

An aerial photograph of a rural landscape in Perthshire, Scotland. The scene features rolling green hills, fields, and clusters of trees with autumn foliage in shades of yellow and orange. A road winds through the center of the image. A specific area of land is outlined in orange, indicating a residential development site. This site is situated between a road and a large, multi-story stone building. To the right of the outlined area, there are two smaller buildings, one of which has solar panels on its roof. The background shows more hills under a clear sky.

Galbraith

## RESIDENTIAL DEVELOPMENT SITE

LAND AT FEARNACH, KIRKMICHAEL, BLAIRGOWRIE,  
PERTHSHIRE



# RESIDENTIAL DEVELOPMENT SITE LAND AT FEARNACH, KIRKMICHAEL, BLAIRGOWRIE, PERTHSHIRE

Pitlochry 12miles ■ Blairgowrie 13 miles ■ Perth 29miles ■ Dundee 32miles

## KEY FEATURES

- Approximately 1.21 acres (0.48 hectares)
- Planning permission in principle for residential development
- Located close to the popular village of Kirkmichael
- Attractive outlook
- Direct access off a public road
- Services adjacent to site

**Galbraith**

Stirling  
01786 434600  
[stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)





**LOCATION**

The site is located a short distance to the south of Kirkmichael in the heart of Strathardle. The village has a well-stocked village shop together with a hotel and primary school. Immediately to the north of the site is another hotel called Strathardle Lodge. Blairgowrie lies approximately 13 miles to the south and has a wide range of services including national and local retailers, supermarkets, medical services and secondary schooling. The village has a well-stocked village shop together with a hotel, village hall, fire station and primary school.

The area is popular with outdoor enthusiasts many woodland walks and hill walking available nearby, Glenshee ski centre can be reached in under 1 hour which offers snow sports and mountain biking. Fishing is available on the nearby rivers Ericht, Isla and Tay and there are two championship golf courses in Blairgowrie. Kirkmichael village dates back over 1,000 years and was once an important market in the cattle trade between the Highlands and Lowlands, with various drove roads converging on the village. The area became popular as a holiday resort following Queen Victoria’s building of Balmoral Castle in nearby Deeside. Traditionally these properties were occupied for the start of the grouse shooting season, which includes the all-important Glorious Twelfth.

**DESCRIPTION**

The subject of comprise a site extending to approximately 1.21 acres (0.49 hectares) with frontage onto the public road with Strathardle Lodge to the north and a residential property to the south.

The site is generally level and down to grass with direct access of the public road to the west.

**PLANNING**

The subjects benefit from planning permission in principle for residential development granted by Perth and Kinross Council on 17th April 2025 under ref: 24/01736/IPL.

It is estimated that the subject has reasonable capacity for 4 to 5 units, but would also be suitable for a single house or two houses, subject to obtaining the necessary consents.

**DATA ROOM AND TECHNICAL INFORMATION PACK**

A technical information pack has been prepared, containing relevant information including plans showing the location of services.

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

Any further planning enquiries can be directed to Perth & Kinross Council – 01738 475 300.

**ASKING PRICE**

Our clients are seeking offers over £165,000 for their freehold interest in the plot.

There is a preference for offer to be submitted for the site with the existing planning consent rather than being conditional on obtaining detailed planning consent.

We recommend that interested parties note their interest in the site to be kept informed of any closing date and to receive any additional pertinent information.

