



Boundaries shown for indication only

by Loch Leven, Kinross, KY13 9JT

For Sale

4.7 acres Land for Tourism Development

Stunning Loch-View Development Land With Planning Permission for Holiday Homes,

SMART&CO.
surveyors & property consultants



Loch Leven

Kinross



Situation & Description

Situated along the B996 approximately 1 km south of the Perthshire town of Kinross (pop 5,160) the site enjoys an elevated position overlooking Loch Leven from the east.

The site comprises a broadly regular shaped area of undeveloped agricultural land extending to approximately 4.70 acres.

Kinross' location provides an excellent base from which to explore the wealth of visitor attractions available both nearby and further afield across Scotland.

The town is well-served with public transport links and easy access to the motorway network and there are many popular cycling routes in the immediate area.

Hostel / Café / Leisure building



Front, South Elevation



Rear, North Elevation

Planning & Infrastructure

The site offers an excellent opportunity to create a stunning tourism / holiday home development overlooking the historic Loch Leven.

Full planning permission (ref: [11/ 00997 / FLL](#)) was granted for the development of 9 holiday units, a hostel, café and leisure facilities.

We understand that the planning consent has been implemented and is now secured in perpetuity, however this would not preclude a buyer from pursuing any alterations to this.

Interested parties should satisfy themselves regarding planning by contacting Perth & Kinross Council.

