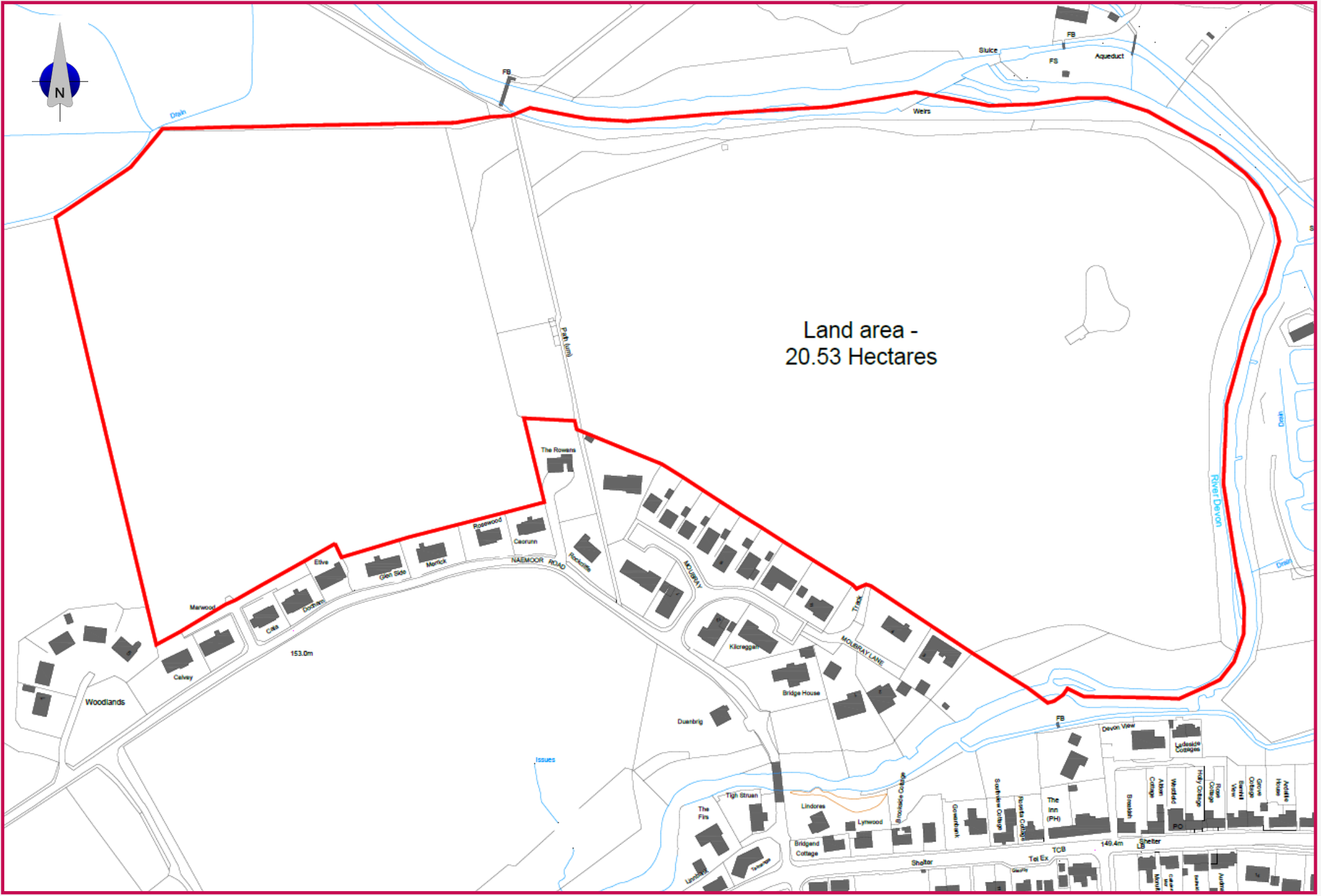




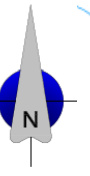
Naemoor Road, Crook of Devon, KY13 0UH  
Amenity / Livery / Leisure / Agricultural Land (Grade 3.2)

For Sale  
50.73 acres

**SMART**&CO.  
surveyors & property consultants



Land area -  
20.53 Hectares



153.0m

149.4m

Drain

Weirs

Sluice

FB

FS

Aqueduct

Tunn Weg

The Rowens

Rosewood

Casrum

Merick

Glen Side

Elve

Doonan

Cal

Marwood

Calvey

Woodlands

Issues

Lindores

Duenbrig

Kilreggan

Bridge House

Track

MOLKAY LANE

The Flis

Lindores

Bridge Cottage

Shelter

Tel Ex

Shelter

Tel Ex

TCB

Shelter

Shelter

Shelter

Shelter

Shelter

Devon View

Lydease Cottages

Wardell

Wardell

Wardell

Wardell

Hedy Cottage

Rose Cottage

Row Cottage

Row Cottage

Wardell

Wardell

Wardell

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View Over Site from Naemoor Road

View to north-west from Site

### Situation

The Perthshire village of Crook of Devon is situated roughly halfway between Dollar and Kinross, being only 6 miles from each, and 13 miles north of Dunfermline. The village sits at the foot of the Ochill Hills and is a popular base for walkers, cyclists and many other outdoor sports enthusiasts.

