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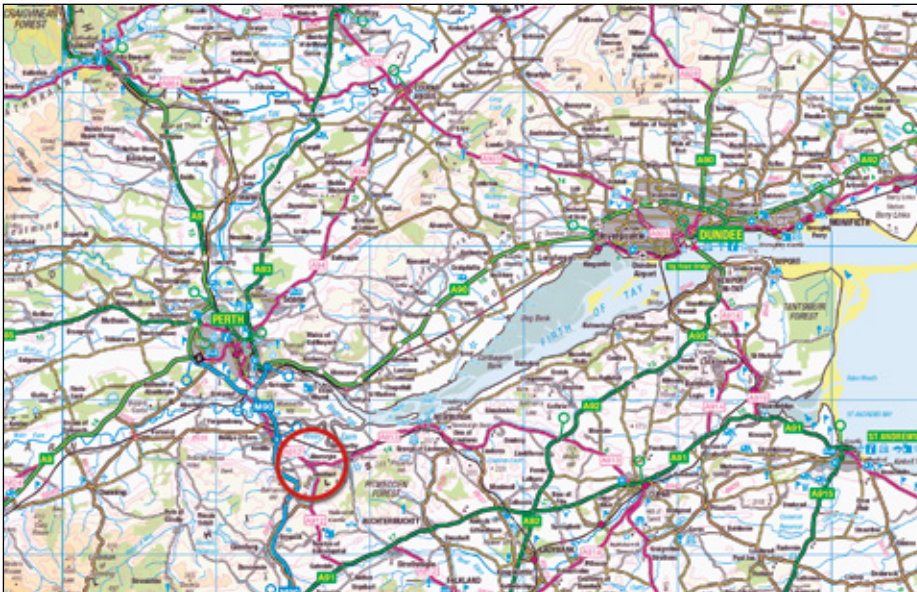
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An excellent opportunity to purchase a farm steading, with planning permission for detached houses, in the attractive hamlet of Aberargie and within easy commuting distance of Perth, Dundee and Edinburgh.

- Perth 7 miles
- Dundee 26 miles
- Edinburgh 40 miles

RESIDENTIAL DEVELOPMENT AT AYTON FARM ABERARGIE, PH2 9NE



Description

Ayton Farm steading currently consists of a range of modern and traditional farm buildings. The site shaded green extends to approximately 0.67 acres (0.27 hectares) and benefits from planning permission (in principle) for detached dwellings, within a much sought after location.

The houses will be set along the length of a private access road (shown shaded blue), providing both a secluded setting and attractive views over the local countryside. The development provides the opportunity to create large family houses in a popular part of Perthshire and within easy commuting distance to Perth, Dundee and Edinburgh.

Further development potential of the adjacent farm buildings (shown shaded pink) may also be available by separate negotiation.

Situation

Ayton Farm is located within the hamlet of Aberargie, approximately 0.2 miles east of the A912 & A913 junction and just 2 miles from junction 9 of the M90 motorway. Aberargie is connected to Abernethy, Bridge of Earn, Perth and Edinburgh via bus services 36 and 56/56A. Bridge of Earn, located just 2.5

miles to the north east, provides local amenities such as grocery shopping and Post Office facilities, whilst Perth provides a range of hotels, bars and restaurants as well as the Perth Concert Hall and Perth Theatre.

The property is located within the catchment areas of several schools, including the Abernethy Primary School, St Ninian's Episcopal Primary School in Perth, St John's Academy Primary and Secondary School in Perth and Perth High School. Private schooling is provided by Kilgraston in Bridge of Earn, Strathallan in Forgandenny, Craigclowan in Perth and Glenalmond near Methven.

Planning

The property, along with the adjacent buildings benefits from planning permission (in principle) for 7 detached houses (reference: 16/02025/IPL).

Services

We understand that mains water and electricity are located on or adjacent to the site, whilst the planning permission allows for the creation of a waste water treatment facility at the site.

Viewing

Strictly by prior agreement.

Please contact Ross Low – details below.

Closing Date

A closing date may be fixed and prospective purchasers are advised to register their interest with the selling agents.

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law.

Additional Information

There are no warranties or guarantees included with this sale.

Enquiries to:

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Agent's Note

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services. If communications, condition of the property, situation or other such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. Any photographs displayed in these particulars depict only part of the property and it should not be assumed that any contents etc. are included in the sale, or that the property remains as displayed in the photographs. No assumptions should be made regarding other parts of the property that have not been photographed. These particulars do not constitute an offer or contract or part thereof. Bidwells LLP do not make or give either in these particulars or during negotiation or otherwise, any warranty or representation whatever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any omission, error or mis-statement in these particulars. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. Details prepared May 2017.

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