



Tullymorán Development

Harrietfield | Nr Methven | Perthshire

**STRUTT
& PARKER**





Tullymorán Development

Harrietfield | Nr Methven | Perthshire | PH1 3TE

Methven 5 miles, Crieff 11 miles, Perth 11 miles, Gleneagles 20 miles, Aberfeldy 22 miles, Edinburgh 54 miles

A superb development of five quality homes with superb panoramic views across Glen Almond.

Mixture of 3 and 4 bedroom houses with either single or double garages.

Individually designed by David Soppitt Architects with open plan reception rooms and en-suite master bedrooms.

Generous landscaped garden grounds.

Bespoke design and build option available.

Option to purchase or rent additional land.

For sale in 5 lots.

About 5 acres (2.02 Ha) in total.





Situation

The houses at Tullymoran will enjoy a peaceful rural location with outstanding country views over Glen Almond. They will be built on the outskirts of the pretty village of Harrietfield which has an excellent community spirit with the popular Drumtochty Tavern.

Tullymoran is well placed being nearly equidistant from the popular towns of Crieff and Perth. Crieff is renowned for its excellent schools and local amenities including banking services, doctor's surgeries and supermarkets. Perth provides a broader range of professional services, and a comprehensive range of amenities, including a race course, concert hall, a theatre and widely reputed hospital. Both cities provide a different selection of restaurants and top class leisure facilities for families.

There is an excellent range of local primary and secondary schools within the immediate area including Logiealmond Primary School and Crieff High School. Tullymoran could not be better placed for access to one of Scotland's best private schools, namely Glenalmond College which is within walking distance. Alternatively there is Ardreck School and Morrisons Academy at Crieff, or Craigclowan, Strathallan and Kilgraston closer to Perth.

Tullymoran has excellent transport links as it is close to both the A9 and M90 trunk roads, providing access to Scotland's biggest cities. For those wishing to commute by train, there are main line stations at Dunkeld, Perth, Gleneagles and Dunblane. Edinburgh airport provides a comprehensive selection of domestic and international destinations, with Dundee Airport (33 miles) flying directly into London City Airport.

For those who enjoy field sports, fishing is available on the nearby Rivers Almond and Earn and pheasant and grouse shooting is available for lease in the area. The dramatic hills and glens of Perthshire, including the dramatic 'Sma Glen, offers superb opportunities for hill walking, riding and enjoying the beautiful scenery and wildlife. The area is incredibly popular with road cyclists and as well as mountain bikers.

Racquet sports, horse riding, swimming and spa facilities are available at both Crieff Hydro Hotel and the 5-star rated Gleneagles Hotel.

There are popular local golf courses in Crieff, Muthill, Comrie and Dunning, and Gleneagles is home to three of the world's finest golf courses including the PGA Centenary Course which will be the venue for the Ryder Cup in 2014.

Description

Tullymoran is a development of five outstanding detached houses being built to a high specification, by Kepranich Development Ltd. The houses have been designed by David Soppitt Associates, and will be constructed with a mixture of natural reclaimed stonework, off-white wet dash render, and European larch cladding beneath a natural slate roof. The external woodwork for the doors, windows and fascias will be painted white.

As these houses are being sold off plan, it is possible to offer a bespoke design and build service, where the developer can construct a home tailor made to a purchasers own specification. This service will be subject to the appropriate planning permissions.

These houses have been designed with either 3 or 4 bedrooms, with at least one en-suite bathroom. On the ground floor, the reception rooms are predominately open plan with a good number of windows and French doors to bring in excellent levels of natural light as well as providing access into the garden. Every house has excellent views across the countryside.

For those with an equestrian interest, there is the option to purchase or rent neighbouring land.

Standard Specification

Kitchen – individually designed to include:

- Corian worktops and oak units.
- Integrated appliances to include: American style fridge/freezer, dishwasher and microwave.

Bathrooms and en suites

- All to be fitted with white contemporary suites with co-ordinating taps.
- Quality fitted furniture
- Travertine stone tiles to walls and floors.

Doors, Windows & Internal Joinery

- All internal doors, architraves and skirtings are white oak.

Decoration and Finish

- Engineered oak flooring throughout reception rooms with tiling in bathrooms.

