

DM HALL

For Sale

Land holding
extending to
approximately 0.28
Ha.



By Cleish, Cleish,
Kinross, KY13 0LP

0.70 Acres
(0.28 Hectares)

- Easily accessed
- Two field gates, directly off a rural road
- Amenity land area opposite a rural residential hamlet
- Previously used for grazing
- Extending in all to approximately 0.28 Ha (0.70 acres)

LOCATION

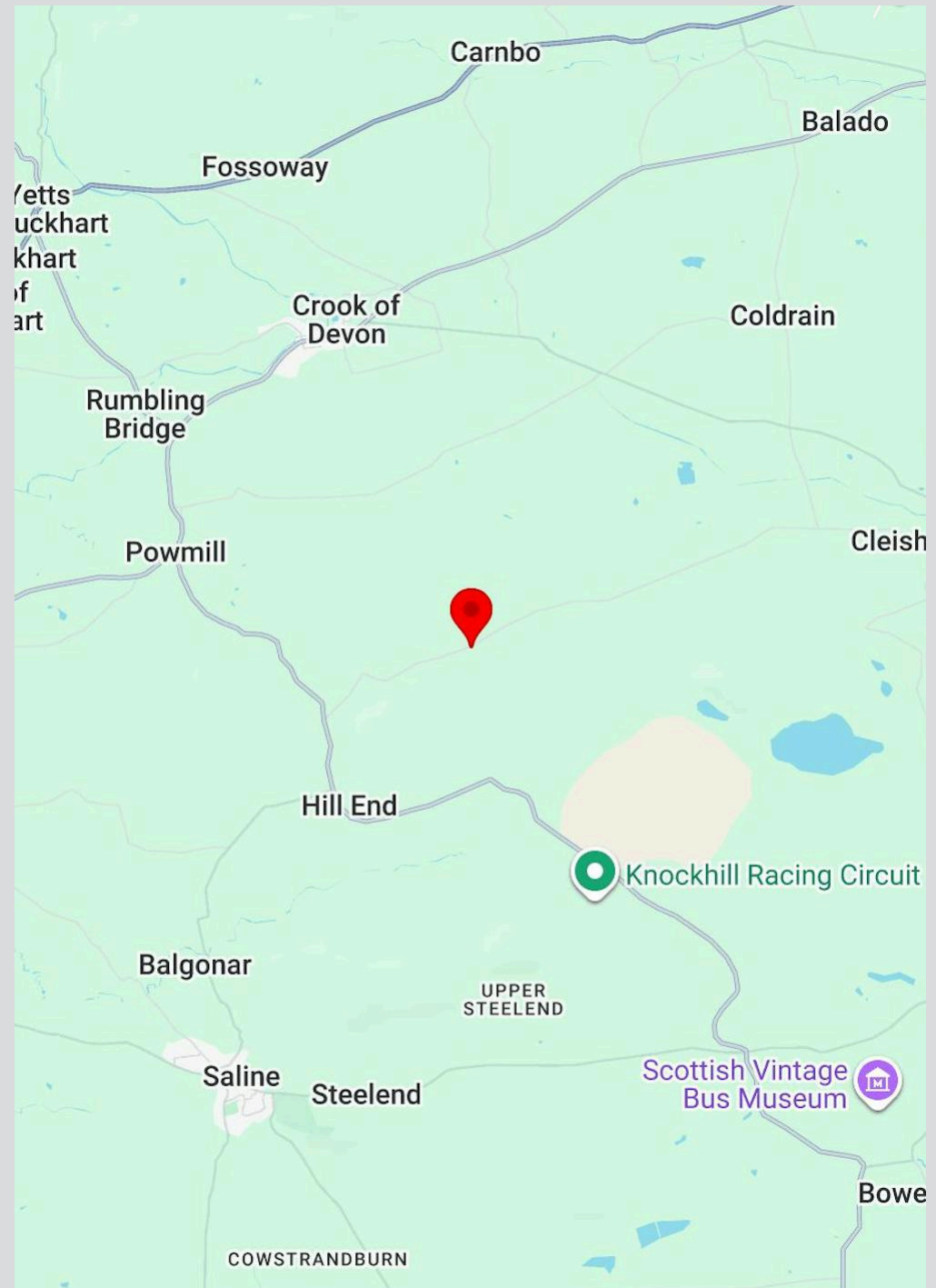
The land is located in a rural hamlet just a short drive to the west from Kinross with easy commuter links to most of Central Scotland. The land is surrounded by open countryside and agricultural fields, predominantly used for grazing. Amenities can be found in Kinross and Perth.

