

FOR SALE

DEVELOPMENT SITE

RUMBLING BRIDGE, KY13 0PS



LOCATION

Rumbling Bridge is a small village in Kinross-shire, Scotland, nestling under the Ochil Hills, where the A823 leaves the A977, perched on the edge of the River Devon gorge. It lies between Muckhart and Crook of Devon with Powmill half a mile to its south. It is named after an unusual double bridge, which gives off a distinctive rumbling reverberation at lower levels. The village is a popular residential location with a number of houses being constructed recently.

The subjects are located on the western side of the A977 at its junction with the A823. The site is well located for residential and commercial usage.

DESCRIPTION

The subjects comprise a large rectangular shaped site extending to approximately 1.48 acres. At present, the site does not benefit from any current planning permission however historically (2008) planning permission was granted for the erection of a nursery and 5 chalets. Although the site does not have any current planning permission, discussions could be had with the local planning authority to establish the likely hood of renewing the planning application or potentially changing the planning permission. The site is identified as being an Employment site for general employment use.

- **PROMINENT ROAD FRONTAGE**
- **CIRCA 1.48 ACRES**
- **POTENTIAL FOR DEVELOPMENT (SUBJECT TO PLANNING)**

VIEWING & FURTHER INFORMATION

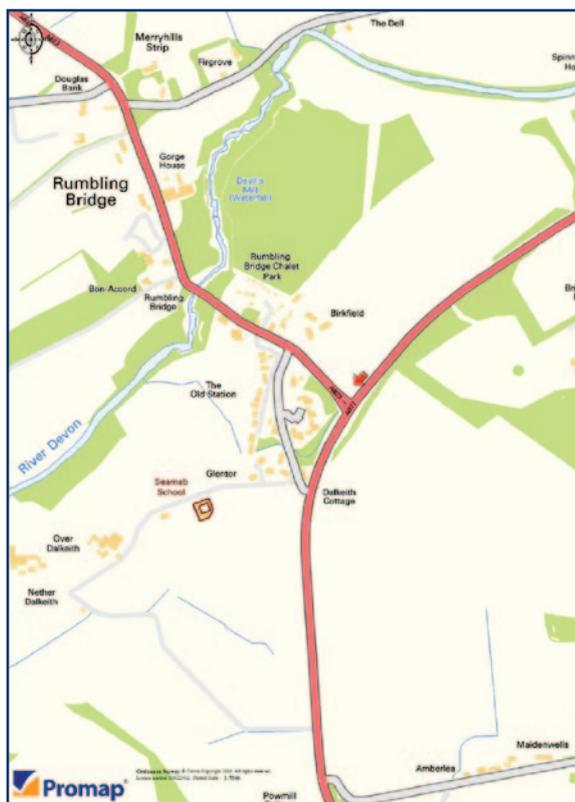
By arrangement with letting/selling agents:

J & E Shepherd
Chartered Surveyors
Commercial Department
11 Gladstone Place
Stirling
FK8 2NN

Tel: 01786 450438
Fax: 01786 465063

Contact: Sandy Falconer
Email : sandy.falconer@shepherd.co.uk

www.shepherd.co.uk



EPC

N/a

VIEWING & FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS
E-mail: sandy.falconer@shepherd.co.uk

J & E SHEPHERD
11 Gladstone Place
Stirling
FK8 2NN

TEL: 01786 450438
FAX: 01786 465063
MOBILE: 07818 002 170
WEBSITE: www.shepherd.co.uk

PUBLICATION DATE

1/4/2016.



FLOOR AREAS

We have been advised that the site extends to approximately 1.48 acres. This should be confirmed with prospective purchasers solicitors prior to purchase.

PROPOSAL

Offers are invited

RATING

n/a

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.