORTING OFFICER ADVISED, UNLESS REQUIRED BY ANY OTHER ENACTMENT, OR AS OTHERWISE AGREED, DOCUMENTS SUPPLIED WILL ONLY BE USED FOR THE PURPOSES OF COMPLIANCE WITH THE MONEY LAUNDERING REGULATIONS.

PARTICULARS AND MISREPRESENTATION The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken May 2025. Particulars prepared May 2025.