

Small Acres Croft Latheronwheel Latheron

**Offers Over
£67,500**



- Full Planning Ref: 22/01396/FUL
- Water and Electric
- Septic Tank Installed
- 5.58 Acres
- Owner-Occupied Croft
- Maintained and Fenced

A substantial owner-occupied croft with full planning for a bungalow (the planning permission is now locked on in perpetuity). The plot has services on site including electric, water and septic tank provisions. The land extends from the roadside to the burn and at 5.58 acres, is an ideal opportunity for those looking for a manageable sized holding, or croft. The land is split in two distinct fenced sections. First is the roadside plot with a gate at the entrance and another to the land. The plot has a static caravan (with multifuel stove) and two containers which can be purchased subject to separate negotiation. Beyond the plot, there a large well maintained field with stock fencing constructed from wooden posts and wire mesh. The field is laid to grass and has a gently sloping topology which promotes natural drainage towards the burn.

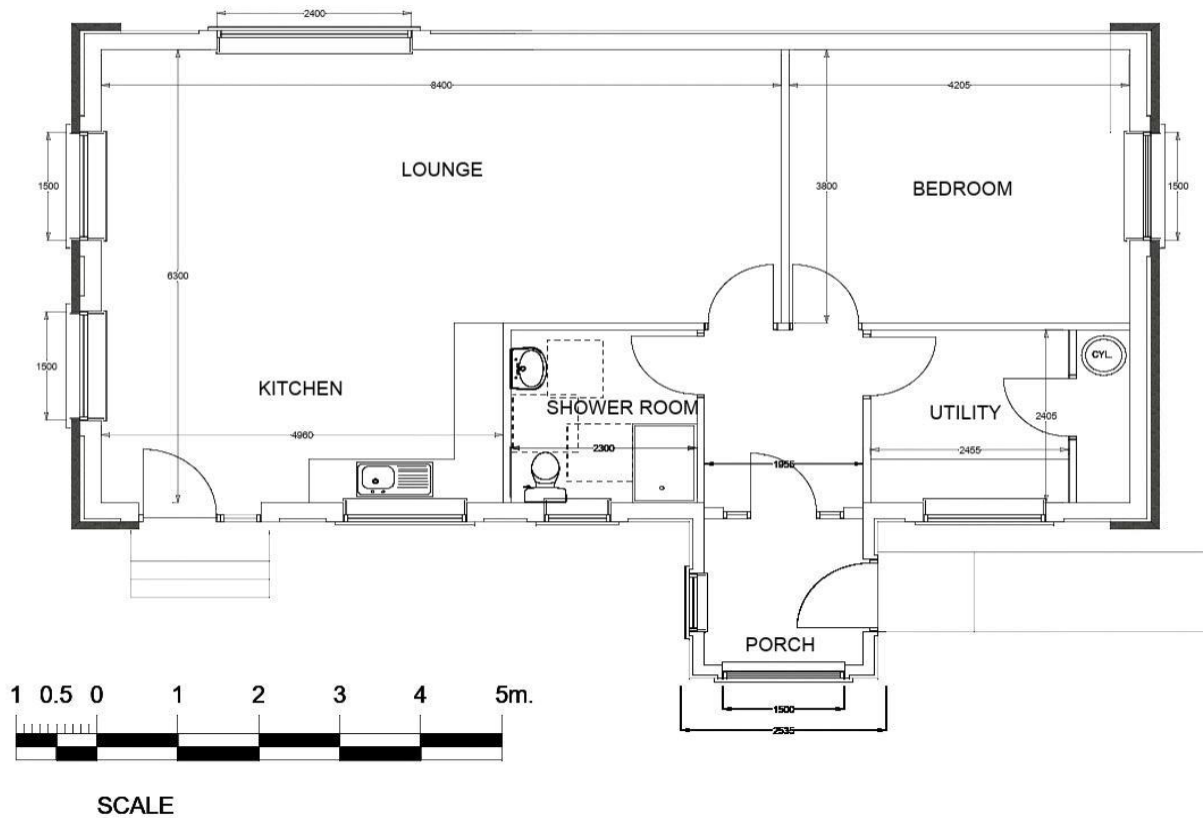
For more information visit www.pollardproperty.co.uk.

What3words ///eclipses.decimal.bagels





Floorplan of Proposed Build



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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