Eco-Friendly Specification Enhancements

- Purchasers will be given the option to incorporate Warmcell insulation, solar hot water heating as well as a ground source heat pump.

Garden

The gardens are all of a generous size and will be fully landscaped. There will be a secluded terraced area. Please refer to site plan for individual layouts.

Garage

A tarmac and gravel driveway leads to the garages and will offer parking for several cars.

Access Road

The access road will be jointly owned by the houses and maintenance will be shared on a proportional basis.

General

Local Authority Perth and Kinross Council, 2 High Street, Perth. PH1 5PH Tel. 01738 475000

Services The houses will be serviced with shared bio-disc treatment plant for drainage, private water supply and mains electricity. There will be under floor heating on both floors.

Note: The services will not been checked by the selling agents.

Council Tax The houses will be assessed for council tax purposes once they are completed.

Offers Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 28 Melville Street, Edinburgh EH3 7HA.

Closing date A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agent. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Overseas Purchasers Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Special Conditions of Sale

A non-recoverable fee of £250 will be paid upon reservation of a house.

The purchaser may be asked within 5 days of conclusion of missives to make payment as a guarantee for due performance of a sum equal to 5 percent of the purchase price less the £250 deposit on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at 5 percent above The Royal Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of 5 percent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure to pay timeously.

3. The reservation period will expire 21 days from the date of the offer to sell to be issued by the solicitors.

4. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

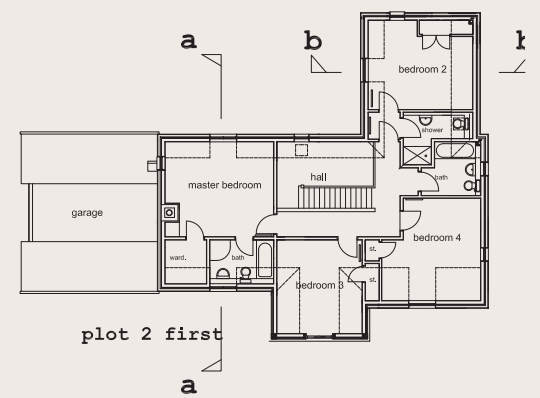
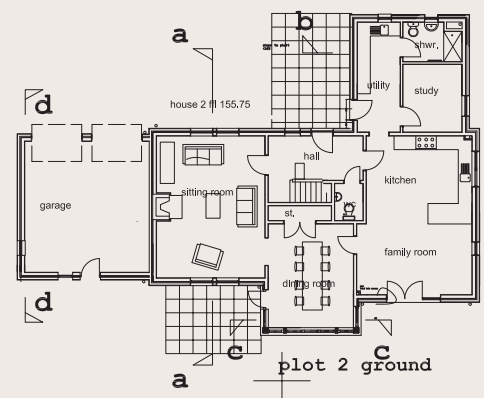
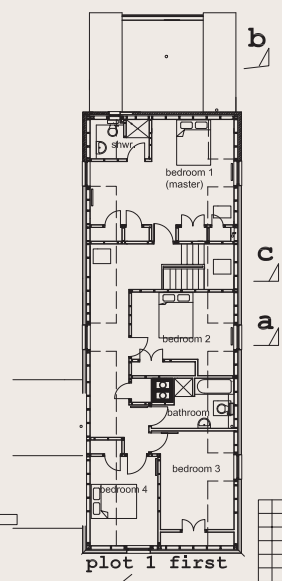
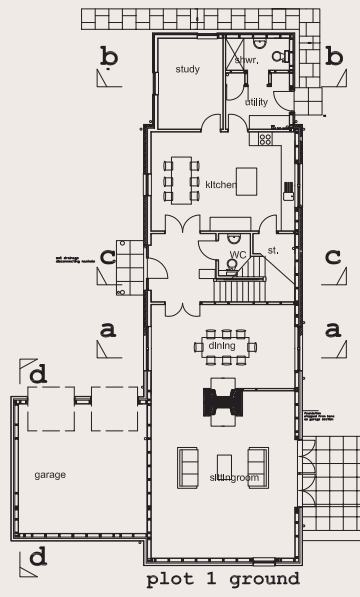
2. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

