



A rural development opportunity close to Perth

Marybank, Logiealmond, Perth, PH1 3TB

Freehold



Cottage (derelict): 3 bedrooms, 2 reception rooms, kitchen, bathroom and stores • **Outbuildings:** Range of traditional stone outbuildings formed around a courtyard • **About 4 acres** • **Additional land:** A field of about 3.5 acres may be available for purchase in addition • **EPC = G**

Situation

Marybank has a private, elevated, south facing position surrounded by rolling farmland and with views that extend as far as the Lomond Hills in Fife.

The property is close to the settlements of Harrietfield and Chapelhill (both within 2 miles), as well as Methven (3 miles) which has a village store and post office. Perth and Crieff are almost equidistant. Perth has a wide range of high street shops, supermarkets, transport links and professional services as well as a concert hall, theatre, cinema, museum and gallery. Crieff with its Hydro and Community Campus also has some excellent leisure facilities and plenty of independent shops, cafés and restaurants.

Gleneagles Hotel and golf courses are about 21 miles away and there are also golf courses at Perth, Crieff, Muthill and Comrie. Marybank is ideally located for outdoor pursuits with riding, fishing, hillwalking and cycling all readily available in the surrounding countryside.

Edinburgh, Perth and Dundee are all within easy commuting distance of Marybank and the property is exceptionally well placed for schooling with Logiealmond Primary School within sight and a choice of secondary schooling in Perth. Private schooling is available at Glenalmond College (4 miles), Morrisons Academy and

Ardvreck in Crieff and Strathallan, Kilgraston and Craigclowan schools on the outskirts of Perth.

Description

Marybank consists of a single storey cottage and a range of traditional stone outbuildings which have now fallen into a state of disrepair. Subject to obtaining the relevant planning consents, Marybank offers enormous scope for development into one or more homes with outbuildings, offices or secondary accommodation depending on a buyer's requirements. The property has privacy and superb views as well as direct access to some beautiful walks.

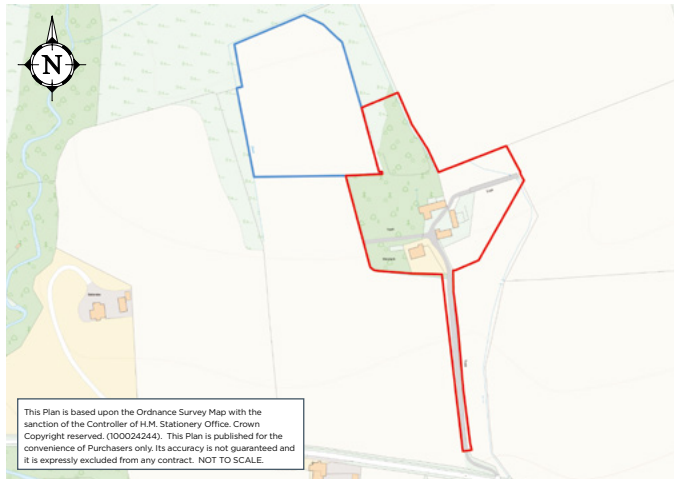
For buyers with horses or hobby livestock, there is also the possibility of purchasing an additional 3.5 acres of grazing to the northwest of the property.

Marybank is being offered for sale as seen and the boundaries are indicated on the sale plan within the sales particulars. It will be the responsibility of a purchaser to service the property and enclose it with stock proof fencing.

Land: Marybank comes with about 4 acres of grass and light woodland.

Additional Land: A field of about 3.5 acres to the northwest of the property (indicated with





a blue line on the sale plan) may be available for purchase by separate negotiation.

Fencing: It will be the purchaser's sole responsibility to erect and maintain stock proof fencing around the boundaries of the property.

Services: It will be the purchaser's sole responsibility to service the property including the installation of a borehole to create a private water supply.

Viewings: Due to the condition of the structures present, all viewings to this property must be accompanied by the selling agent.

Directions

From Perth take the A85 west towards Crieff. Just before entering Methven take the right turn signposted to Glenalmond and Harrietfield. Continue on this road for almost 4 miles. After crossing the River Almond turn left at the T junction onto the B8063. After about 300 yards, the entrance to Marybank is between two oak trees on the right.

