

LAND NORTH OF CAMERON WALK

BURRELTON, PERTSHIRE, PH13 9NN



Galbraith

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Residential Development Opportunity

- Attractive edge of village location
- Planning Permission in Principle for Residential Development
- Full rights of access available
- Approximately 3.31 acres (1.33 hectares)



Galbraith

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 **OnTheMarket**

LOCATION

The land north of Cameron Walk extends to approximately 3.31 acres (1.33 hectares) and is located on the northern edge of the village of Burrelton and enjoys an attractive position with excellent views over the surrounding countryside. Burrelton enjoys a range of amenities including a village shop with post office, butcher and pub. A further range of services are available in Coupar Angus a short distance to the north east. The City of Perth lies approximately 11 miles to the south west and provides all the services expected of a major centre.

The Cross Tay Link Road (CTLR) is under construction linking the A9 north of Perth to the A94 north of Scone and will improve accessibility for villages such as Burrelton.

DESCRIPTION

The land is generally level and down to grass and will benefit from direct access off Cameron Walk to the south. The site is bounded to the south and east by residential properties and agricultural land to the north and west.

The grass field within the property is at present subject to an Agricultural Lease. Formal notice to terminate this Lease has been given, on the basis that planning permission has been granted for development. The Notice will expire at Martinmas [28 November] 2024 at which time vacant possession is anticipated, and entry will not be given prior to the termination of that lease. Any contract for sale will be conditional on the termination of the Lease.

PLANNING

The land is zoned in the Perth and Kinross Local Development Plan for residential use with an indicative capacity of 16 to 26 units under ref: H17. Furthermore, the site benefits from planning permission in principle for residential development granted by Perth and Kinross Council on 8th December 2022, under ref: 22/00951/IPL.

The site will be accessed via Cameron Walk and all necessary rights of access and ownership have been secured.

A transport access assessment has been carried out and approved for the proposed access via Cameron Walk.

A flood risk assessment has been carried out and identified that a small section of the southern part of the site may be at risk of flooding. Accordingly any built development should be located on the central and northern sections of the site.

It should be noted that a right of access in favour of the neighbouring landowner exists between to field gates in the north east and north west corners of the site.

TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of mains infrastructure, the site plan, transport assessment and flood risk assessment are available in the data room, which may assist parties with their appraisal of the site.



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

Any further planning enquiries can be directed to Perth and Kinross Council: 01738 475 000

METHOD OF SALE

Our clients are seeking offers in excess of £350,000 for their freehold interest in the land.

A deposit of £35,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

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.

LEGAL COSTS

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

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 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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SOLICITORS

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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. Brochure prepared May 2023

