

PLOTS AT DUNSINNAN

SAUCHER & COLLACE, PERTHSHIRE



An aerial photograph of a rural landscape in Perthshire, Scotland. The image shows a mix of green fields, brown plowed land, and clusters of trees. A road runs along the bottom of the frame. A specific plot of land, primarily composed of trees and a small building, is outlined with a thick orange line. A white box with the 'Galbraith' logo is positioned above this plot, with a thin orange line connecting it to the boundary of the highlighted area. In the bottom right corner, the 'Galbraith' logo is also visible in white text over the houses.

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PLOTS AT DUNSINNAN, SAUCHER & COLLACE, PERTHSHIRE

Two plots with planning in principle with attractive Perthshire settings.

Perth 10 miles ■ Dundee 15 miles ■ Edinburgh 54 miles

Plot at Saucher About 0.28 acres – Offers Over £75,000

Plot at Collace About 0.66 acres – Offers Over £70,000

The Whole – Offers Over £145,000

- Two plots with Planning in Principle less than 1 mile apart offering a fantastic investment opportunity for a small scale housebuilder
- Highly accessible location being a short drive to both Dundee and Perth

FOR SALE AS A WHOLE OR IN 2 LOTS.



Galbraith

Perth
01738 451111
perth@galbraithgroup.com

OnTheMarket



Plot at Collace

SITUATION

The plots at Saucher and Collace both lie in highly sought-after settings in the county of Perthshire, both being on the fringes of attractive, family friendly villages.

The cities of Dundee and Perth can both be reached within 30 minutes offering extensive services and facilities including national retailers, banks, main line railway station, concert hall, theatre, cinema, museum, and supermarkets.

The plots enjoy a highly accessible location being within about a 20-minute journey by car to both the A9 and A90 dual carriageways offering road connections to Stirling, Glasgow, Edinburgh and Inverness. Perth train station provides regular daily services north and south during daytime and overnight sleeper services to London. The international airports of Glasgow and Edinburgh can be reached in about one and a half hour's journey by car. Dundee, some 16 miles to the east, has an airport with daily flights to London.

Perthshire is well known for its wide range of activities and amenities, which can all easily be reached from the plots. An extensive network of walking and cycle trails runs through the county with hill walking and mountain biking readily available in the nearby hills and glens. whilst fishing can be taken locally on both the River Earn and River Tay. The Dewars Ice Rink in Perth is home to the well-respected Perth Curling Club.

DESCRIPTION

The Saucher Plot

The plot benefits from planning permission in principle for a dwellinghouse (Ref: 23/01262/IPL) which was granted in October 2023 and will last for 5 years from this date. The site extends to 0.11 hectares (0.28 acres). The plot is sited on the edge of Saucher Village Green and will offer a dwelling with a sizeable rear garden bounded by newly planted hedgerows. The planning permission presents an exciting opportunity to develop a new build dwelling in an existing community with plenty of surrounding green space and the outstanding views to the Sidlaw Hills. Whilst there are no service connections in place there are nearby mains water and electricity systems which can be connected with; a septic tank will need to be installed.

The Collace Plot

The plot at Collace extends to approximately 0.27 hectares (0.66 acres) and comprises a site with outline planning permission for the development of a dwellinghouse with a detached garage, complete with an electric car charging port. The plot has planning in principle for 5 years (ref:23/1060/IPL) being granted on 19th January 2024. The dwellinghouse will overlook a serene hollow rich with native broadleaves that offers the owner their own private pocket of nature and a fantastic playground for children.

METHOD OF SALE

The Plots are offered for sale as a whole or in 2 lots.

Lot 1 - The Plot at Saucher

Lot 2 - The Plot at Collace

DIRECTIONS

Head north from Perth via the A94 for approximately 9 miles turning right toward Saucher following the road for just under a mile, the Saucher plot will be visible on the right-hand side of the road. Continue from Saucher, heading southeast towards Collace for another mile. Pass through the village of Collace, the Collace Plot will be visible from the roadside on the right-hand side.



POST CODE

Saucher - PH2 6HY
Collace - PH2 6HU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Saucher - ///tells.magnitude.relations

Collace - ///maker.cabbages.splat

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. However, please note the lower lying area within the boundary of land being sold with the plot at Collace do have a 10% chance of flooding from the watercourse present. Please contact the selling agents for further details.

HEALTH AND SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to the farm land and water courses.

SOLICITORS

Brodies LLP
Capital Square
58 Morrison Street
Edinburgh
EH3 8BP

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.