GENERAL REMARKS

Viewings Strictly by appointment with Savills - 01738 477525.

Local Authority & tax band Perth and Kinross Council Tax Band D.

Servitude rights, burdens and wayleaves The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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Gross internal area (approx)

Main House 111.2 sq m/1,197 sq ft

Outbuildings 263.1 sq m/2,831 sq ft

Total 374.3 sq m/4028 sq ft



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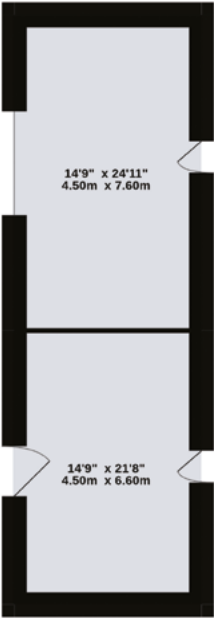
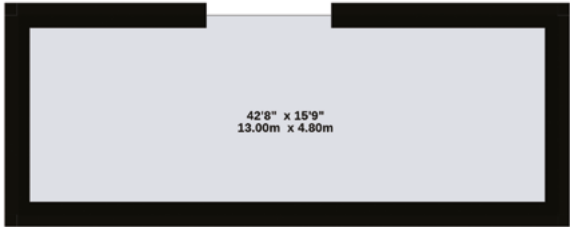
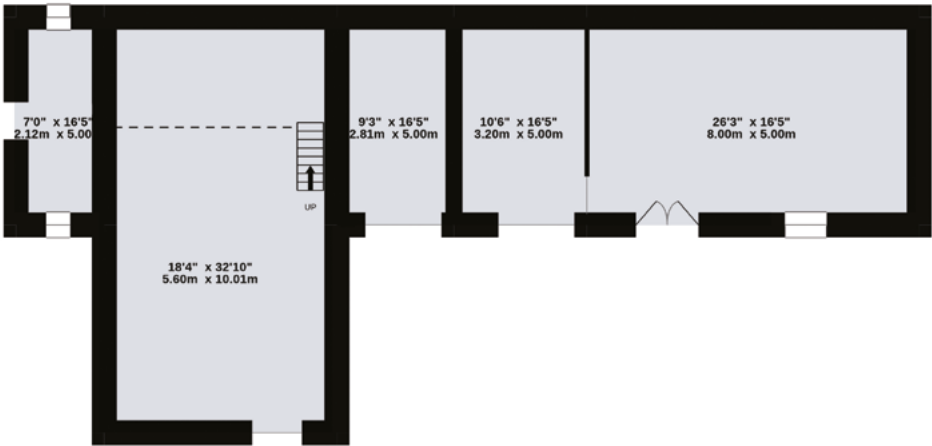
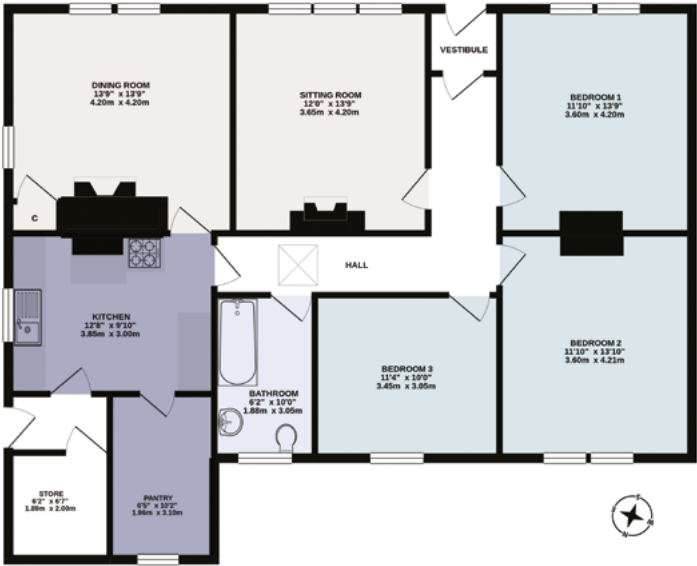
savills.co.uk

Stephanie Clarke

Savills Perth

01738 477 523

stephanie.clarke@savills.com



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