



 **Andersons**

Law Location Life





**Residential Development - Option 2, Residential Development - Option 2, Drum, Kinross-shire KY13 0PP**  
**Fixed Price £525,000 - Freehold**





## PROPERTY DESCRIPTION

An excellently located Further Potential Residential Development, in a pleasant rural setting with spectacular countryside views. The Development is situated in a Residential Development Area and is mainly laid to grass, with an existing Barn, which could be converted to a Residential Dwelling House (subject to planning permission), a Yard Area, a 2 Acre Paddock and 2 further building plots of 0.14 hectares (0.36 acres) with Outline Planning Permission. The site extends to 1.06 hectare (2.64 acres) or thereby.

Details of the planning permission are available on the Perth & Kinross Council planning website using reference 24/01094/IPL.

There is also an option to purchase the 2 building plots alone (see advert Land, 30 meters North West of Sunnyside) or an option to purchase the barn, yard area and 2 acre paddock (Option 1).

Any further information and to organise a viewing please contact the selling agents.

### Services

Mains electricity, water and drainage are available on site. Purchasers must satisfy themselves as to the availability and quality of all services.

### Travel Directions

Leaving Kinross on the A977 towards Crook of Devon. Sunnyside Development is located on the right hand side of the road just before the hamlet of Drum. The Development is to the left hand side of Sunnyside Farmhouse. Please park in the spaces directly across from the Development site and do not block access for the owner of Sunnyside Farm.

## POINTS OF INTEREST

- Potential Residential Development
- Attractive Countryside Views
- Barn & Yard
- 2 Acre Paddock
- 2 Building Plots with Outline Planning Permission
- Services Available On Site
- Option to Purchase Building Plots Alone
- Option to Purchase Barn, Yard & Paddock Alone