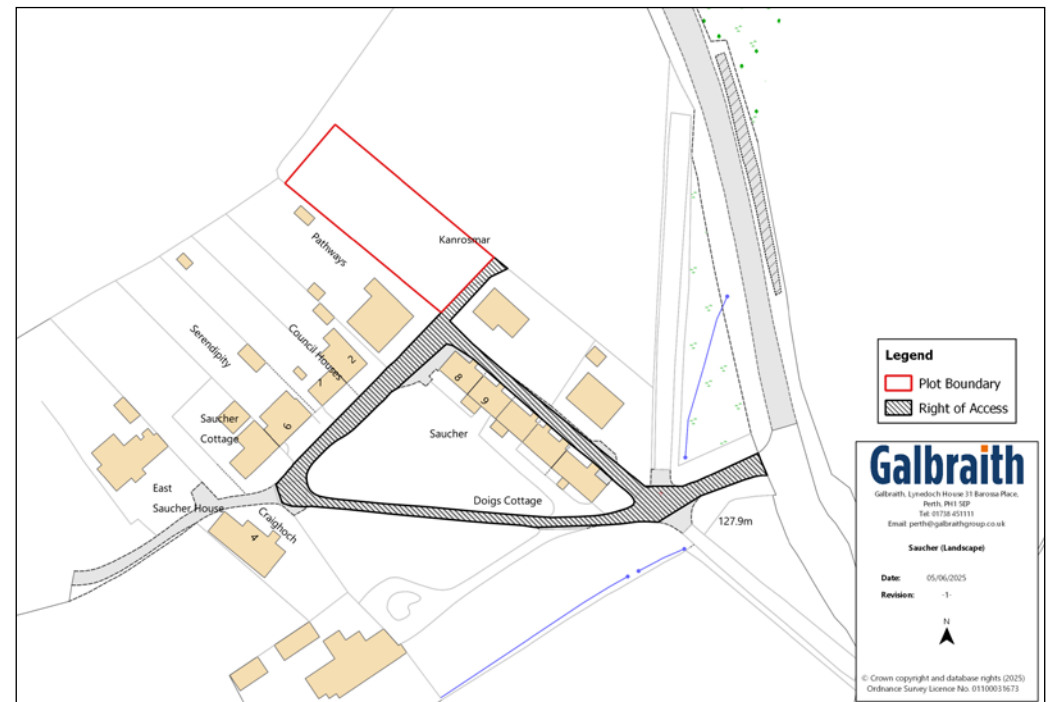
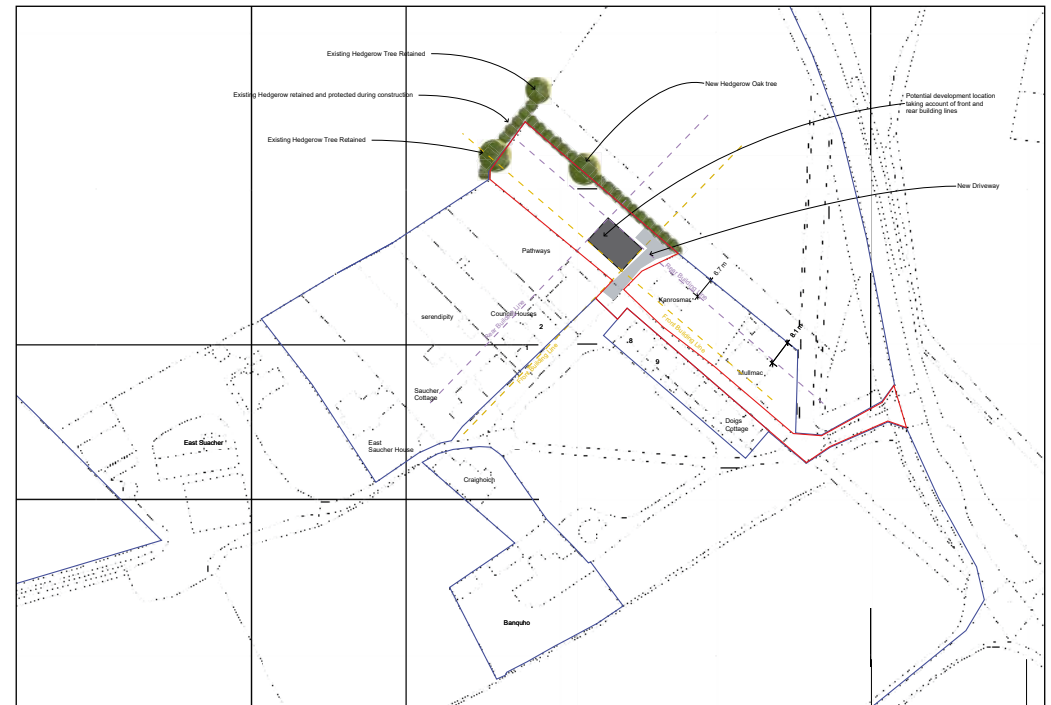
ANTI MONEY LAUNDERING (AML) REGULATIONS

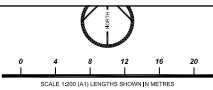
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Ian Hope in our Galbraith Perth Office on 01786 434 600 Email: ian.hope@galbraithgroup.com





