

# FOR SALE

HOUSE PLOT

# Galbraith

A House Plot in Attractive Perthshire Location

- Full planning permission for a detached dwelling
- Excellent development opportunity
- Situated approximately 16 north of Perth and 19 miles north west of Dundee
- Located in the popular town of Blairgowrie

## NEWTON TERRACE

BLAIRGOWRIE

PH10 6HL





**LOCATION**

The subject is located 0.5 miles from Blairgowrie town centre off Upper Allan Street on Newton Terrace. Blairgowrie is a highly commutable town to both Perth and Dundee, Perth located approximately 16 miles South and Dundee 19 miles South West. Blairgowrie offers an excellent range of day to day facilities including primary schooling, banks, hotels, supermarkets, leisure centre, health care and specialist retailers. Edinburgh is located approximately 60 miles south of Blairgowrie and benefits from large city amenities including an international airport. The Cairngorm National Park is located approximately 20 miles north and offers a variety of outdoor activities.

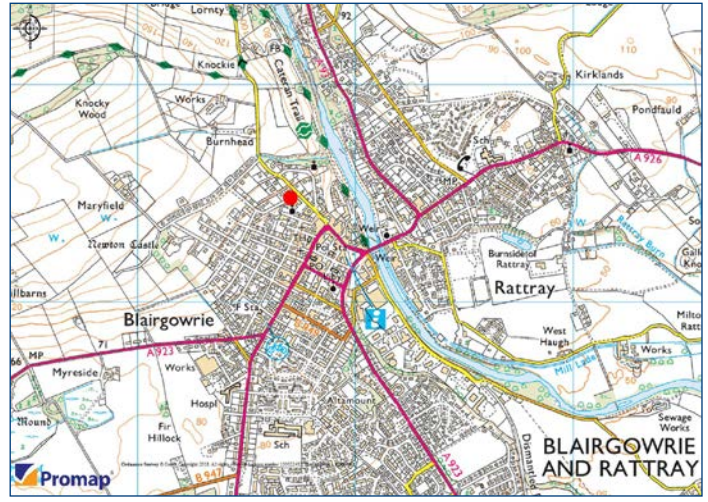
**DESCRIPTION**

The subjects comprise an area of greenfield land laid to grass situated north of Blairhill residential development of the former primary school. The plot as identified in the site plan extend to approximately 0.06 hectares (0.15 acres). The site slopes from north to south and is bound by Newton Terrace to the north.

**PLANNING**

The subjects benefit from full planning permission for a detached dwelling, which was granted by Perth and Kinross Council on 31st July 2018 under part of the wider Blairhill development. Details of the planning permission are available on the Perth and Kinross Council planning portal website under the reference 18/00085/FLL.

A copy of the decision notice is available on request from the selling agents.



**SERVICES**

Mains services are located nearby. Copies of utility plans are available on request from the selling agents.

**PRICE**

Our clients seek offers in the region of £100,000 for the plot as identified on the site plan. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

**VAT**

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

**VIEWING AND FURTHER INFORMATION**

Parties can view the site unattended provided they have advised the selling agents of their intention to view and have a copy of the particulars.

All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN.

Harry Stott  
 harry.stott@galbraithgroup.com  
 01786 434630



**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 Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Suite C1, Stirling Agricultural Centre, Stirling, FK9 4RN. 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.