The village is very well connected with a choice of roads providing quick and easy links to the main arterial routes such as A9 and M90.

The site is located to the northern side of the centre of the village and is bound to the east and much of its northern edges by the River Devon. However thanks to it being situated in a slightly elevated position it is not noted on the SEPA flood maps as being susceptible to flooding.

### Description

Measuring approximately 20.53 hectares (50.73 acres) the site is broadly rectangular shaped and slopes gently down from west to east along its length. The land is classified by the James Hutton Institute as Grade 3.2 - Land Suitable for Mixed Agriculture. However it may also hold potential for other uses such as livery, stabling or leisure uses.

Access to the site is provided from two points along its southern boundary: Naemoor Road to the west and Moubray Lane to the east.

We understand that a pedestrian right of way exists running from north to south across the middle of the site (see plan attached).

### Planning & Services

The site is outwith the Crook of Devon settlement boundary indicated in the adopted 2019 Local Development Plan. From the PKC online planning portal, we have not seen any history of planning applications concerning this site.

Interested parties should contact Perth & Kinross Council and satisfy themselves regarding any intended uses of the site.

We believe that services exist near to the boundaries of the site, however interested parties should satisfy themselves regarding their own particular needs for services and utilities for their intended use of the land.

### Sale Terms

The heritable (freehold) title to the land is available for sale. Whilst a sale of the whole site is preferred, our client may consider selling the land in two lots.

### Legal Costs

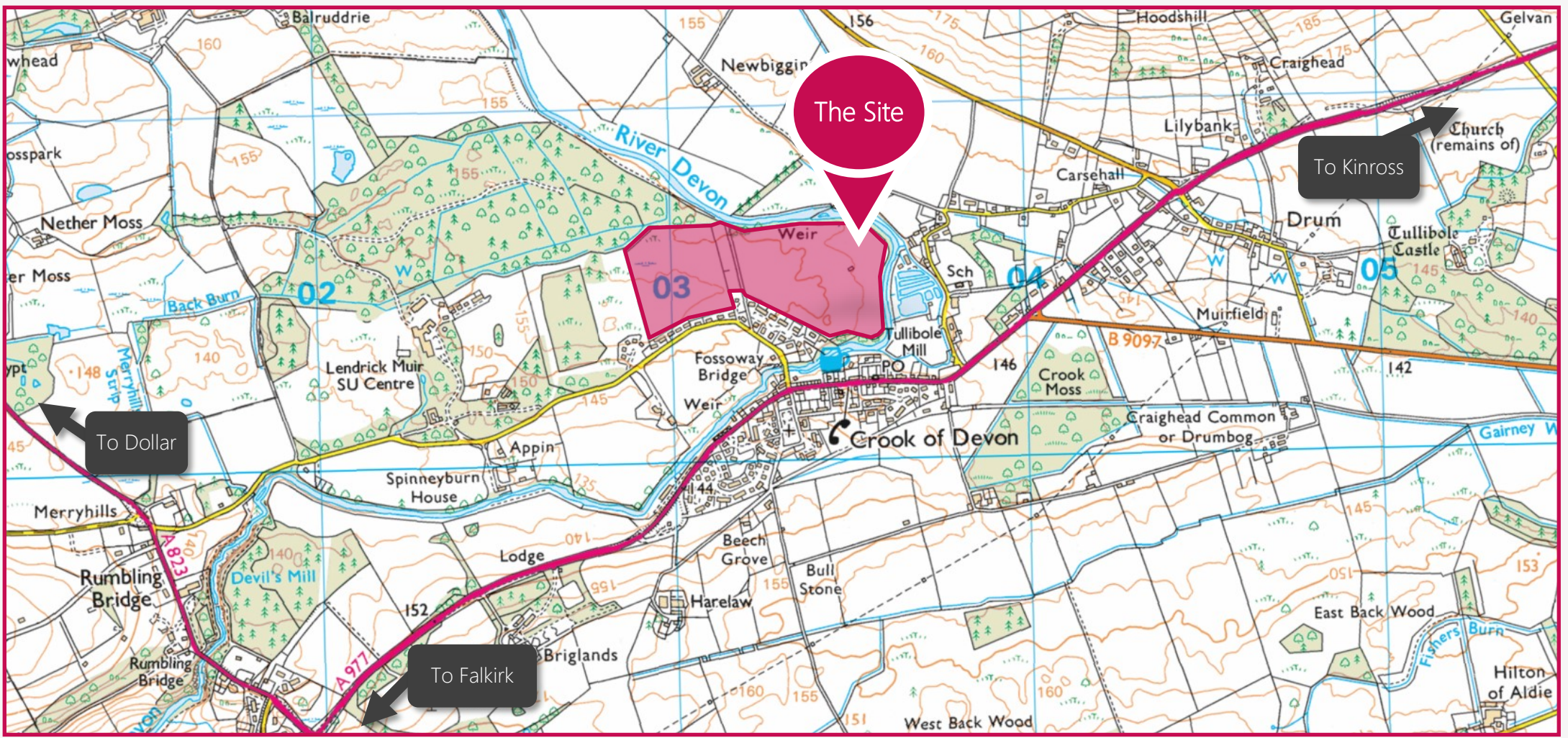
Each party will be responsible for their own legal costs associated with this transaction. The purchaser will be responsible for any LBTT and Registration Dues.