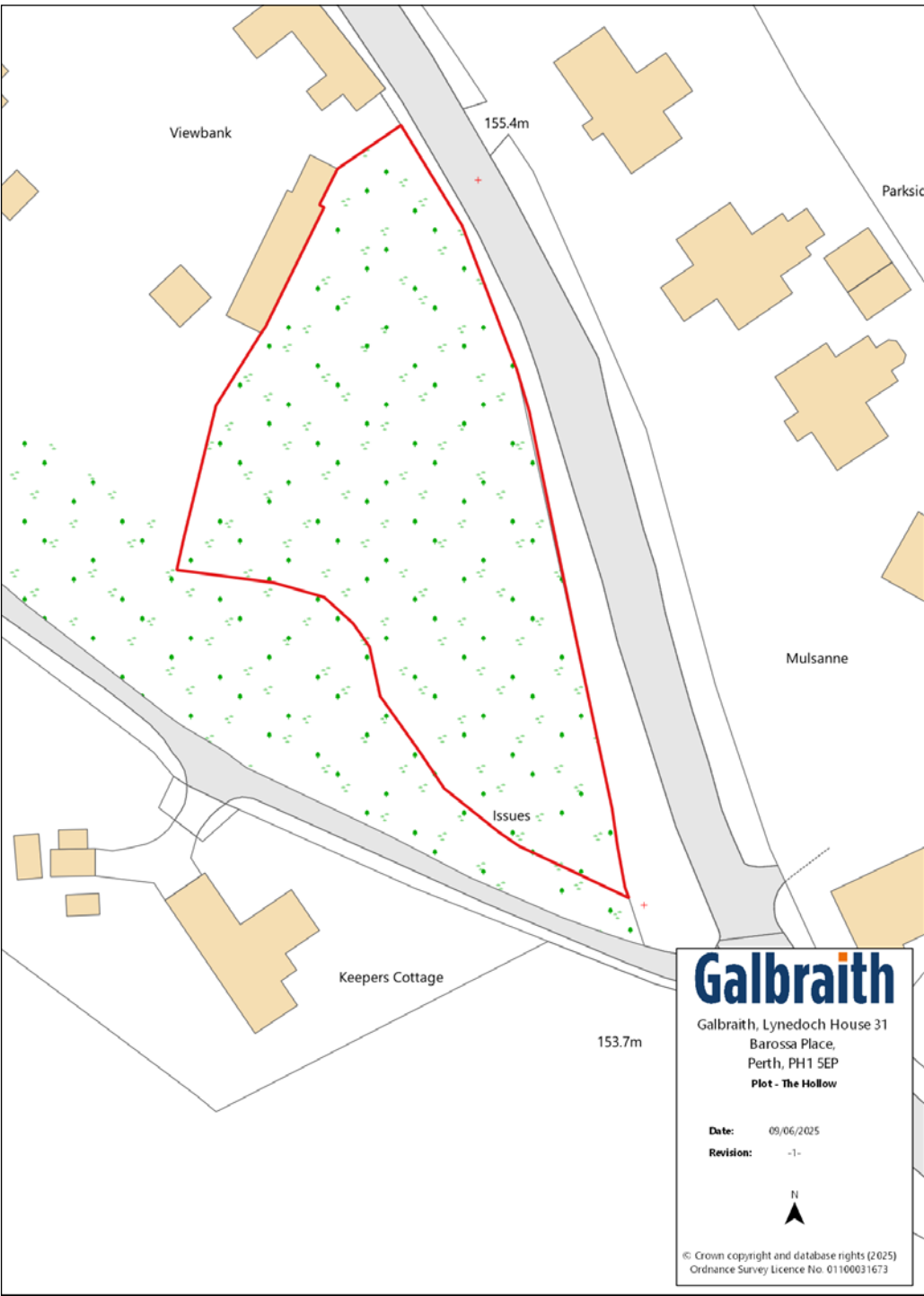
All dimensions and levels to be checked on site prior to the commencement of work. All levels to be formed of any discrepancies prior to the commencement of work. All dimensions and levels to be checked on site prior to the commencement of work. All dimensions and levels to be checked on site prior to the commencement of work.

SCHEDULE OF ACCOMMODATION
SITE AREA - 1000m²
FOOTPRINT - 100m x 100m garage
PLOT COVERAGE - 15%
PRIVATE RESIDENTIAL AREA - 400m²
CAR PARKING - CAR SPACES WITHIN DRIVEWAY - 10m SPACE WITHIN DRIVEWAY
ELECTRIC CHARGE POINT - ELECTRIC CAR CHARGING POINT LOCATED WITHIN GARAGE

SURFACE FINISHES
PAVED (SLABS)
GRASS
GRAVEL

Client Dorling Planning	Architect JON FRULLANI ARCHITECT
Site Dorling Farm & Estate	Drawings No. Proposed Site Plan - Large Scale
Location Land south east of Viewbank	Drawings No. 7244-1 - 304
Colours, Paths PHD G2B	Flooring 7244-1 - 304
Scale 1:200 @ A1	Scale 1:200 @ A1
Date June 2023	Drawings 1:200 @ A1

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Galbraith

Galbraith, Lynedoch House 31
Barossa Place,
Perth, PH1 5EP
Plot - The Hollow

Date: 09/06/2025
Revision: -1-



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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 May 2025.



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