

Barnhill Farm

POWMILL, DOLLAR, FK14 7NS



*Large plot of 2.87 acres/11,600 sqm for sale,
potential building plot, equestrian or smallholding*



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McEwan Fraser Legal are delighted to offer to the market this generously sized building plot which will appeal to self-builders and developers. The plot enjoys a charming, semi-rural location, yet is conveniently placed just on the outskirts of Kinross and approximately 10 miles north of Dunfermline.

THE PLOT

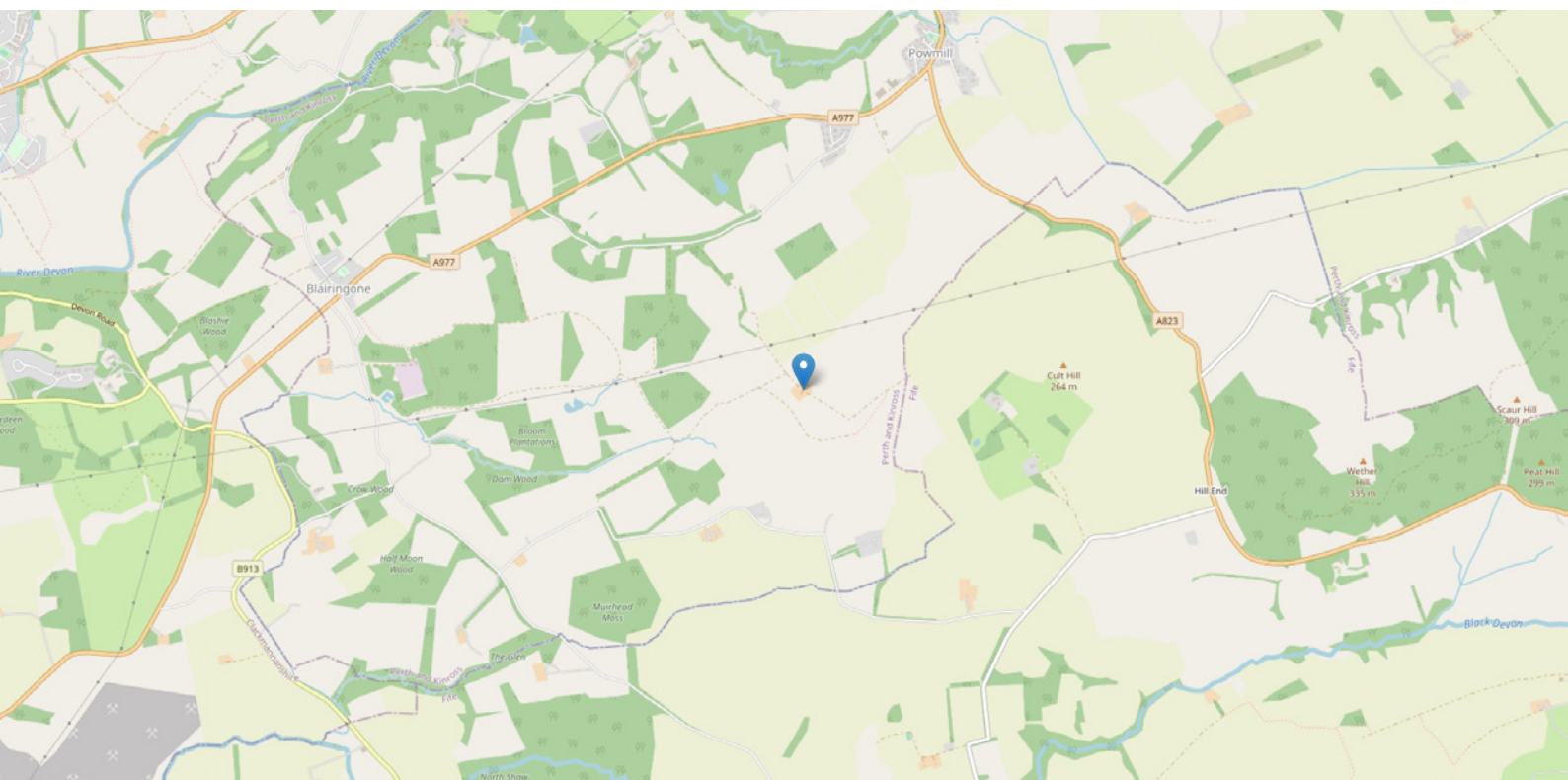


The plot is 2.87 acres/11,600 sqm or thereby and has a fence outlining the perimeter. It has the potential to build on with the correct planning or may appeal to the equestrian or smallholding market. The plot could be utilised to offer a sizeable property with ample garden grounds surrounding it.



This is an excellent opportunity for a small developer or self-builder looking to build their own bespoke design property, in a substantial building plot.

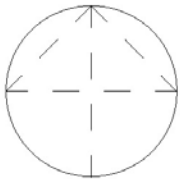
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LOCATION PLAN



Scale 1:2500



THE LOCATION

Powmill is a small village in Clackmannanshire, Scotland, located about 4 miles south of Dollar. It is a popular destination for visitors who want to enjoy the scenic countryside, the historic landmarks and the local attractions.





Powmill has several nearby facilities that cater to the needs of residents and visitors. These include a post office, a petrol station, a garden centre and a pub that serves food and drinks and hosts live music and events.

Powmill is well-connected by road and public transport to other towns and cities in the region. The A977 road runs through the village and links it to Kinross, Kincardine and Stirling. The M90 motorway is also nearby and provides access to Edinburgh, Perth and Dundee. There are regular bus services that operate between Powmill and Dollar, Alloa, Kinross and Stirling. The railway station at Queen Margaret, Dunfermline is approximately 10 miles distant, and Alloa station is approximately 6 miles away. Kinross provides a convenient park-and-ride service to cities such as Edinburgh and Perth.

Schooling can be found in several areas, at primary level in Crook of Devon or Milnathort, and secondary education can be found at the newly constructed Kinross High and private education at the nearby, prestigious Dollar Academy.




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**Part
Exchange
Available**



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