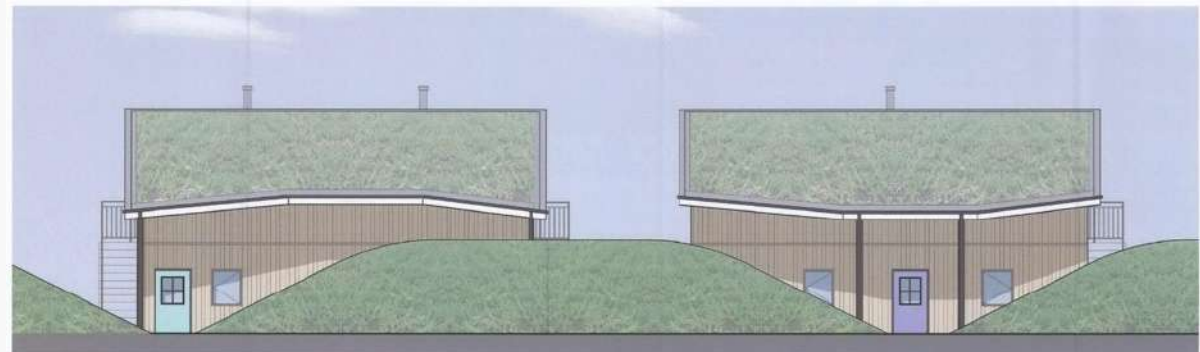
Holiday Let buildings



Typical Front, East Elevations

Double Unit

Single Unit



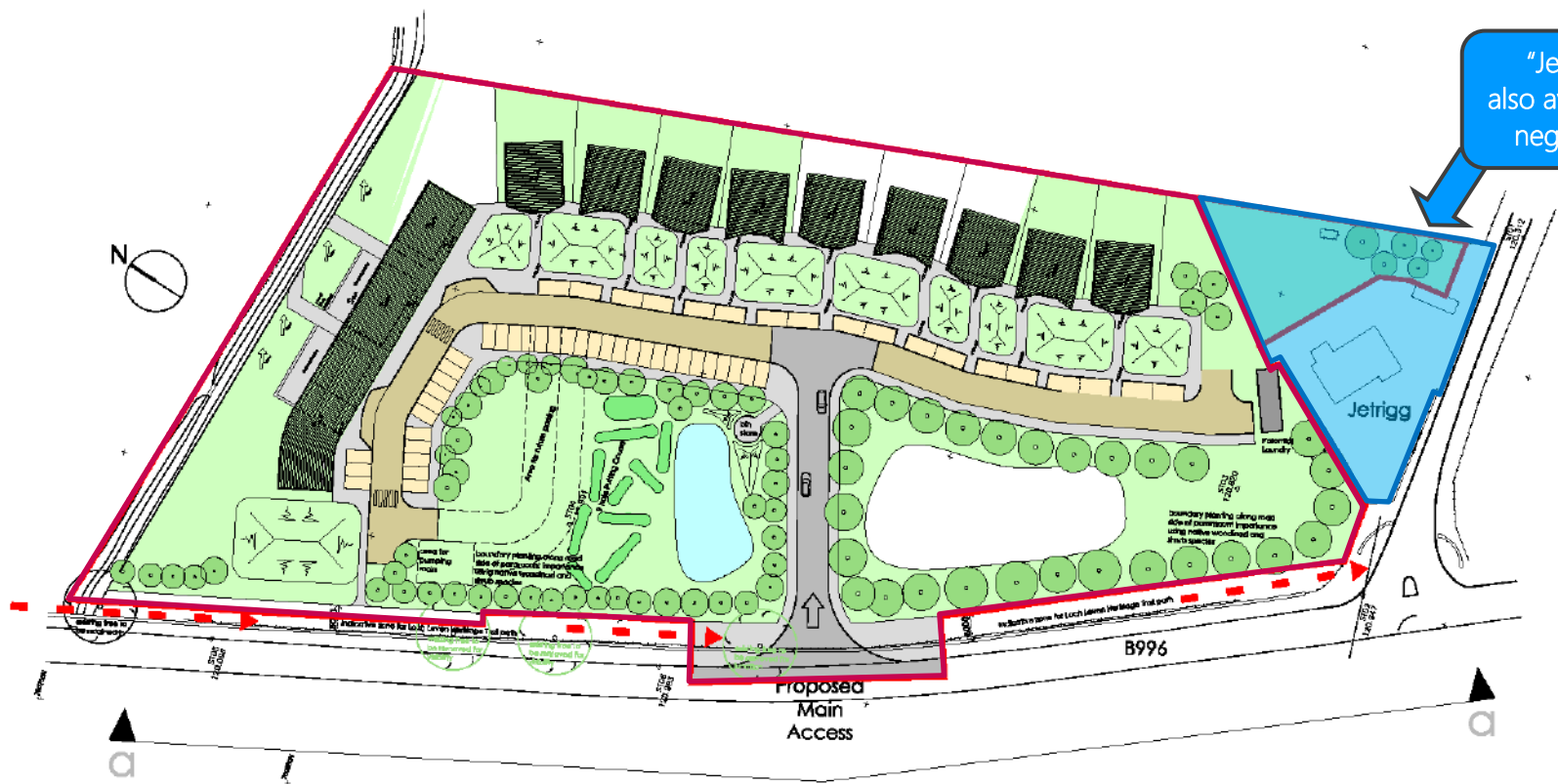
Typical Rear, West Elevations

Double Unit

Single Unit



site section a-a



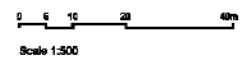
"Jetrigg" - also available by negotiation.

Rev	Desc	Date
A	Call Issue	
B	Issued for Planning	
C	Issued for Planning - Public consultation comments	
D	Issued for Planning - Public consultation	

keppie

ARCHITECTS
 PLANNERS
 ENGINEERS
 ENVIRONMENTAL CONSULTANTS
 www.keppiegroup.com

Project	Client
Proposed Holiday Lets Jetrigg, Kirtcraig	
Project No.	202007
Scale	PLANS: 1:500
Drawn	0
Checked	
Date	20/08/2020



For Planning

Kinross

Lomond Hills Regional Park

Loch Leven Castle

Loch Leven

Reed Bower

Additional Land

The site sits adjacent to the dwelling "Jetrigg" which is also owned by our clients and may be available for purchase by negotiation. Jetrigg is a detached home providing very well maintained accommodation over 2 levels. This property could lend itself to owners or staff accommodation. Alternatively, a purchaser may consider redeveloping / including this area into the leisure development site.

Directions / Postcode - KY13 9JT

From Kinross, head south along "High Street" and continue out of the town along the B996. The site (and Jetrigg) are situated on your left after approx. 1km and are identified by the sign and access road for "Cavelstone Farm".

Jetrigg

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Viewings

Viewings are strictly by appointment with the sole selling agents. Neither Smart & Co nor the Vendors accept any liability for damage or injuries sustained during viewings.

Enquiries / Further Information

Contact the Sole Selling Agents:

Doug Smart

or

Graeme Duncan

07850 517 323

07954 815 365

doug@smartandco.co.uk

graeme@smartandco.co.uk

Closing Date / Offers

Interested parties should notify the Selling Agents in writing if they wish to be informed of any closing date.

The Seller is not obliged to accept the highest, or indeed any, offer.

Anti Money-Laundering

We must comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. For further information, please contact the Sole Selling Agents.





Approx Travel Distances

Glasgow	46 miles
Edinburgh	27 miles
Stirling	25 miles
Perth	19 miles
Inverness	131 miles

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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