

Plot at B9097

KINROSS, CLEISH, KY13 0LQ



LARGE PLOT FOR SALE WITH ALL
GROUND WORK COMPLETE



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THE PLOT

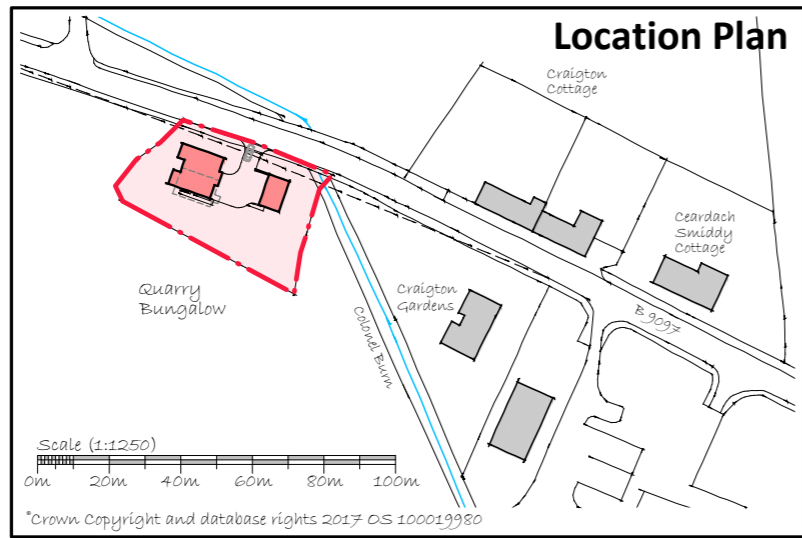
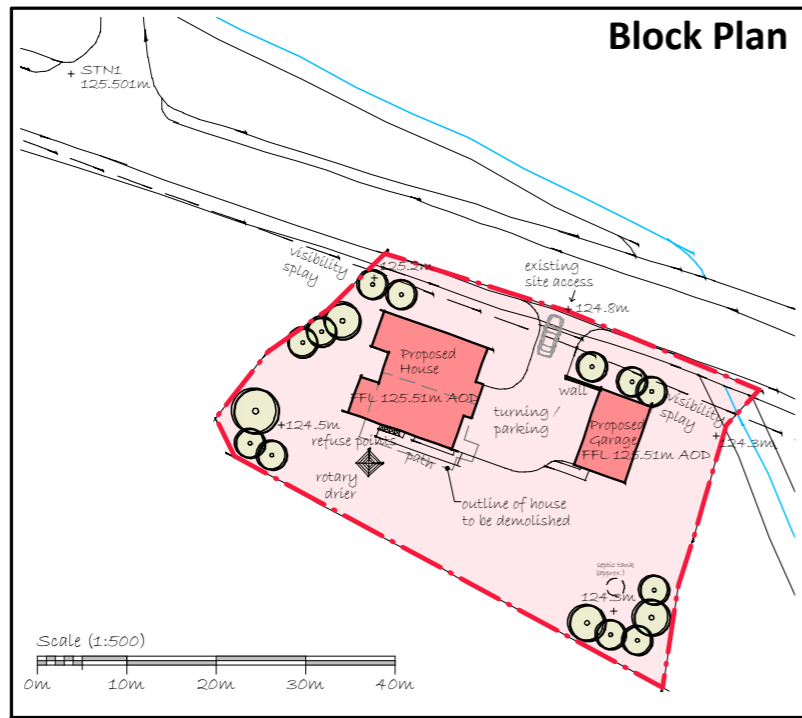
An excellent opportunity to purchase a larger than average building plot approx (1600sqm). The plot is situated within a popular residential area in Cleish and has full planning permission granted for a detached three bedroom home, one and a half storey villa. The plot also has a triple garage. All foundations have been done along with the triple garage. There are also approved drawings which would just require to be resubmitted to the council for any necessary changes.



THE PLOT

The plot is located just off the B9097 with easy access. The plot is currently unserviced, though we understand there may be services within the vicinity, given the proximity of nearby properties. Potential purchasers would be required to make their own enquiries with the relevant Service Providers regarding current capacities/connection routes. The plot gives access to the mature and spacious plot, which would make a great site for a large family home.





Rev'n	Date	Description	By
E	28 Aug 18	Extra ground levels added to block plan	d.d.g.
D	27 Aug 18	Block Plan: FFL and datum updated	d.v.
C	17 Jan 18	Boundary and house footprint amended	d.v.
B	04 Dec 17	Notes / refuse added	d.v.
A	29 Nov 17	Proposed house amended	d.v.

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Project / Client:

Proposed Dwellinghouse & Garage
at Craigton, Cleish
for George Fenton & Kim Skinner

Drawing Title:

Planning:
Block & Location Plans

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Project Reference: 17-073-Cleish	Scales: 1:200, 1:1250	Date: 03 Sept 17
Drawing Number: 17-073-146	Sheet size: A3	Drawn: d.v.
	Revision: E	Checked: d.d.g.

