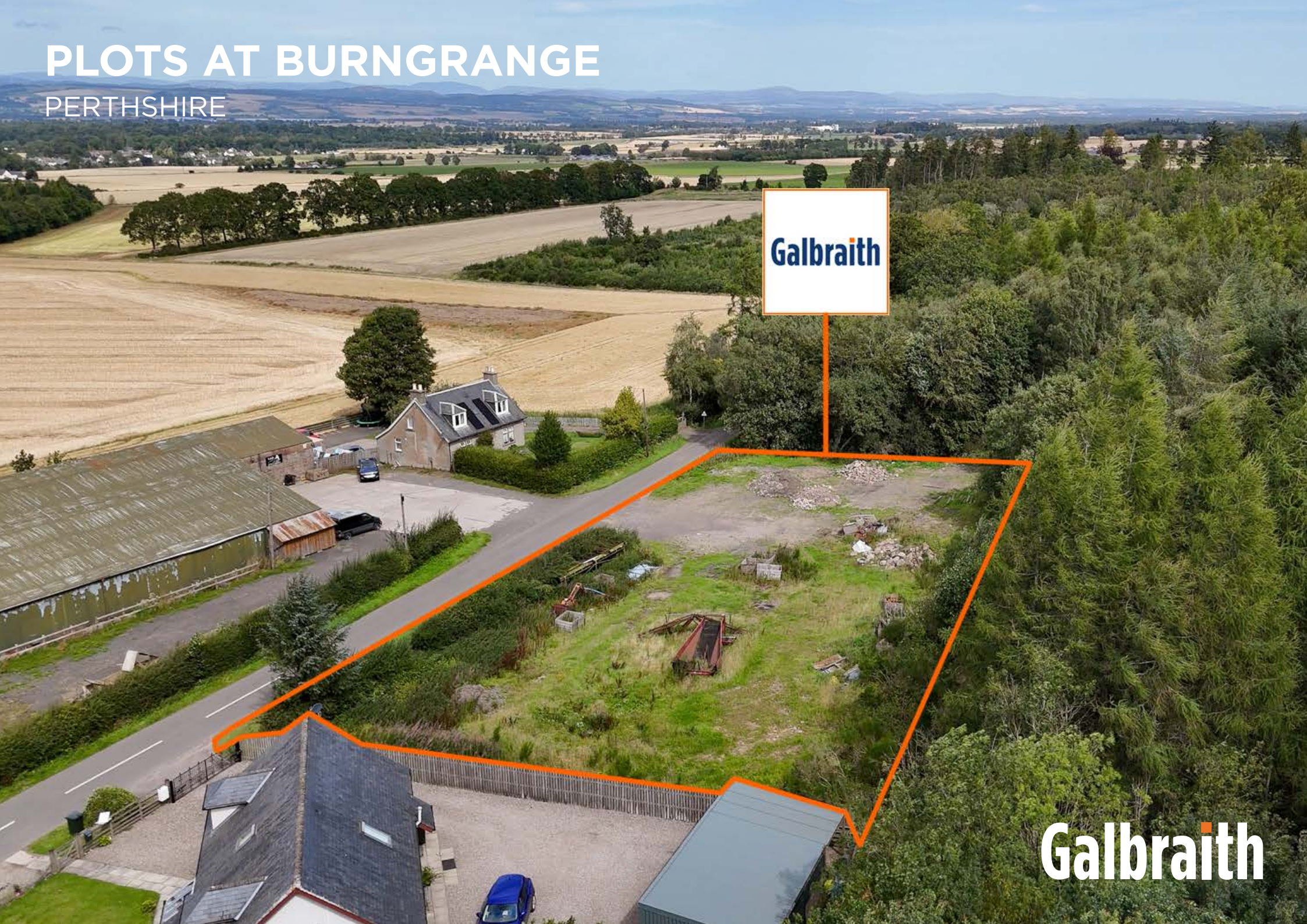


PLOTS AT BURNGRANGE

PERTHSHIRE

Galbraith

Galbraith



PLOTS AT BURNGRANGE, PERTHSHIRE

3 plots with planning permission in principle in an attractive Perthshire setting.

Perth 10.7 miles ■ Dundee 15.6 miles ■ Edinburgh 54.6 miles

Offers Over £90,000

- 3 plots with planning permission in principle
- Investment opportunity for homebuilder or developer.
- Highly accessible location within commutable distance to both Dundee and Perth

FOR SALE AS A WHOLE.

Galbraith

Perth
01738 451111
perth@galbraithgroup.com



SITUATION

The plots are located in a rural setting approximately 1.7 miles southeast of the village of Burrelton, North Perthshire. It is about 2.1 miles from the settlement of Saucher and 10.7 miles from the city of Perth. Edinburgh is located some 55 miles away via the M90 and Edinburgh Airport (52 miles). Additionally, the nearest train station is located in Perth, offering daily services both north and south, and an overnight sleeper service to London.

Burrelton Village offers a village shop, butchers and primary school, amenities in nearby Coupar Angus (3.8 miles) extend to a health centre, small supermarket, whilst post office and fuel station, with secondary schooling are available in Blairgowrie and Perthshire.

The cities of Perth and Dundee, within a 30-minute drive of the plots offer an extensive range of facilities including supermarkets, public parks, museums, sporting facilities and shopping centres. Perthshire is a renowned area for its amenities and activities with its central location labelling it the 'Gateway to the Highlands', the area is known for its outdoor pursuits, including hill-walking, hiking, cycling, fishing and golf.

