



STEPHEN
Country Homes

— AT —

CLATHYMORE

FINAL TWO PLOTS
FULLY SERVICED SELF-BUILD PLOTS

01788 620721

www.stephen.co.uk





DISCOVER

CLATHYMORE

CLATHYMORE DRIVE
CLATHYMORE
PERTHSHIRE
PH1 1NW

Set amid rolling hills, tranquil lochs, glittering rivers, well-tended farmland and beautiful forests, Stephen Country Homes has created a quite exquisite development in one of Scotland's most stunning locations.



AVAILABLE NOW

CLATHYMORE

Imagine a secluded setting amongst trees and hedges, in long-established farming country, yet perfectly placed for modern transport links. Think of natural stone houses under slate roofs, thoughtfully laid out like a traditional hamlet.

The final 4 plots have been offered to the market as self build plots, with only 2 remaining.



Woodland Walk within Clathymore



DESIGN

CLATHYMORE

Planning Approval has been secured for the 4 self build plots, allowing purchasers to arrange their own build contract with a builder of their choice.

Alternatively, rather than build the currently consented house style, plot purchasers can appoint Denholm Partnership Architects to obtain planning consent for a house design to meet their own requirements. In order to protect the design integrity of Clathymore the new design must be approved by Stephen Country Homes.