This is a rural land holding and appropriate caution should be exercised at all times, particularly in reference to any uneven land surfaces. Viewings are by appointment, though you may not be accompanied.

A reciprocal right of access is granted to Meadows Farm to carry out maintenance and repair to fencing. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

The postcode is KY13 0LP. Alternatively, please use the following link on what3words: [///pockets.listen.flagpole](https://www.what3words.com/pockets/listen/flagpole)

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.



DESCRIPTION

The subjects of sale are accessed from the single-track rural road, opposite residential properties. There are two metal field gates in place. The site comprises approximately 0.28 Ha (0.70 Acres) of former agricultural land which has established trees and natural habitats on the peripheries. This land may be suitable for horticulture, woodland creation or amenity use. Historically we assume that land was used for agricultural purposes. The land is enclosed to the north boundary only by fencing and walling, there does not appear to be any evidence of fence boundaries to the remainder of the site.

The land is shown on the Hutton Institute Land Capability for Agriculture Use as being of Class 5.2 in quality.

Services

We are not aware of any services in the field, though we would assume a connection is nearby given the proximity of residential dwelling houses.

SEPA

According to SEPA flood maps, the map currently shows that there are surface water flood risks at the site. A stream is visible on the eastern edge. 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/>

Access & Boundaries

The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the property is outside the legal boundary.

Rateable Value

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

Environmental and Heritage Conservation

We are not aware of any designations over the land though there are listed buildings in the local area. Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.



PRICE

Offers in excess of £10,000

NON-DOMESTIC RATES

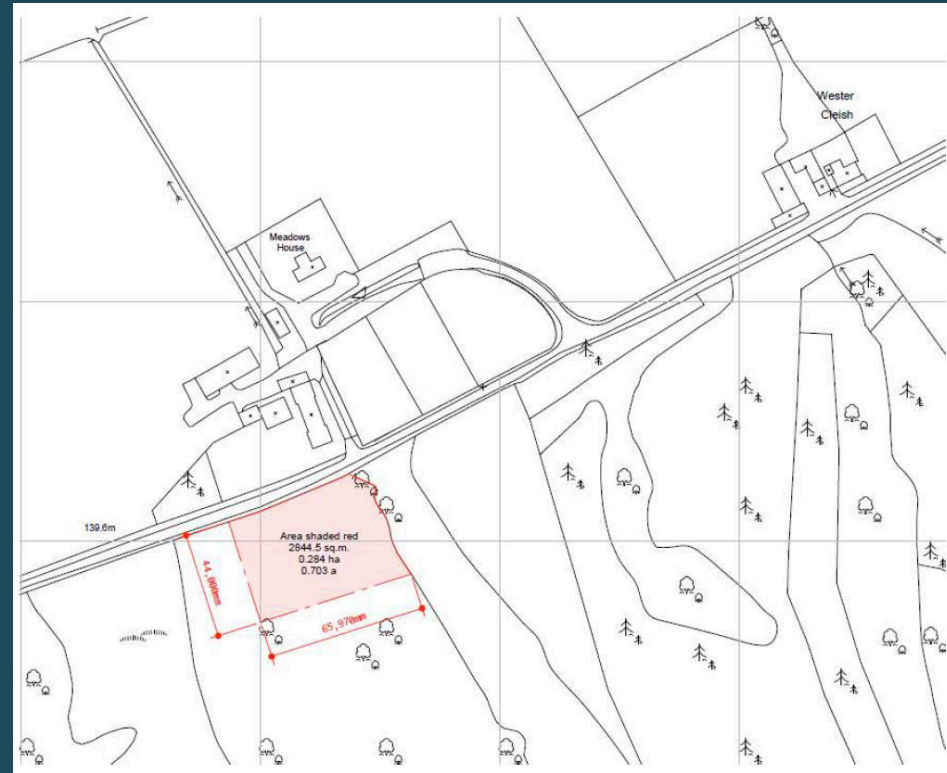
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

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