DESCRIPTION

The plots benefit from planning permission in principle for the erection of three residential dwellinghouses (ref:24/01100/IPL) granted in August 2024 and will last for 5 years from this date. The site had previously successfully obtained planning permission in full for the erection of four dwellinghouses in 2008, one of which was developed in 2010. The remainder of the plots are now being brought to the market in one exciting package. The site extends to 0.22 hectares (0.54 acres), and enjoy prime rural setting in proximity to the picturesque rural villages of Saucher and Burrelton, offering an exceptional opportunity for residential development. The unique location of the plots combines the peaceful countryside living with the convenience of being within commutable distance of major urban centres such as Perth and Dundee. The plots are unserviced, however mains electricity is nearby, as is a private water supply that can connect to a single dwelling house. Mains water is located about 650 meters to the northwest on the A94.

METHOD OF SALE

The Plots are offered for sale as a whole.

DIRECTIONS

Head north from Perth via the A94 for approximately 9.9 miles turning right toward Saucher following the road for just under half a mile, turn left at the T junction and the Burngrange plots will be visible on the right-hand side of the road.

POST CODE

Burngrange – PH13 9PL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
Burngarange - ///parkway.plates.rhino

FLOOD RISK

Flood maps of the area can be viewed at <https://maps.sepa.org.uk/floodmaps/> FloodRisk/Search

Our investigations on the SEPA website show the plots are located in areas where there is 'No Specific Risk' of flooding from surface or river water. Please contact the selling agents for further details.

HEALTH AND SAFETY

Appropriate caution should be exercised at all times during inspection.

SOLICITORS

McCash & Hunter, 25 South Methven Street, Perth, PH1 5PE

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Tel: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

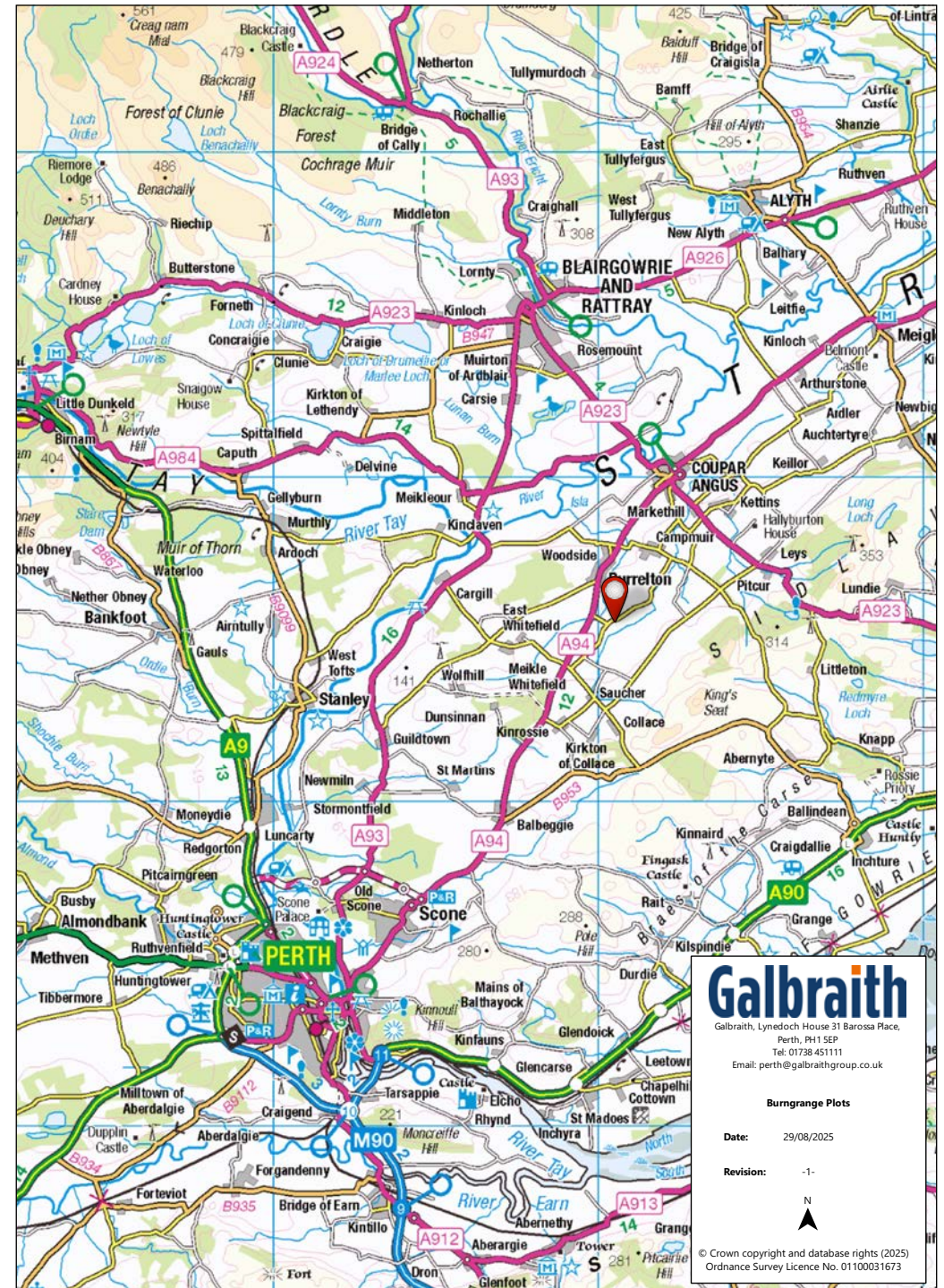
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





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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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held, and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2025.



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PLEASE RECYCLE