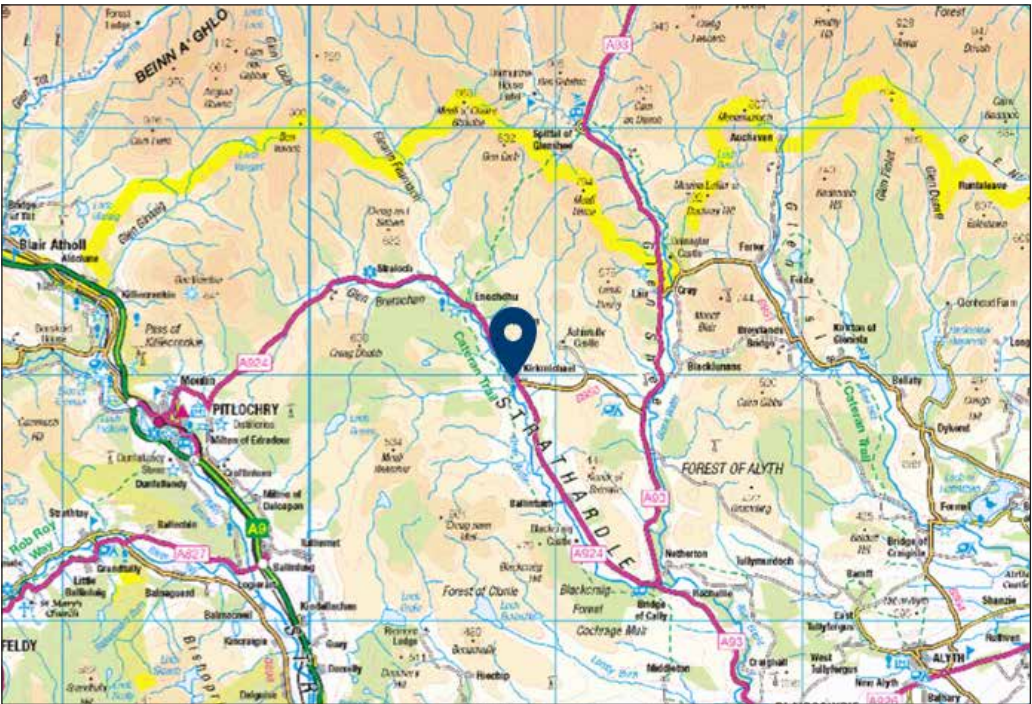
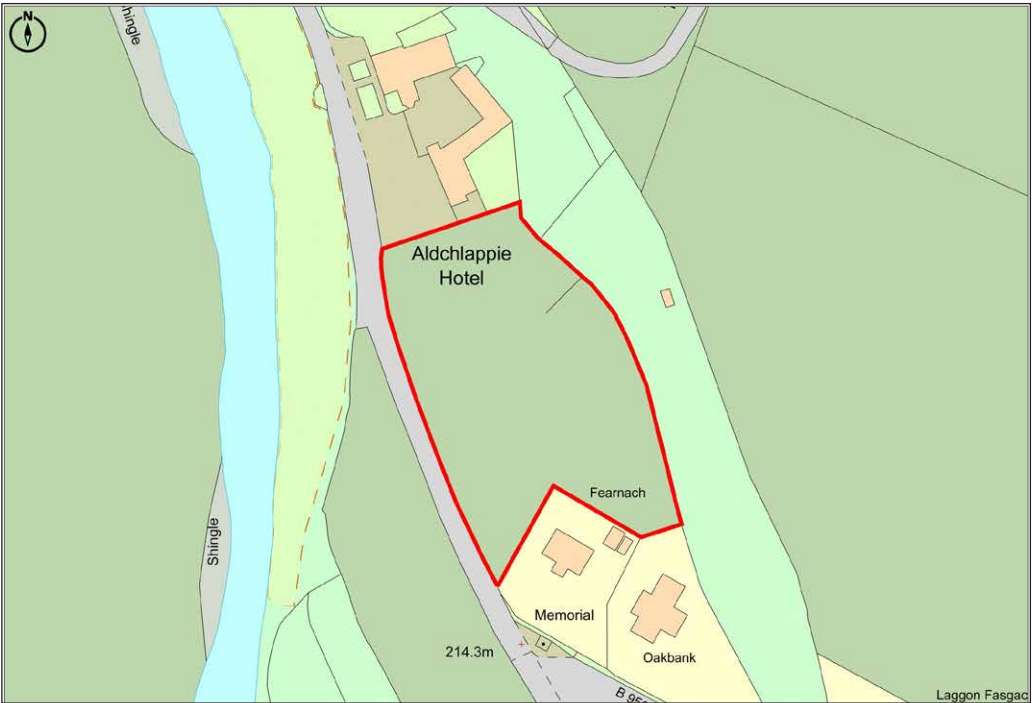
It is expected that interviews will be held with selected bidders with a view to appointing a preferred bidder.

**LEGAL COSTS**

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.

**SOLICITORS**

TBC





### WHAT3WORDS

///scanty.risks.joystick

### VIEWING AND FURTHER INFORMATION

The site can be viewed by prior appointment, parties are asked to give due courtesy to owners of property and to give due consideration to health and safety risks.

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

Harry Stott  
harry.stott@galbraithgroup.com  
01786 434 630  
07909 978 644

Murray Chisholm  
murray.chisholm@galbraithgroup.com  
01786 434 614  
07557 571 644

Galbraith,  
Suite C, Stirling Agricultural Centre  
Stirling  
FK9 4RN

### 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. Photographs taken in October 2025. 8. Particulars prepared October 2025

