



Galbraith

FORMER EPISCOPAL CHURCH PLOT

KINCLAVEN, PERTHSHIRE



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Expansive site with planning permission to develop a former church site into a family home with creating pond and paddocks.

Stanley 3 miles ■ Perth 10 miles ■ Edinburgh city centre 55 miles

About 6.37 acres (2.57 hectares)

- Private rural setting near River Tay
- Surrounded by beautiful countryside
- Highly accessible
- Rare opportunity to create impressive home with land



Galbraith

Perth
01738 451111
perth@galbraithgroup.com





SITUATION

The formal episcopal church at Kinclaven, near the River Tay is in the heart of scenic Perthshire countryside. The popular rural town of Blairgowrie lies about 6 miles away providing excellent day-to-day amenities with primary and secondary schools, banks, hotels, restaurants, library, health care, leisure centre with swimming pool, cottage hospital, supermarkets and a variety of independent retailers. Locally there are also a number of independent schools including, Craigclowan, Kilgraston, Glenalmond, Morrisons Academy, Ardvrek, Dundee High School and Strathallan.

The cities of Perth and Dundee are within easy reach and both offer an extensive range of national retailers, cinemas, theatres, swimming pools and railway stations.

Dundee has an airport with regular services to London. Edinburgh and Glasgow are easy to get to from the nearby motorway network accessed from Perth. Here there are all the retailers and services expected from major cities, together with bus, train stations and airports.

Perthshire boasts a wealth of recreational activities. For the golfer, Blairgowrie Golf Club features two championship golf courses, while other courses can be found nearby in Dunkeld, Alyth, Carnoustie, St Andrews and Gleneagles. Local sport includes outstanding salmon fishing on the famous River Tay, shooting, skiing at Glenshee, along with ample opportunities for hill walking.

Dunkeld, about 10 miles away is among the best preserved and most historic villages in Scotland. It has a thriving

community, with an excellent range of amenities. Along with a good selection of cafes, restaurants and specialist retailers, there is a supermarket, a medical centre, two dental surgeries and a well-regarded primary school. Dunkeld Cathedral, with its stunning riverside setting, was founded in the 13th century on the site of a former monastery. It is still the parish church and hosts concerts during the year. Dunkeld and neighbouring Birnam have a dynamic arts and music scene, with a diverse programme of theatre and music staged at the Birnam Arts centre. The surrounding area has many beautiful walks, great tracks for cyclists and plenty of fishing for anglers, with Loch of the Lowes being a designated wildlife reserve.

DESCRIPTION

Detailed planning permission has been granted under reference 21/00284/FLL.

The planning permission allows for a new four bedroom family home that reflects the character, style, size and proportions of the original church. The proposed new house will have an entrance porch leading to an open plan hallway flanked by a utility room to one side and a family bathroom to the other. The hallway leads to the main open plan sitting / kitchen / dining area that is within what would previously have been the main volume of the old church Nave and Chancel. The octagonal form of the old Chancel makes the perfect 'bay window' to the main sitting area to take advantage of the outlook to the north east side whilst the form of the original Vestry is reimagined as the new stair up to accommodation within the roof space. An extension to the north west of the original building form allows the formation of a ground floor accessible bedroom with en-suite whilst the roof space above this accommodates a further bedroom. The remaining roof space accommodates a further 2 bedrooms and an upstairs bathroom.

The site comes with approximately 6.37 acres of land which provide an ideal opportunity for paddocks for equestrian or smallholding use or alternatively extensive landscaping to compliment the house.

POST CODE

PH1 4QN

SOLICITORS

Burness Paull, 1 Union Wyd, Aberdeen, AB10 1DQ.
Tel. 01224 621621



MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in November 2021.

VAT

Any intending purchaser must satisfy themselves as to the instance of VAT in any transaction.a

TECHNICAL INFORMATION PACK

A technical information pack containing copies of planning consents and associated plans are available upon request from the selling agent.

