

FOR SALE BY ONLINE AUCTION

**Auction Date: 10th
February 2026 2:30pm**

Amenity ground

Located within Crook of Devon

**Site area approx. 110 sq. m
(1,184 sq. ft)**

Guide Price: £1,000

On the
Instructions of



WHAT 3 WORDS

**LAND AT ARDALLIE HOUSE, CROOK OF DEVON, KINROSS
KY13 0UR**

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Location

LAND AT ARDALLIE HOUSE



The subjects are located in the Crook of Devon, a small rural village within the Perth and Kinross Council area, situated approximately 5 miles west of Kinross and around 20 miles north-west of Dunfermline, with convenient access to the M90 motorway providing direct links to Perth, Edinburgh and the wider central Scottish road network.

The A977 runs through the village and forms a principal local route, carrying a high volume of traffic throughout the day. The site lies in a residential area at the end of a private access road leading from Main Street.



FIND ON GOOGLE MAPS



Description

LAND AT ARDALLIE HOUSE



The subjects comprise a rectangular plot of ground situated to the south of the River Devon. The total site area is approximately 110 sq. m (1,184 sq. ft).

The site contains no Scottish water infrastructure and can be best described as amenity ground. It is mainly grassed with mature deciduous trees in the immediate vicinity and is separated from the adjacent private access road by timber fencing.

The land is being sold without access rights. A deed of servitude is exhibited in the legal pack for information. However, Scottish Water cannot provide any evidence that the rights have been exercised.

An indicative Site Plan is enclosed herewith.

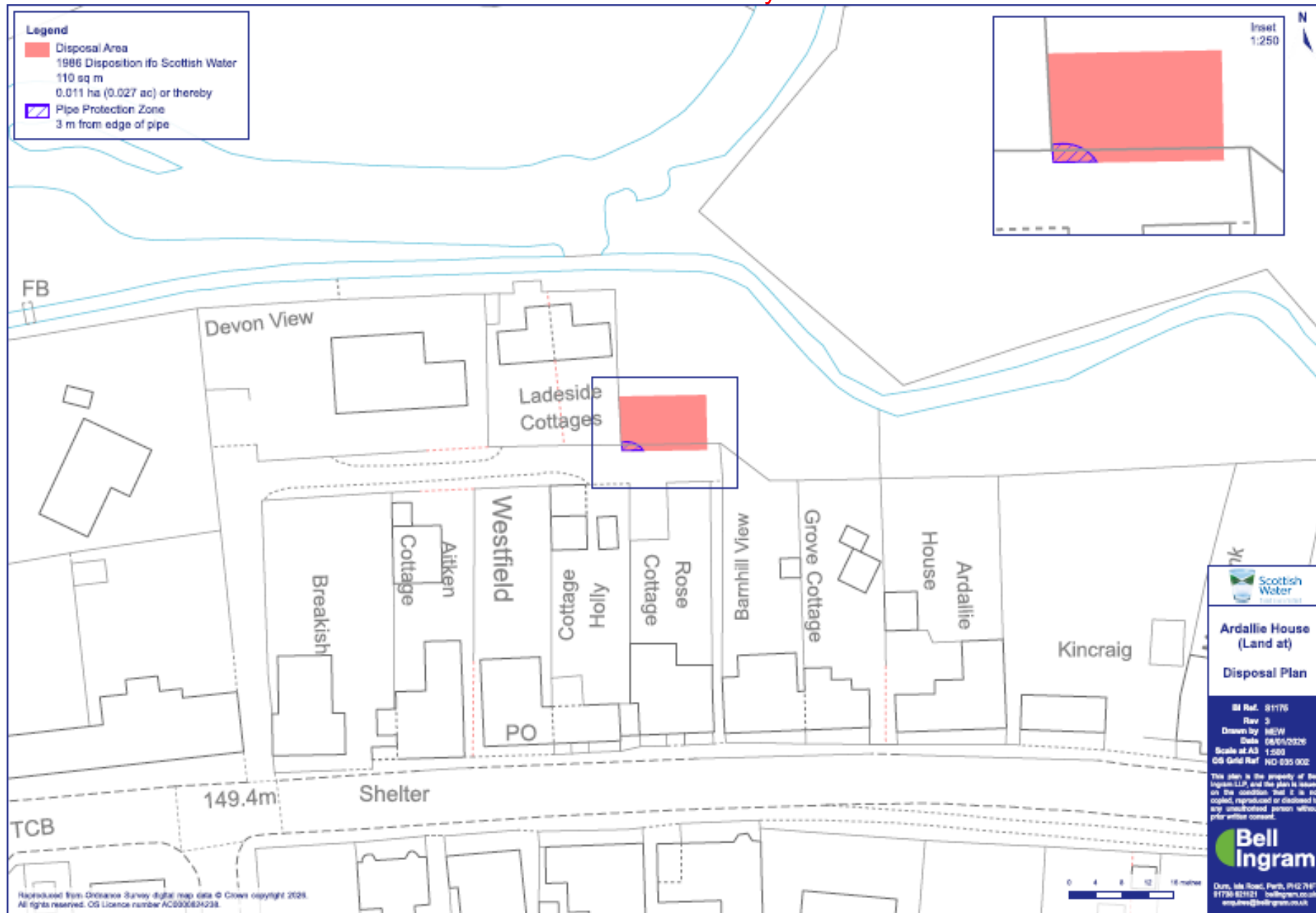
Prospective purchasers should note that the disposal area is subject to a pipe protection zone which encroaches on the south west corner of the site and servitude right of access in favour of Scottish Water.



Site Plan

LAND AT ARDALLIE HOUSE

Indicative only





Auction Date

The auction will be held on 10th February 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£1,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyer's fees with this lot.

No Resale Clause

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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