

# FOR SALE

## TWO HOUSE PLOTS

# Galbraith

- Full planning permission
- Two remaining plots -  
Plot 2: 620.64 square metres
- Plot 3: 580.54 square metres
- Existing residential neighbourhood
- Private location close to amenities
- Services located adjacent to plot

## GLENARA

WESTERLEA

RATTRAY

PH10 7DY



## LOCATION

Westerlea is located on the periphery of Rattray and benefits from excellent views over the surrounding countryside. Blairgowrie, less than a mile west provides excellent local services, with a range of retailers including a major supermarket together with medical facilities and primary and secondary schools. Perth some 16 miles south and Dundee approximately 19 miles south east provide a range of restaurants, banks and professional services. The main line rail station in Perth provides daily services north to Inverness and south to the central belt including a sleeper service to London.

## DESCRIPTION

The plots are located within a former paddock with bounded by a stone wall and benefitting from detailed planning permission and excellent access. Two plots remain available and extend to approximately:

Plot 2: 620.64 square metres

Plot 3: 580.54 square metres

## PLANNING

The site benefits from full planning permission. Copies of the planning permission and associated plans are available on the Perth and Kinross Council website reference number 14/00882/FLL

## SERVICES

Mains supplies of electricity, gas, water and foul drainage are available at the entrance to the plots within Glenara paddock at Westerlea, however prospective purchasers will require to satisfy themselves in terms of capacity.

## ACCESS

The site is served by an existing shared private access, which will require to be upgraded in accordance with the planning consent. The cost of upgrading this access will be met by the seller and its continued maintenance will be shared between all residents of the road.

## PRICE

Our client is seeking offers over £80,000 for each plot as identified on the site plan. Our clients are not bound to accept the highest or indeed any offer.

## VAT

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

## VIEWING AND FURTHER INFORMATION

All prospective viewing parties must advise the selling agents of their intention to view. The sellers or their agents accept no liability and all parties should take sufficient measures to ensure health and safety issues are addressed.

Any enquiries or requests for further information should be directed to the Sole Selling Agents:

CKD Galbraith,  
Lynedoch House,  
Barossa Place,  
Perth  
PH1 5EP.

Telephone enquiries should be made to Harry Stott or Calum Innes on 01738 451111 or e-mail [harry.stott@ckdgalbraith.co.uk](mailto:harry.stott@ckdgalbraith.co.uk) or [calum.innes@ckdgalbraith.co.uk](mailto:calum.innes@ckdgalbraith.co.uk)

# GLENARA

WESTERLEA, RATTRAY, PH10 7DY



## DIRECTIONS

From Perth take the A93 signposted Blairgowrie and continue through the town crossing over the river Erich and proceeding towards Alyth on the A926. Westerlea is located on the periphery of the town as indicated on the plan.

Ref: R4/03/73  
May 2017

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