

PLOTS AT TARSKAVAIG
BALLYOUKAN, PITLOCHRY
DEVELOPMENT OPPORTUNITY

Galbraith



PLOTS AT TARSKAVAIG, BALLYOUKAN, PITLOCHRY

Residential development opportunity for three dwellings.

Pitlochry 2 miles ■ Aberfeldy 13 miles ■ Perth 25 miles

- Outstanding plots located in Highland Perthshire
- Detailed planning
- Accessible site
- Approximately 1.70 acres (0.69 hectares) in total.



Galbraith

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 OnTheMarket

LOCATION

The development plots at Tarskavaig, Pitlochry extends to approximately 0.69 hectares (1.7 acres) and are located a short distance to the South of Pitlochry. The town of Pitlochry has a population of just under 3,000 and serves a wide catchment of Highland Perthshire. The town offers a range of facilities including cafes, restaurants, local and national retailers, a small supermarket, primary and secondary schooling and medical services.

The plots also benefit from excellent accessibility being 1 mile from the A9 at the Pitlochry turn off providing swift access to the south and the national motorway network at Perth. The train station at Pitlochry offers regular services to Glasgow, Edinburgh and Inverness and a sleeper service to London Euston.

What3words location - ///trophy.zips.shipped

DESCRIPTION

The plots is accessed via a track leading from the former back drive to Croftinloan School, with the eastern plot accessed via a tarmac road which serves Ballyoukan House. The ground itself is a steeply downhill from north to south. The site enjoys an elevated position and surrounded by mature trees and residential properties to the north.

Plot 1 – extends to approximately 0.23 Ha (0.57 Acres) (Red)

Plot 2 – extends to approximately 0.22 Ha (0.54 Acres) (Blue)

Plot 3 – extends to approximately 0.24 Ha (0.59 Acres) (Orange)

PLANNING

The site currently benefits from detailed planning permission for 3 houses granted by Perth and Kinross Council on 23rd December 2013 under ref: 13/02051/FLL.

It should be noted that the planning consent is live in perpetuity in light of the access being formed to the site and the installation of services.

SERVICES

There is an electricity supply on site as well mains water and a BT connection to the east. We understand that foul drainage will be by means of connection to a private bio-disc system within each plot. The vendor proposes to lay a communal pipe for surface water drainage to the small water course to the east.

TECHNICAL INFORMATION AND DATA ROOM

The planning permission and associated plans together with plans showing the location of mains infrastructure, an access layout and a site plan 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.

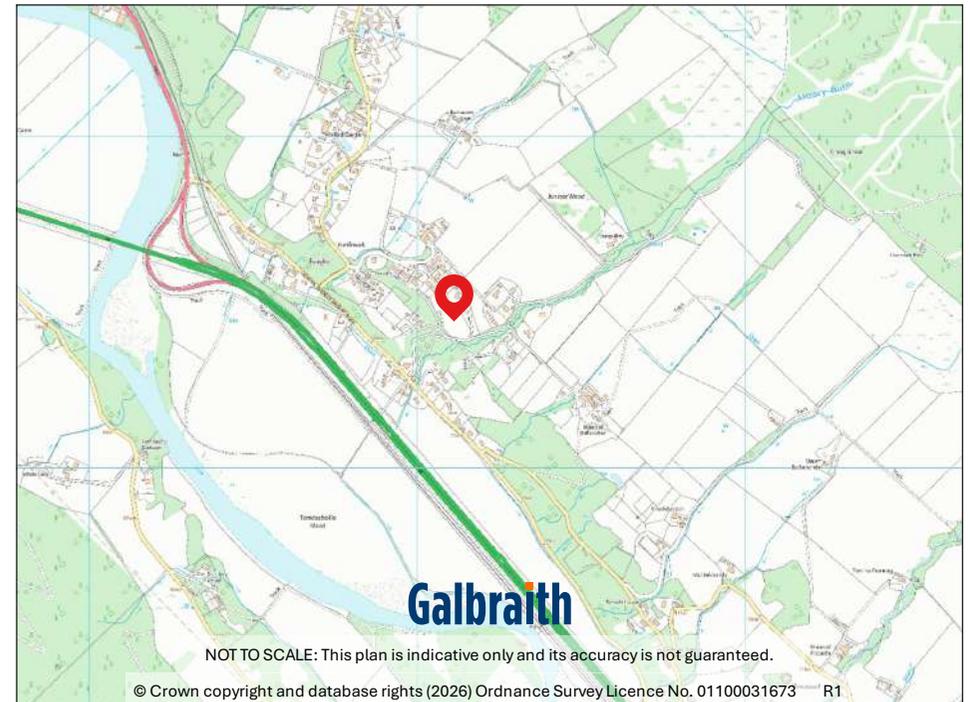
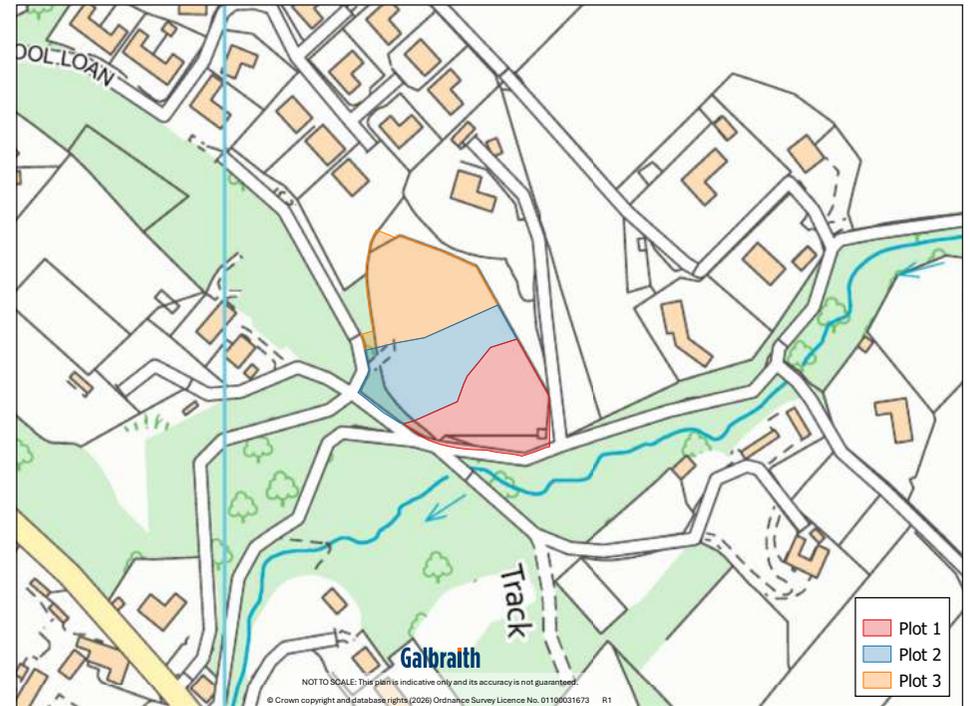
ASKING PRICE

Our clients are seeking offers in excess of:

Plot 1: £120,000

Plot 2: £110,000

Plot 3: £110,000



A deposit of £5,000 will be paid on the conclusion of missives for each, the deposit will be non-refundable but deductible from the purchase price.

Consideration will be given to selling the subjects as a whole.

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.

MINERAL RIGHTS

Mineral rights are included in the sale.

LEGAL

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.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed provided the selling agents have been notified of any intention to view.

Viewing parties should take due care and necessary health and safety precautions.

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

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