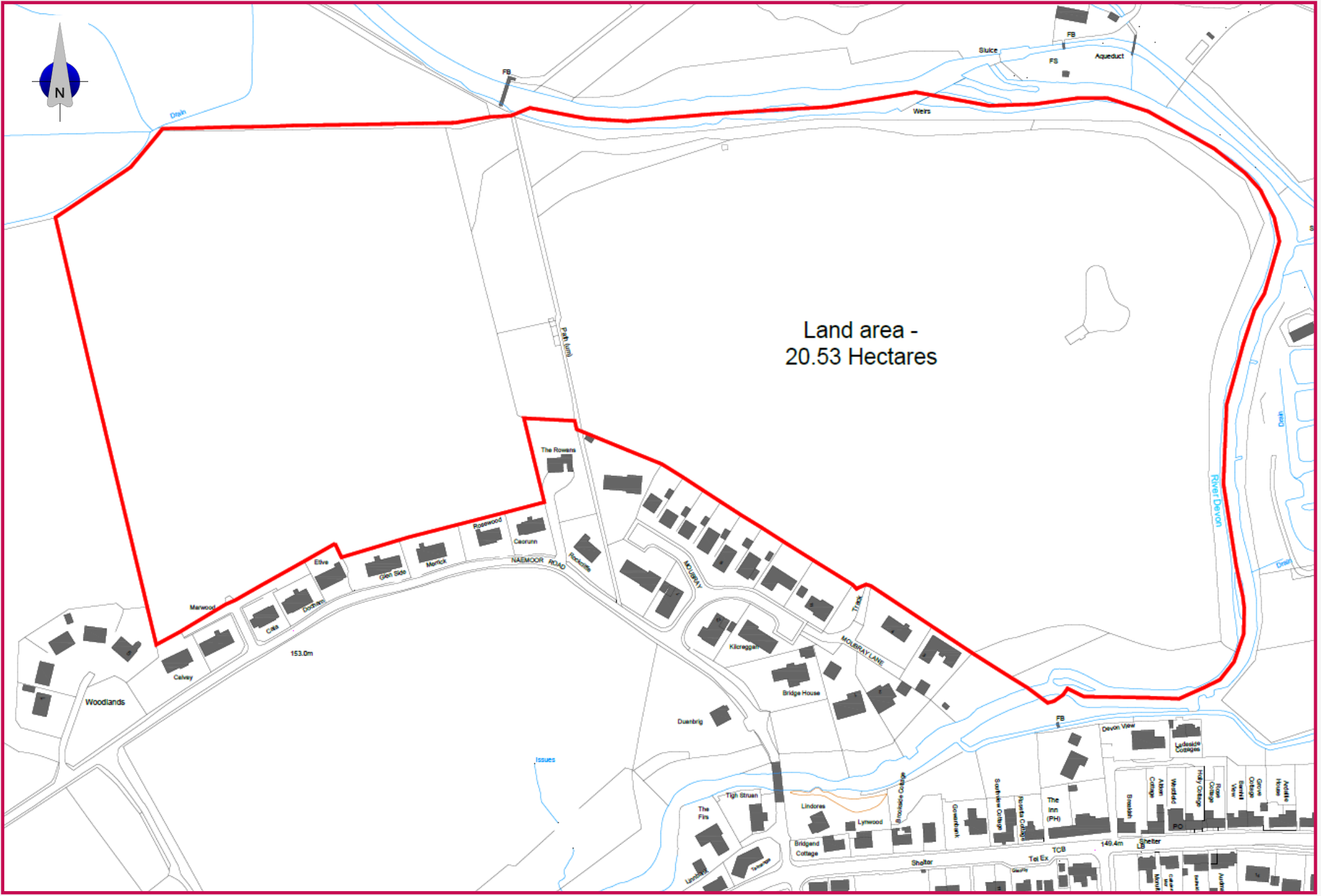




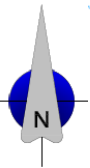
Naemoor Road, Crook of Devon, KY13 0UH
Amenity / Livery / Leisure / Agricultural Land (Grade 3.2)

For Sale
50.73 acres

SMART&CO.
surveyors & property consultants



Land area -
20.53 Hectares



Drain

Sluice

FB

FS

Aqueduct

Weirs

Turn 184

The Rowans

Rosewood

Casrum

Merick

Glen Side

Elve

Dochan

Cal

Marwood

Calvey

153.0m

Woodlands

NAEMOOR ROAD

Duenbrig

Kilreggan

Bridge House

Track

MOLKAY LANE

Tigh Struan

The Flis

Lindores

Lynwood

Brookside Cottage

Bridgend Cottage

Lindoch

Shelter

Tel Ex

TCB

149.4m

Shelter

Devon View

Lydegate Cottages

Holly Cottage

Rose Cottage

Wardell

Allen Cottage

Bushin

PO

Shelter

Shelter

Shelter

Shelter

River Devon

Drain

Drain

8

1



View Over Site from Naemoor Road

View to north-west from Site

Situation

The Perthshire village of Crook of Devon is situated roughly halfway between Dollar and Kinross, being only 6 miles from each, and 13 miles north of Dunfermline. The village sits at the foot of the Ochill Hills and is a popular base for walkers, cyclists and many other outdoor sports enthusiasts.