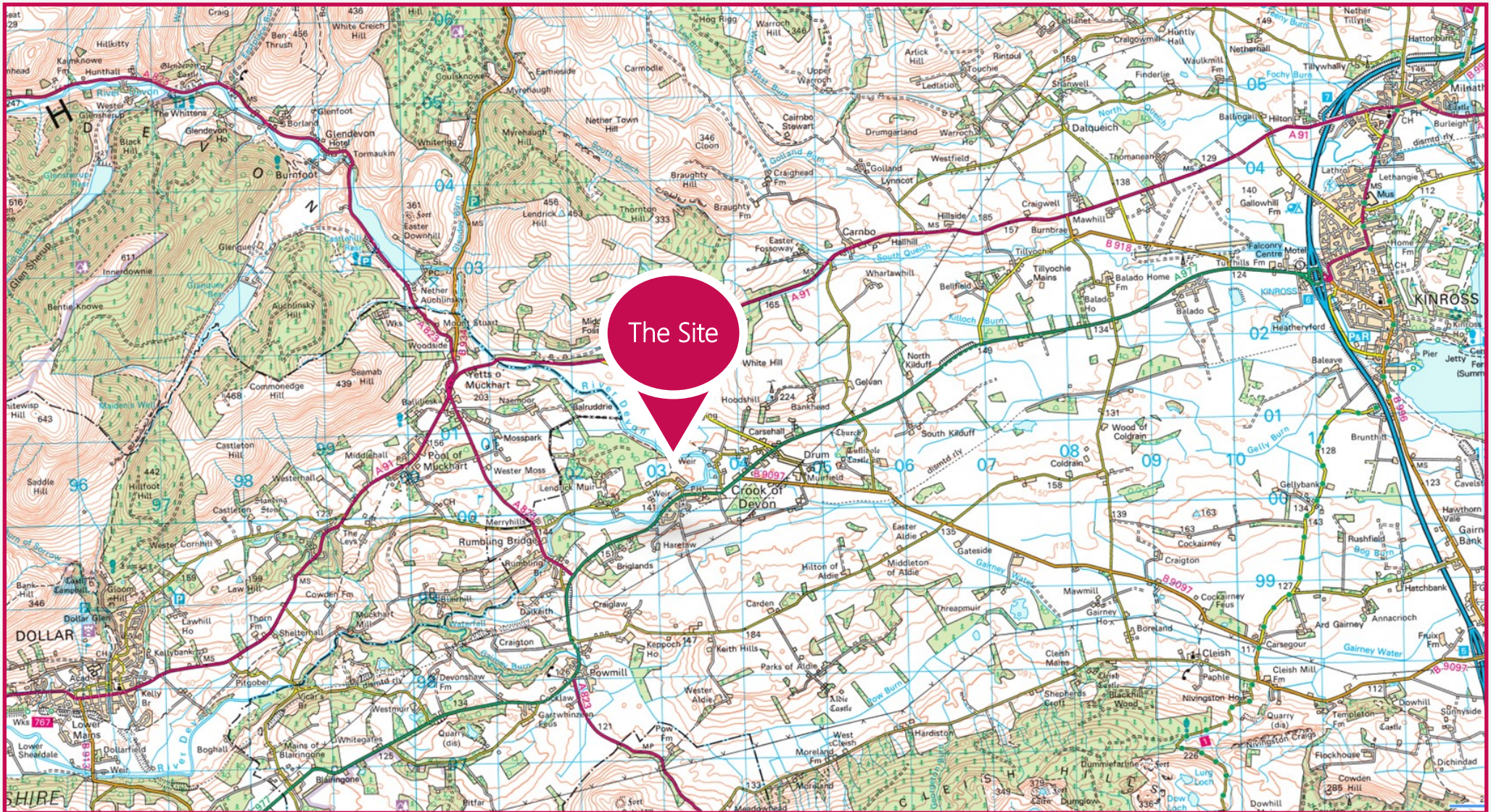
### Viewings

Strictly by arrangement with selling agents. Please do not enter the site unaccompanied.

### Enquiries

For more information or to arrange a viewing, please contact the sole selling agent:





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