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

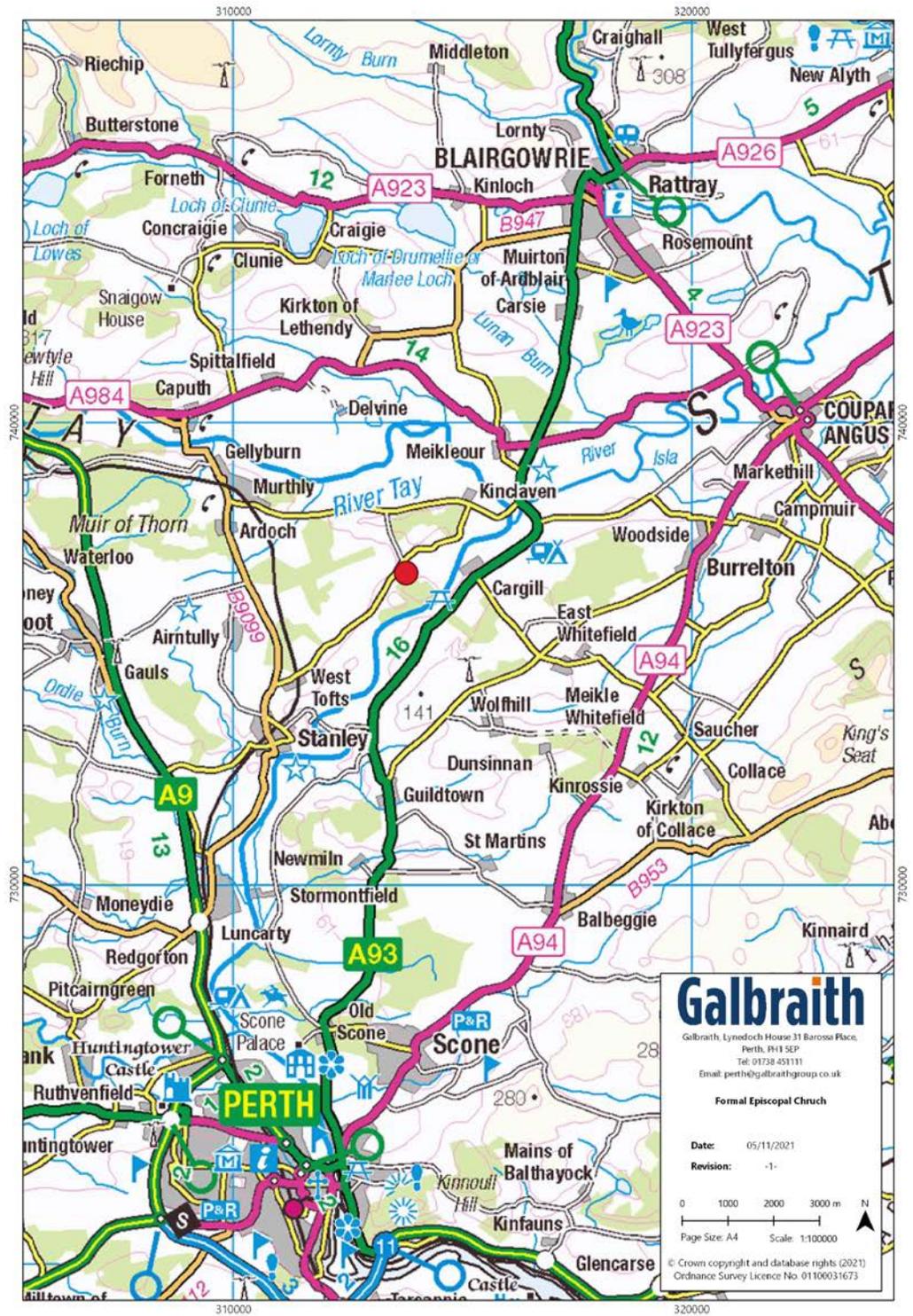
ANTI MONEY LAUNDERING (AML) REGULATIONS

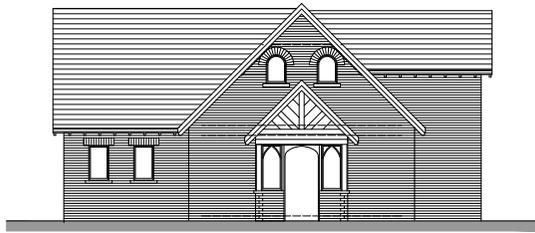
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