CLATHYMORE



Area of available plots shaded for reference

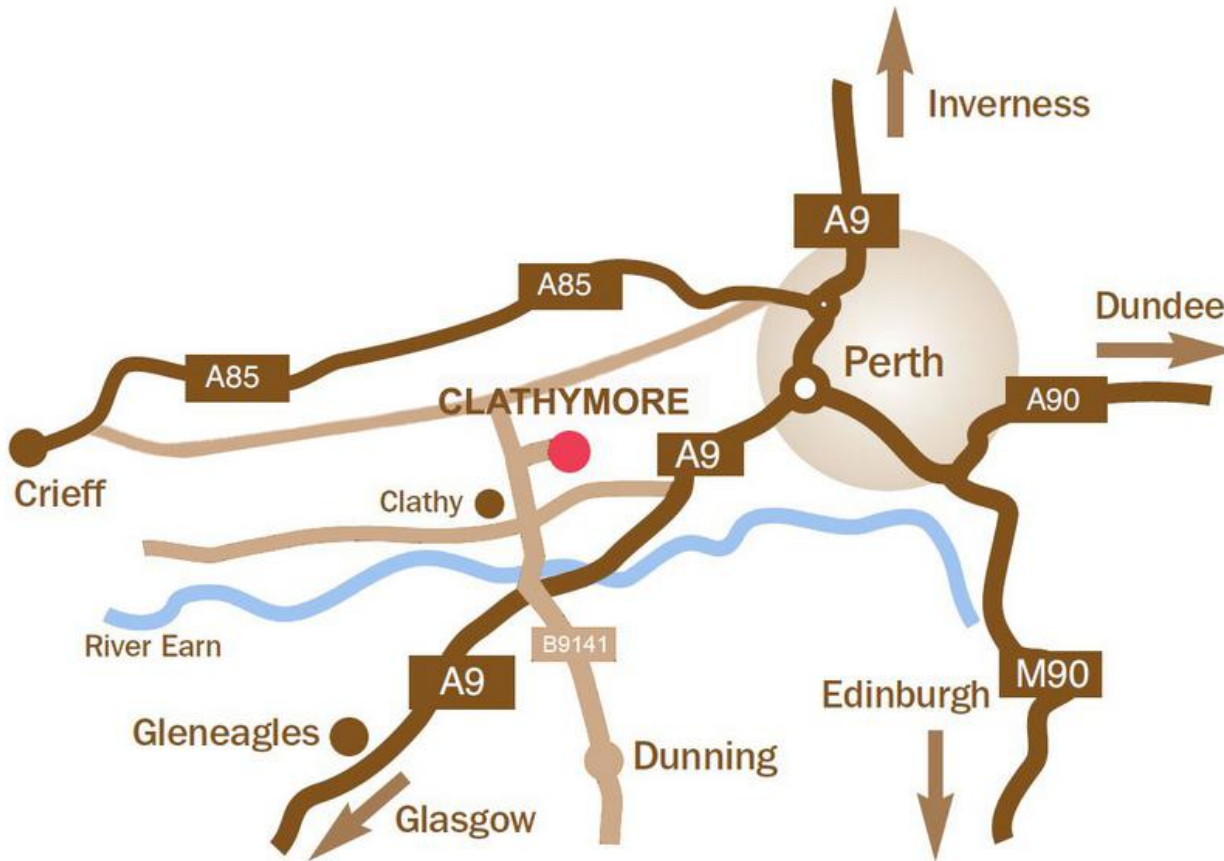
IDEAL PLACE TO LIVE

CLATHYMORE

The location is secluded, yet only five minutes from the A9.

In less than 15 minutes, you can reach Perth and Gleneagles, both with rail links to the rest of the U.K. In around half an hour, you can be in Dundee Airport which has direct flights to London. Within an hour, you have Scotland's two largest cities, Edinburgh and Glasgow, both providing international airports and transatlantic flights.

Perhaps you should think of it the other way round – when you're in any of these places, Clathymore isn't far away!





ROAD ADOPTION

Clathymore Drive the main spine road through Clathymore is adopted. Trinity Grove, the mutual driveway serving the new plots, has been constructed and will be owned mutually by the 4 plot owners.

SERVICES

Mains water & electricity will be provided within the road adjacent to each plot. Fibre broadband is also available. The waste water for Clathymore is served by a private septic tank. The extensive open spaces are managed, along with the waste water system, by a factor. The annual charge being in the region of £1,900. Note that no waste water charge is payable to Scottish Water.



TITLE DEEDS

A Deed of Conditions is in place to protect the amenity of all residents at Clathymore.

For more information, please contact our Sales Team.

AVAILABLE SERVICED PLOTS

Planning and Building Warrant Approval have been secured for each of the plots, allowing purchasers to arrange their own build contract with a builder of their choice. Alternatively purchasers can commission their own house design via Denholm Partnership Architects.

PLOT 4.3

(0.61 Acres)

£265,000

PLOT 4.4

(0.70 Acres)

£295,000

PLOT 4.5

(0.71 Acres)

£295,000

PLOT 4.6

(0.51 Acres)

£250,000

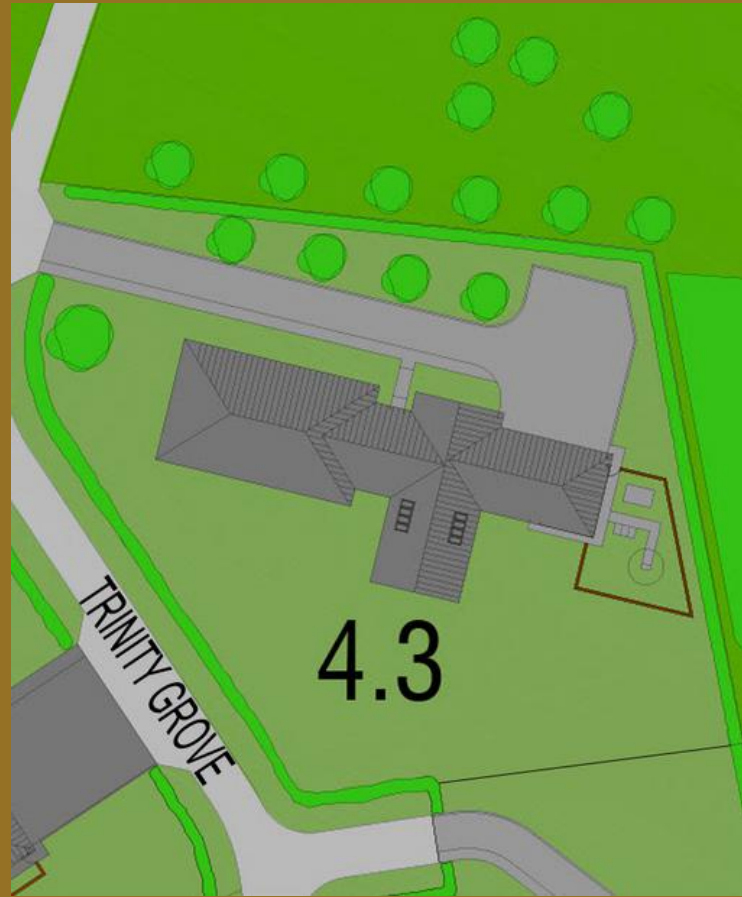
(Sold)

