

East Netherton, Milnathort

A unique opportunity to purchase a plot of land with outline planning consent for residential development. Situated at East Netherton, Milnathort the plots sit within wonderful surrounding countryside whilst still benefiting from easily accessible commuter links and local amenities.



Looking North of plot

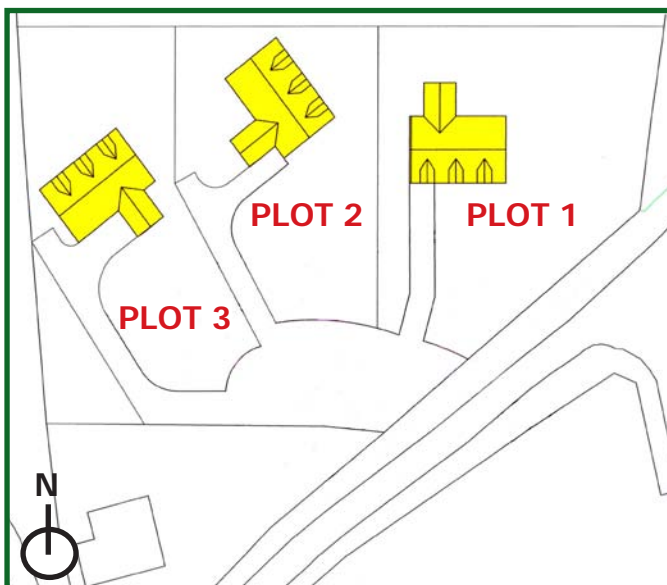


Looking North East of plot

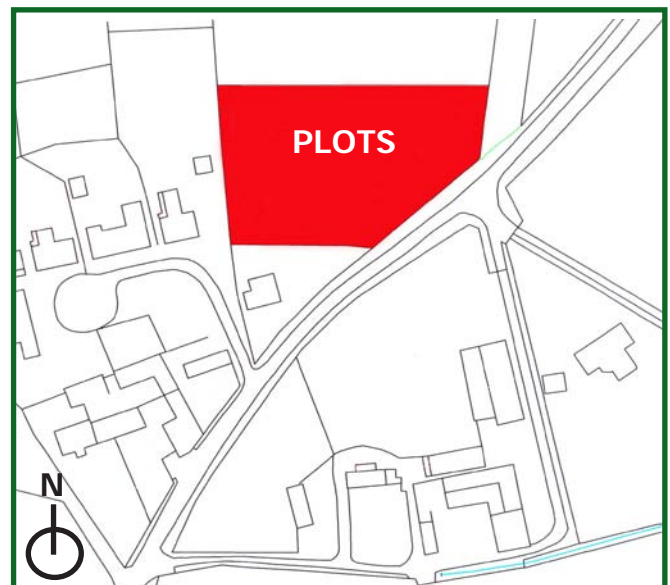
Plot with Outline Planning Consent for Residential Development

offers over £135,000 per plot

The subjects for sale are located to the North East of Milnathort at East Netherton and benefit from Outline Planning Consent for residential development. The location is within 3 miles of Kinross, 20 miles of Perth, 15 miles of Dunfermline and has easy access to the M90 for commuting to Edinburgh. The residential plots for sale each extend to circa 0.25 of an acre or thereby. Services are nearby.



This is an indicative layout only. It should be noted that purchasers would be required to take any design & layout through the normal detailed planning stages with Perth & Kinross Council planning department.



Copies of the Planning Consent can be obtained through Hendersons Chartered Surveyors or viewed on the Perth & Kinross Planning website. Application Number 06/02716/IPL



Hendersons Chartered Surveyors

East Netherton, Milnathort, Kinross KY13 0SB Tel: 01577 862566 Fax: 01577 861024
Email: enquiries@hendersons-surveyors.co.uk Website: www.hendersons-surveyors.co.uk

Details

Plot 1: circa 0.25 acres

Plot 2: circa 0.25 acres

Plot 3: circa 0.25 acres

Each plot comes with outline planning consent for one residential dwelling.

VAT

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

Entry

Entry with vacant possession will be by mutual agreement.

Offers

Offers over £135,000 are invited.

A closing date by which offers must be submitted will be fixed in due course unless the property has sold previously. Prospective purchasers who have notified their interest, in writing, will receive a letter drawing their attention to the closing date.

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.

Formal offers in the acceptable Scottish Form should be submitted through a Lawyer, to Hendersons Chartered Surveyors, East Netherton, Milnathort, Kinross KY13 0SB.

Offerors, particularly those from England, should satisfy themselves, through their Lawyer, that they fully understand the implications of offering under Scottish Law.

Viewing

Viewing must be arranged through the sole selling agents, Hendersons Chartered Surveyors. The sellers and their agents will accept no liability and all parties should take sufficient measures to ensure health and safety issues are addressed.



Important Notes

These particulars have been prepared in good faith to give an overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. Hendersons strongly recommend that you discuss any particular points which are likely to affect your interest in the property with them in order that you do not make a wasted journey.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase and may wish to instruct an independent survey.

The photograph/s depict only certain parts of the property. No assumptions should be made with regard to parts of the property that have been photographed. Please ask for further information if required.

Any areas, measures or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Neither these particulars nor any subsequent communication by us on behalf of the vendors relative to the property shall be binding upon clients (whether acted or otherwise) unless the same is incorporated within a written document signed by our clients or on behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

Third Party Rights and Servitude's

The subjects are sold together with and subject to all existing rights of way, servitude's, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Conditions of Sale

In the event of a purchaser failing to pay the full purchase price within a month from the agreed date of entry, the seller shall be entitled to resile from the bargain and to re-sell the property without prejudice to his right to recover from the prospective purchaser any loss incurred.



Hendersons Chartered Surveyors
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