The village is very well connected with a choice of roads providing quick and easy links to the main arterial routes such as A9 and M90.

The site is located to the northern side of the centre of the village and is bound to the east and much of its northern edges by the River Devon. However thanks to it being situated in a slightly elevated position it is not noted on the SEPA flood maps as being susceptible to flooding.

Description

Measuring approximately 20.53 hectares (50.73 acres) the site is broadly rectangular shaped and slopes gently down from west to east along its length. The land is classified by the James Hutton Institute as Grade 3.2 - Land Suitable for Mixed Agriculture. However it may also hold potential for other uses such as livery, stabling or leisure uses.

Access to the site is provided from two points along its southern boundary: Naemoor Road to the west and Moubray Lane to the east.

We understand that a pedestrian right of way exists running from north to south across the middle of the site (see plan attached).

Planning & Services

The site is outwith the Crook of Devon settlement boundary indicated in the adopted 2019 Local Development Plan. From the PKC online planning portal, we have not seen any history of planning applications concerning this site.

Interested parties should contact Perth & Kinross Council and satisfy themselves regarding any intended uses of the site.

We believe that services exist near to the boundaries of the site, however interested parties should satisfy themselves regarding their own particular needs for services and utilities for their intended use of the land.

Sale Terms

The heritable (freehold) title to the land is available for sale. Whilst a sale of the whole site is preferred, our client may consider selling the land in two lots.

Legal Costs

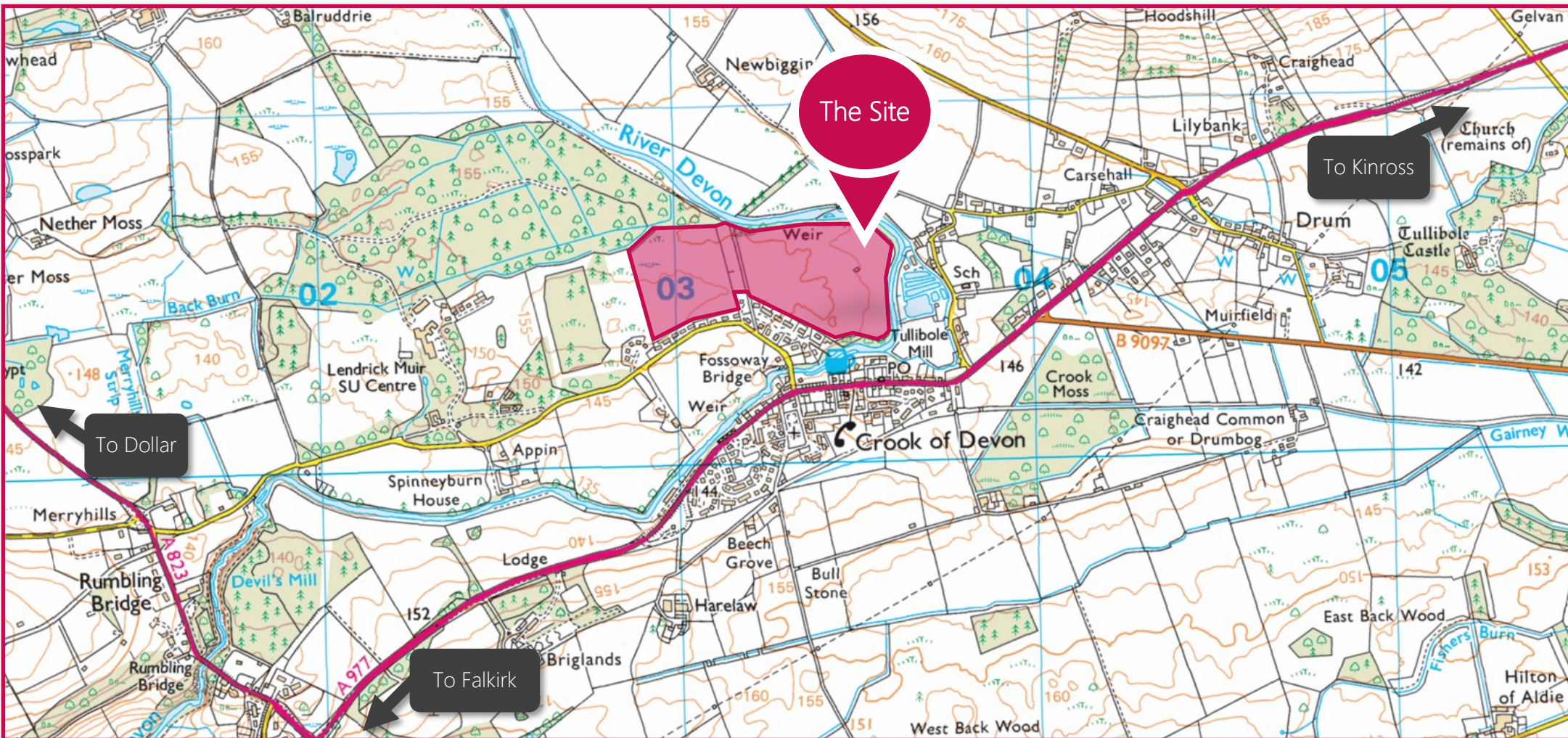
Each party will be responsible for their own legal costs associated with this transaction. The purchaser will be responsible for any LBTT and Registration Dues.

