

RESIDENTIAL DEVELOPMENT SITE

FORFAR ROAD, COUPAR ANGUS,
PERTHSHIRE, PH13 9AN



Galbraith

- **APPROXIMATELY 8.42 ACRES (3.40 HECTARES)**
- **ZONED LAND FOR RESIDENTIAL DEVELOPMENT**
- **PRIME DEVELOPMENT SITE WITH INDICATIVE CAPACITY FOR UP TO 125 UNITS**
- **LOCATED ON THE EDGE OF COUPAR ANGUS**
- **EXCELLENT ACCESS TO NATIONAL ROAD NETWORK**
- **DIRECT ACCESS FROM A PUBLIC HIGHWAY**
- **SERVICES ADJACENT TO SITE**

LOCATION

The land is located on the eastern edge of Coupar Angus located a short distance from the town centre. Coupar Angus is a popular satellite town to the larger centres of Dundee (14 miles) and Perth (13 miles) serving eastern Perthshire and Strathmore. The town is well places for access to A90 some 15 miles to the east which links Dundee and Aberdeen.

Local amenities can be found on Union Street a short distance to the southeast including, local convenience stores, hairdressers, takeaway restaurants, professional service and a small supermarket. Further services are available in Dundee and Perth including national retailers, cinemas, theatres and a concert hall.

Nearby primary and secondary schooling is available in Coupar Angus and Blairgowrie respectively.

DESCRIPTION

The site is located on the eastern edge of Coupar Angus. The site is irregular in shape and extends to approximately 8.42 acres (3.40 hectares) as outlined in red on the plan opposite. The land is currently in agricultural production and bounded to the west by residential properties and agricultural land to the north and east.

The land outlined in blue on the plan opposite may be available in addition subject to agreement with the neighbouring owner.

It is proposed the land will benefit from direct access from Forfar Road to the south.

PLANNING

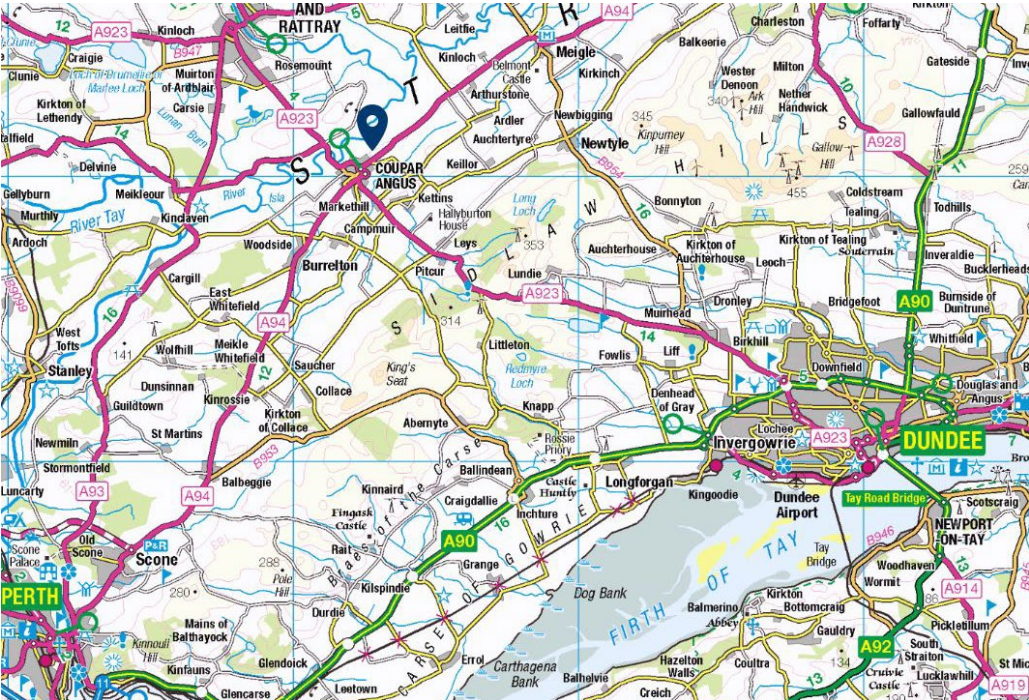
The site benefits from an allocation in the Perth and Kinross Local Development Plan 2019 for residential use under ref: H65. The planning allocation covers a wider area extending to approximately 13.40 acres (5.43 hectares) of which approximately 5.02 acres is in separate ownership. The indicative capacity of the whole allocated site is 80 to 125 units.

Site specific requirements include:

- Appropriate crossing to the existing park and new park entrance maybe required.
- Existing landscape framework to east and west to be retained; green infrastructure on the site to link to this existing network.
- Evaluation of archaeological potential and mitigation will be required: setting of Scheduled Monument to be safe guarded.
- Traffic calming at entrance to conservation area.
- Enhancement of biodiversity

DATA ROOM AND TECHNICAL INFORMATION PACK

A technical information pack has been prepared, containing relevant information in relation to the planning consents, masterplan drawing, design and access statement, service infrastructure plans, site investigation report, drainage strategy survey, archaeological survey and other information



required by interested parties to undertake the necessary due diligence to quantify their bids to purchase.

The pertinent information is available via an online data room – please contact Galbraith for access.

METHOD OF SALE

Offers are invited for the freehold interest in the site with vacant possession.

In light of the allocated planning status, it is expected that offers will be conditional on obtaining planning permission and technical consents.

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Headline/Greenfield Price and method of payment
- Conditions of purchase
- Proposed use, total unit numbers/total sales area (sq ft /m)/ headline sales prices (sq ft /m) with proposal for overage payments on subsequent uplifts above these baseline figures (optional but bid assessment will allocate a positive score to bids incorporating these provisions)
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third party approval
- Legal representatives details



Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

WHAT3WORDS

///club.accordion.darkest

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of the property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Particulars prepared July 2025.