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PROPERTY CONSULTANTS

**HALLIDAY  
HOMES**  
FINANCIAL  
SERVICES

# FOR SALE

Craigouall, Mill Road,  
Greenloaning, FK15 0LH

## RESIDENTIAL HOUSE WITH DEVELOPMENT OPPORTUNITY

- OFFERS OVER £1,150,000
- DETACHED 4 BEDROOM DWELLING
- EXTENDING OVER 8 ACRES
- 3 ACRES OF DEVELOPABLE GROUND
- PLANNING PERMISSION IN PRINCIPLE FOR 13 UNITS
- WITHIN LOCAL DEVELOPMENT PLAN



## LOCATION

Located near the villages of Greenloaning and Braco. The city of Dunblane offers an excellent range of amenities, including an M&S Food Hall and Tesco supermarket. Highly regarded schooling is available at both primary in Braco and secondary level in Auchterarder, with independent schooling at Fairview Beaconsburh in Bridge of Allan and Morrison's in Crieff.

For the commuter, the A9 is located close by and provides an excellent link to Glasgow, Edinburgh or Perth. For those wishing to use public transport, Dunblane has a mainline railway station with frequent services to all major destinations.

For the benefit of those with use of satellite navigation the property's postcode is FK15 0LH. The plot is visibly sign posted – follow Halliday Homes sales boards.



## DESCRIPTION

A fantastic opportunity to purchase a residential house and a portfolio of residential development opportunities extending to approximately 8 acres with either Planning Permission in Principle or within the Perth and Kinross Local Development Plan. The land is situated in an attractive location on the outskirts of Greenloaning and has endless opportunities.

### Lot 1 - House

Craigouall, a detached house situated within the popular village of Greenloaning. The property offers extensive living accommodation spread over 163m<sup>2</sup> and sits on an spacious plot with ample off-street parking and a large double garage. The property has open views across the countryside and does require renovating/modernisation meaning it would be an ideal development opportunity.

The internal accommodation comprises; entrance porch with storage cupboard, dining kitchen, well-proportioned dual aspect lounge, family bathroom, four double bedrooms and shower room. Warmth is provided by oil central heating and double glazing throughout.

Externally the property has extensive, wraparound garden grounds, with large areas of lawn along with ample off-street parking and a detached double garage.

### Lot 2 – Land with Planning

The site extends to approximately 6 acres with 3 acres of developable ground and can be accessed via Mill Road, Greenloaning – look out for the advertising signage. The principal planning permission has been granted for 13 dwelling homes and can be changed to suit the buyers' requirements. Located to the East is an established residential development.

### Lot 3 – Land Zoned with Development Plan

Located to the West of the above lots, this site extends to 2.1 acres and can be accessed via A822 or from Lot 1. The area of land is zoned within the Local Development Plan.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth and Kinross Council Planning Department.

## PROPOSAL

Offers over £1,150,000 are invited for the Heritable (freehold) interest.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Agents:

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