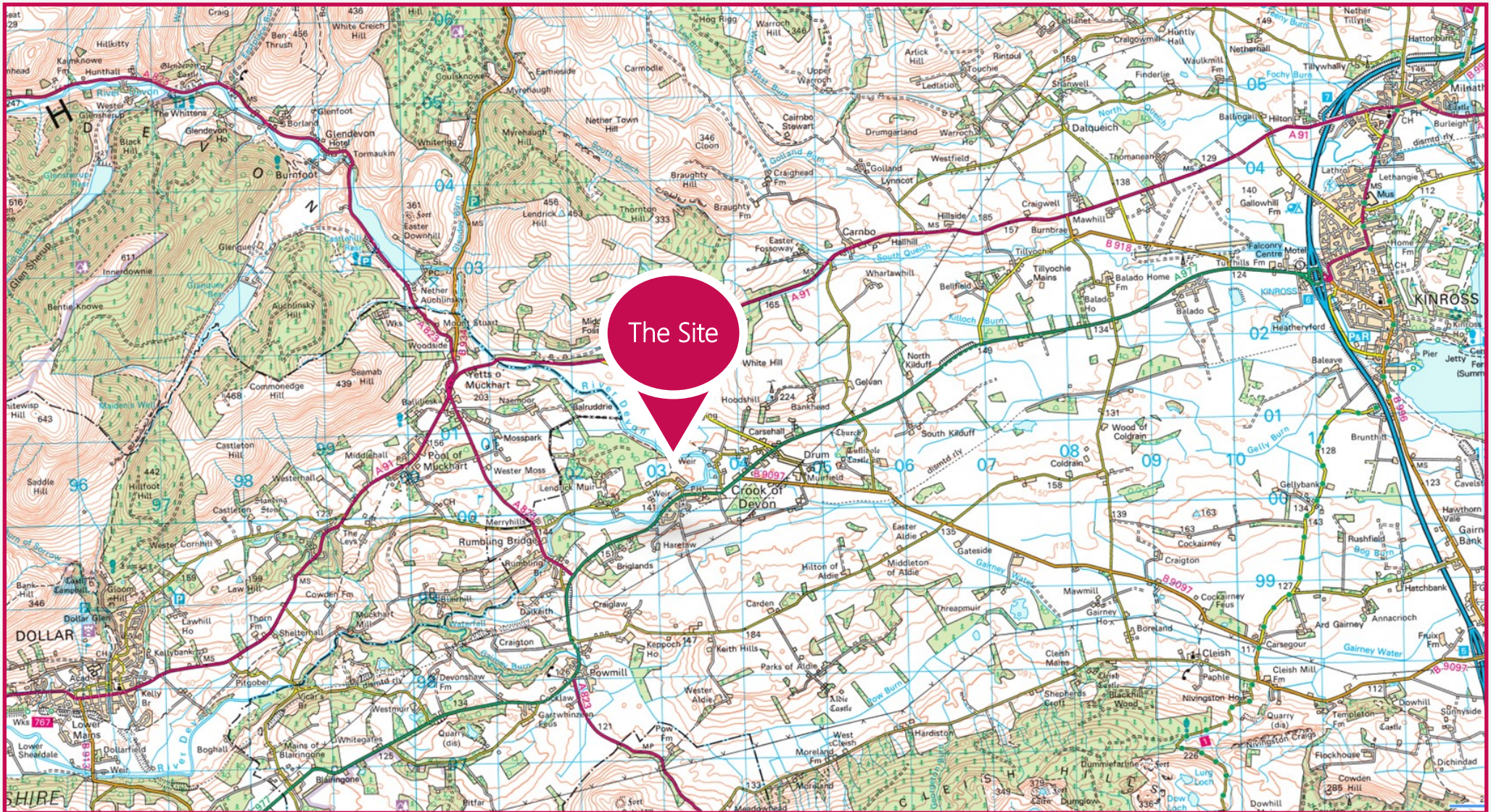
Viewings

Strictly by arrangement with selling agents. Please do not enter the site unaccompanied.

Enquiries

For more information or to arrange a viewing, please contact the sole selling agent:





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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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