3. The minerals will be included in the sale of the property only insofar as the seller has rights thereto

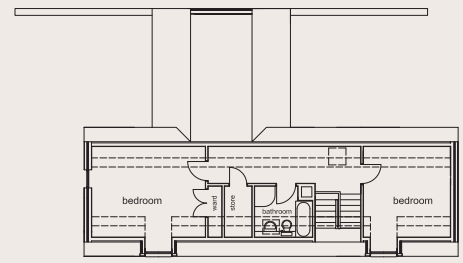
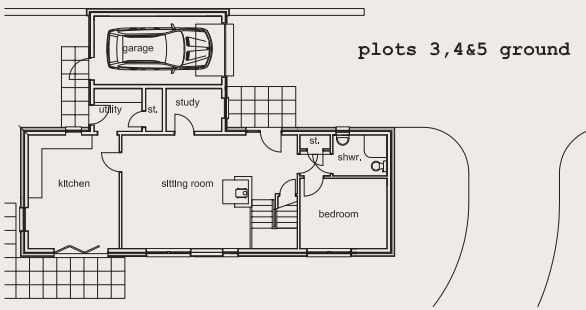
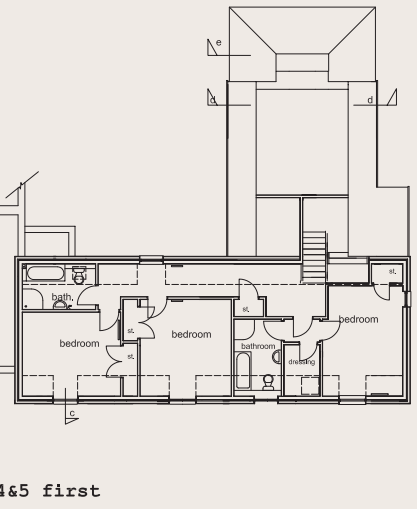
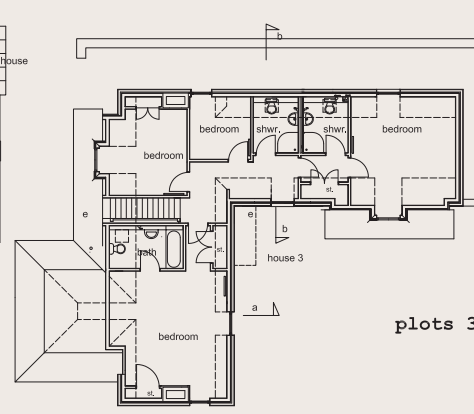
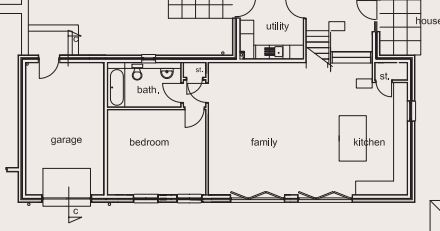
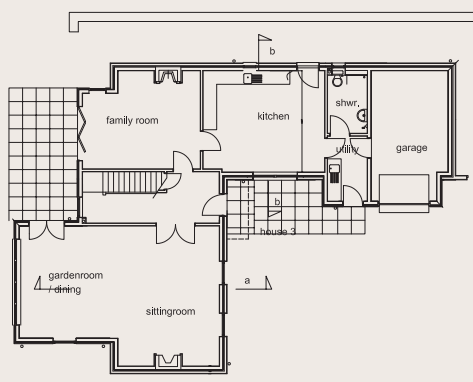




revised sketch designs - tullymoran farm, logiealmond



- plot 1 -----261.7m²
- plot 2 -----247.8m²
- plot 3 -----235.1m²
- plot 4 -----242.7m²
- plot 5 -----155.2m²



revised sketch designs - tullymoran farm, logiealmond



Directions

Take the A85 out of Perth (towards Crieff). Just before the town of Methven, take the right turn signposted for Glenalmond and Harrietfield. Do not turn left for Glenalmond, but continue on the road until a T junction is reached. Turn left and follow this road through the village of Harrietfield. The private drive for Tullymoran is on the left after the village.

Viewing strictly by appointment with Strutt & Parker LLP.



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