(Sold)



CONSENTED HOUSE ON PLOT 4.3

Total Floor Area | 269sqm | 2896sqft



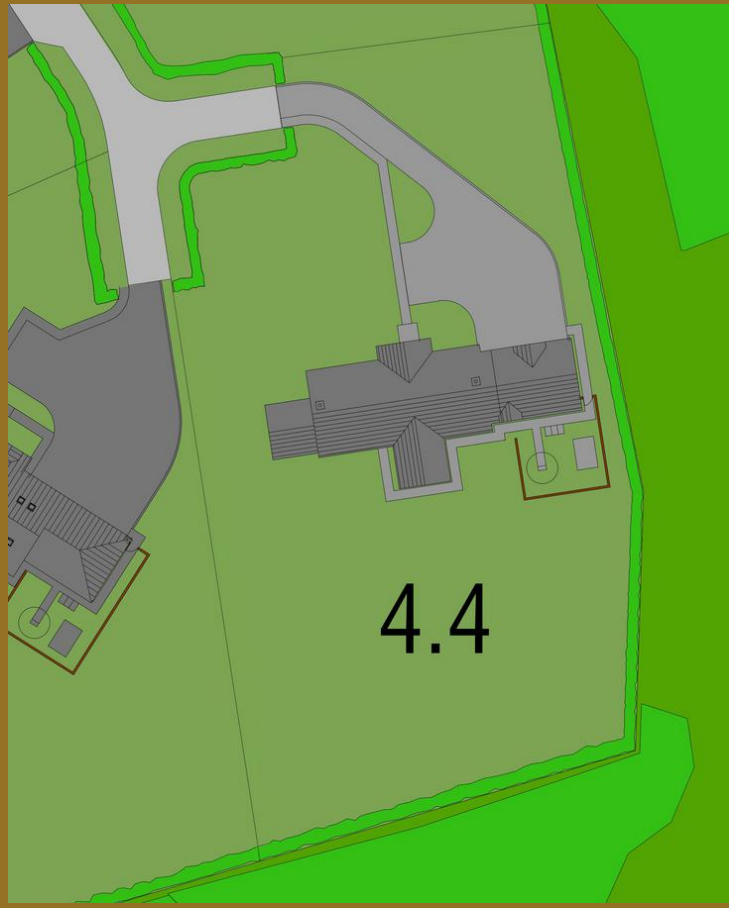
FRONT ELEVATION



GROUND FLOOR PLAN

CONSENTED HOUSE ON PLOT 4.4

Total Floor Area | 337sqm | 3627sqft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CONSENTED HOUSE ON PLOT 4.5

(Sold)

Total Floor Area | 290.37sqm | 3126sqft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CONSENTED HOUSE ON PLOT 4.6

(Sold)

Total Floor Area | 290.37sqm | 3126sqft



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



S T E P H E N

C o u n t r y H o m e s

FIND OUT MORE

TEL.

01738 620721

WEB.

WWW.STEPHEN.CO.UK

The details in this document are up to date as of August 2024. The information and images used in this document are intended to act as a guide only. This information does not constitute a contract or warranty. The dimensions and details on plans are subject to variations and are not intended to be used for appliance sizes, flooring sizes and items of furniture. Prices and specifications are subject to change. Please contact sales advisors for more information.