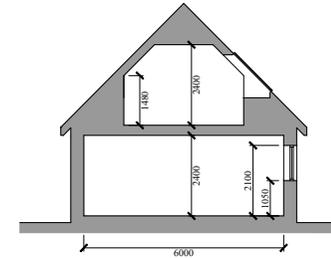




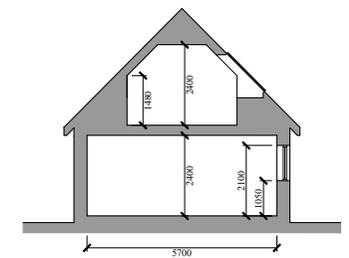
South West Elevation
Scale 1:100



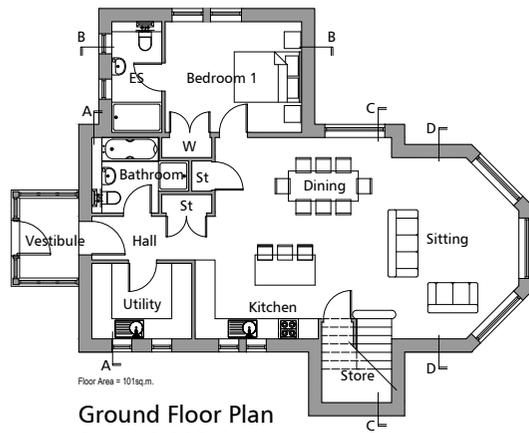
North West Elevation
Scale 1:100



Section AA
Scale 1:100

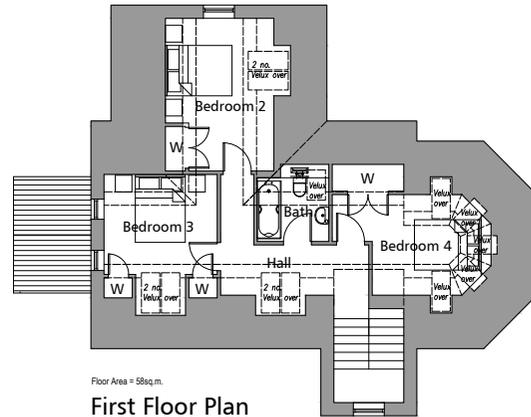


Section BB
Scale 1:100



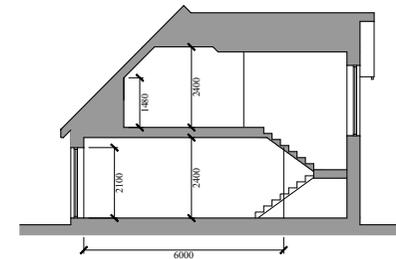
Floor Area = 101sq.m.

Ground Floor Plan
Scale 1:100

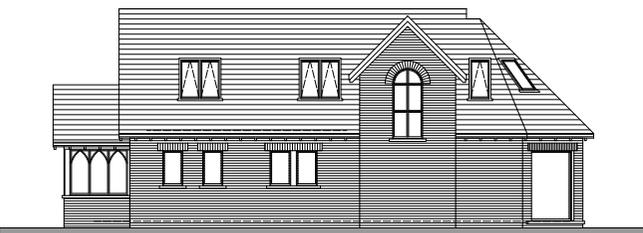


Floor Area = 58sq.m.

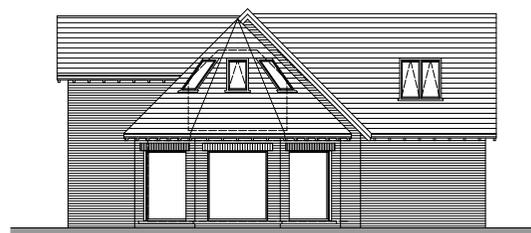
First Floor Plan
Scale 1:100



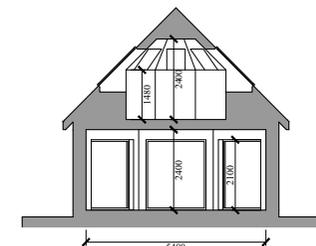
Section CC
Scale 1:100



South East Elevation
Scale 1:100



North East Elevation
Scale 1:100



Section DD
Scale 1:100



Scale : 1:100

MATERIALS
 Roofs - Natural slate colour grey to match existing
 External Walls - Brick with corner features all in colours to match existing
 Windows - high performance double glazed timber colour white
 Rainwater goods - Black uPVC
 Doors - High performance timber colour white.



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