<p>LAND REGISTER OF SCOTLAND</p>	Version date	TITLE NUMBER			
	30/05/2024	KNR4262			
<p>BRITISH NATIONAL GRID EASTING/NORTHING</p>	<p>100m</p>				
	308945, 699036	<table border="1"> <tr> <td>Survey Scale</td> <td>Print Scale</td> </tr> <tr> <td>1:2500</td> <td>1:2500 @ A4</td> </tr> </table>	Survey Scale	Print Scale	1:2500
Survey Scale	Print Scale				
1:2500	1:2500 @ A4				
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THE LOCATION

This large plot is situated on the outskirts of the small rural hamlet of Cleish and enjoys open countryside aspects. The hamlet of Cleish lies three miles to the south-west of the town of Kinross, a ten-minute drive away, and is a much sought-after location being approximately fifteen minutes from Dollar and twenty-five minutes from Edinburgh International Airport. For the commuter, the M90 provides swift access northwards to Perth and on to Dundee and southwards to the Forth Road Bridge and Edinburgh.

Cleish has a well-regarded primary school, village hall and church. A wide range of facilities can also be found in nearby Kinross, including a good selection of high street shops, banks, restaurants and a Sainsbury's Supermarket. Private schooling is available nearby with the likes of Dollar Academy as well as Strathallan and Kilgraston Schools at Bridge of Earn.

Nearby Leisure facilities include two 18-hole golf courses, a curling rink, a new community campus with primary and secondary schools as well as a library and a leisure centre. The countryside encompasses the Ochil Hills to the north as well as the Lomond Hills to the east. Trout fishing is available on Loch Leven and there are many attractive walks and cycle paths in the district.



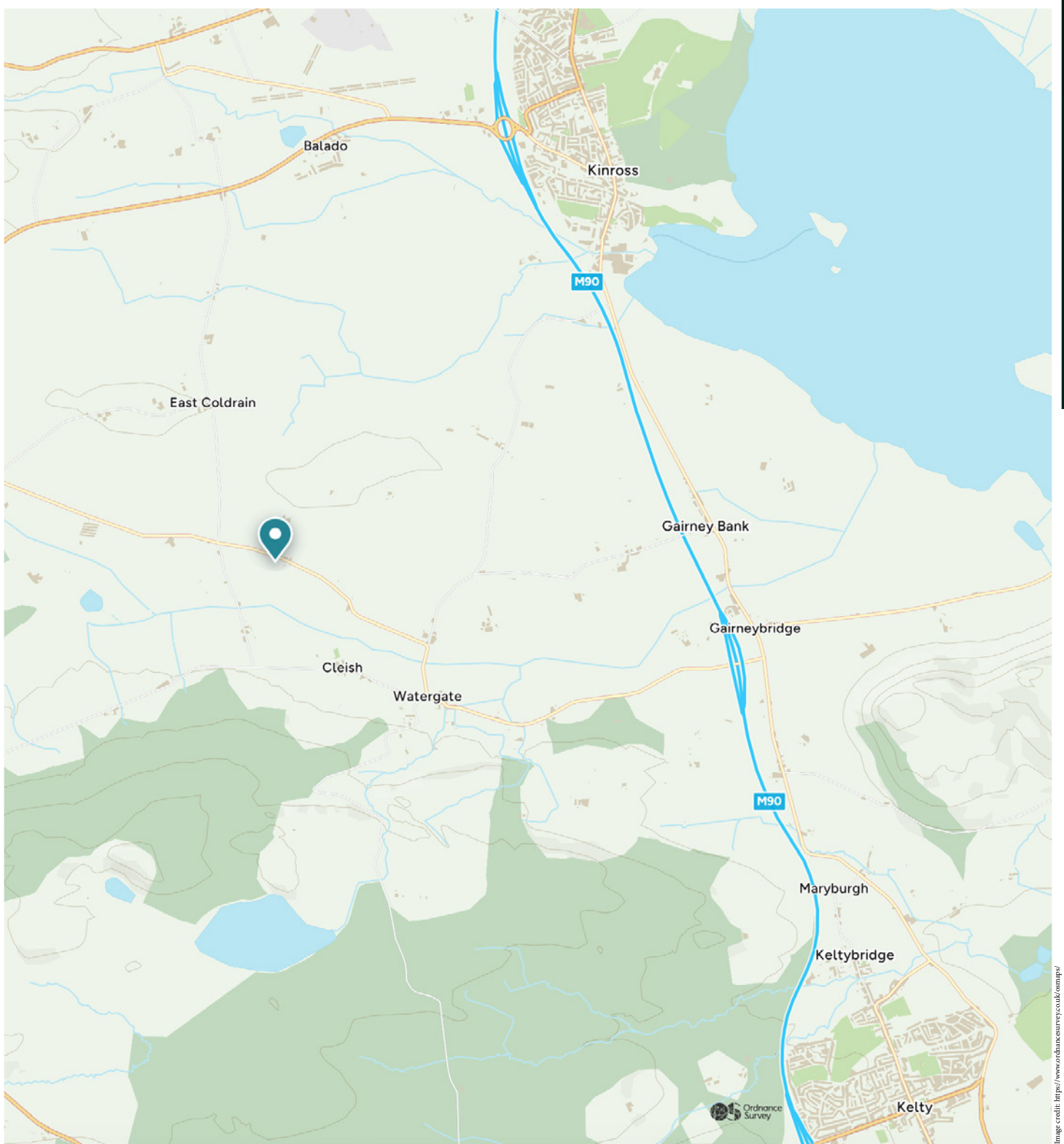


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