



Galbraith

**PLOTS AT KEATHBANK HOUSE**

BALMORAL ROAD, RATTRAY, BLAIRGOWRIE, PERTSHIRE, PH10 7HU

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Residential development opportunity with outline planning for two generous dwellings

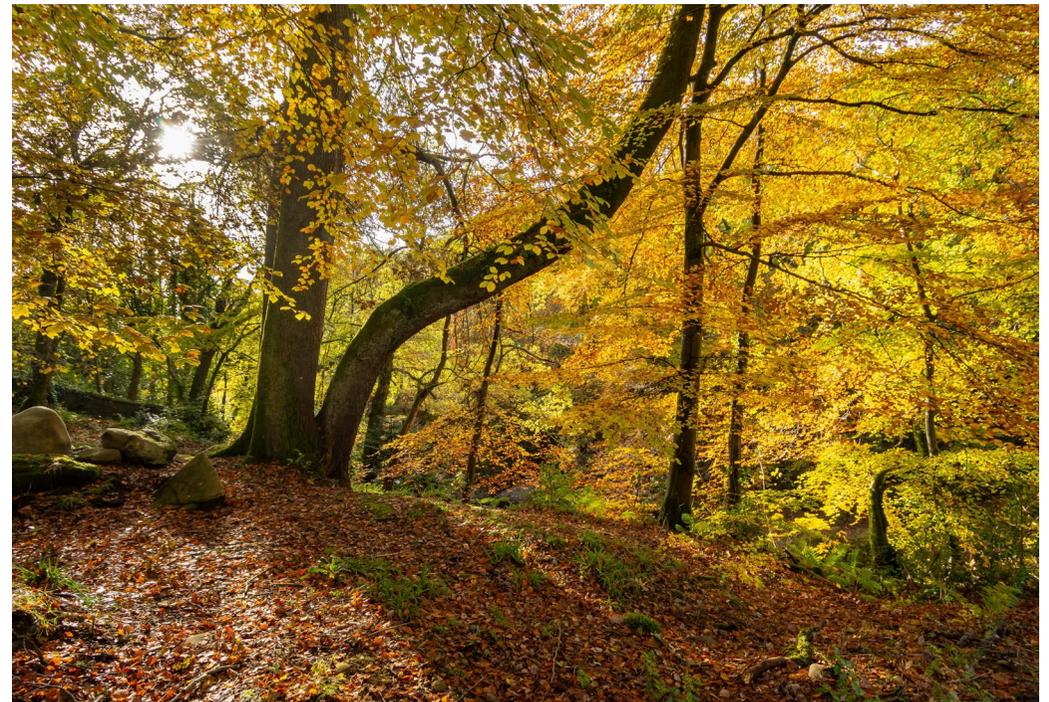
Blairgowrie town centre 1 mile ■ Perth 17 miles ■ Dundee 19 miles

- Superb development opportunity in the popular town of Blairgowrie
- Outline planning for two generous dwelling houses
- Accessible site
- Fantastic location next to the beautiful Cargills Leap.

**Galbraith**

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 **OnTheMarket**



## SITUATION

The site enjoys a superb location in the popular town of Blairgowrie in the county of Perthshire. Blairgowrie provides comprehensive day to day facilities including 3 primary schools and a secondary school, supermarkets, independent retailers, a medical centre and restaurants. The city of Perth lies approximately 17 miles to the south and provides an excellent range of services and facilities including national retailers, theatre, concert hall, banks and railway station. Dundee is 20 miles to the southeast and provides equally good facilities as well as two universities and an airport with regular flights to London.

## DESCRIPTION

The site comprises an area of land extending to approximately 1.33 acres which is currently laid to grass with mature trees. The site of the proposed houses has been levelled with hardstanding which has since been covered with grass. The remainder of the site slopes down to the River Ericht.

The site is bound to the east by the A93, the west by the River Ericht and the north and south by residential properties.

## PLANNING

The subjects benefit from full planning permission for two detached dwellinghouses, which was granted by perth and Kinross Council on 15th February 2005. Details of the planning permission are available on perth and Kinross Planning Portal under the reference 04/01486/PPLB. As the planning application was for wider works in connection with the nearby Keathbank Mill the planning consent is considered to be live in perpetuity.

The planning consent and associated plans are available on request.

## FLOOD RISK

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

## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The Plots at Keathbank House are accessed via a tarmac drive in private ownership over which the plots will have a right of access with associated maintenance obligations.

## POST CODE

PH10 7HU

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///refreshed.snappy.proposals](https://www.what3words.com/refreshed.snappy.proposals)

## SOLICITORS

TBC

## LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

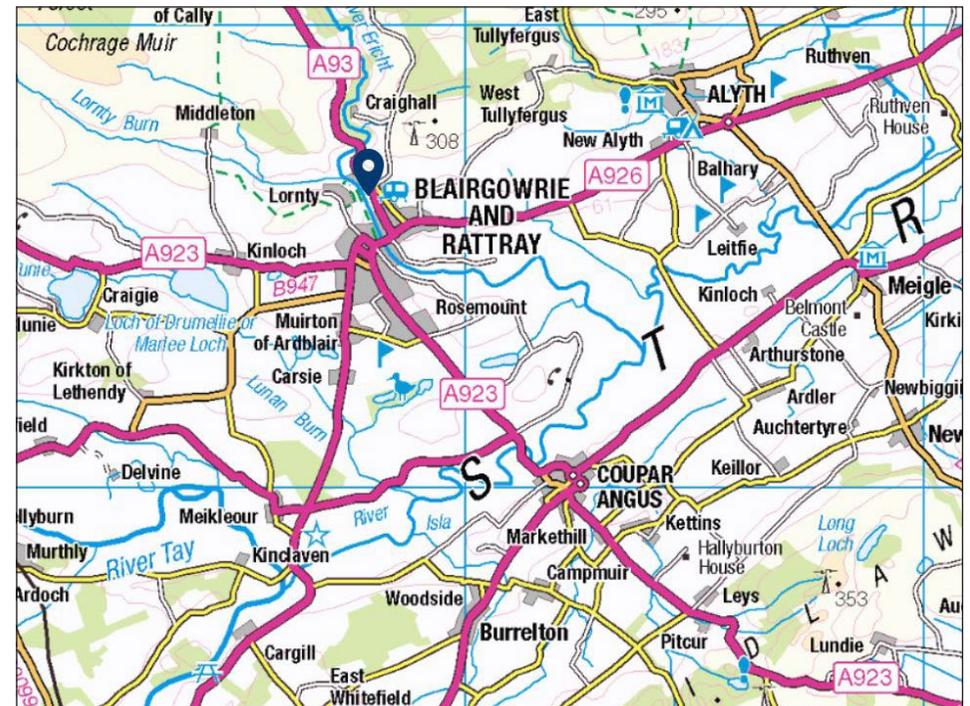
## VIEWINGS

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.



## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## 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 October 2025.

