



PLOT AT WOOD OF BOLTACHAN
ABERFELDY, PERTSHIRE

Galbraith

PLOT AT WOOD OF BOLTACHAN ABERFELDY, PERTHSHIRE, PH15

DEVELOPMENT OPPORTUNITY

- Outstanding plot located in Highland Perthshire
- Planning permission in principle for a single house
- Accessible site with southerly aspect
- Approximately 0.59 acres (0.24 hectares)



Galbraith

Office Address

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GENERAL

The land at Wood of Boltachan extends to approximately 0.24 hectares (0.59 acres) and is located a short distance to the north of Aberfeldy. The town of Aberfeldy has a population of around 2,000 and serves a wide catchment of Highland Perthshire. The town offers a range of facilities including cafes, restaurants, a cinema, local and national retailers, a small supermarket, primary and secondary schooling and medical services.

The site also benefits from excellent accessibility being 10 miles from the A9 at Ballinluig providing swift access to the south and the national motorway network at Perth. There are train stations at Pitlochry and Dunkeld offering regular services to Glasgow, Edinburgh and Inverness and a sleeper service to London Euston.

DESCRIPTION

The site is accessed directly from a minor public road to the south and is a wooded site with a southerly aspect with views toward the River Tay. The plot is bounded to the west by a residential property and woodland to the north and east, which provides excellent privacy. The subjects are a high amenity site and offer a purchaser a fantastic opportunity to build a substantial family home in a desirable rural location but with excellent accessibility.

There may be scope for additional development of the land subject to obtaining the necessary consents.

PLANNING

The site benefits from planning permission in principle for a single house granted by Perth and Kinross Council on 27th July 2023 under ref: 23/01023/IPL, which is a renewal of planning consent granted on 13th February 2020 under ref: 19/02131/IPL.

A tree survey has been carried out identifying any trees at risk. We are not aware of any specific tree preservation orders on the existing trees on the land and we would recommend that any purchaser checks the status of the trees with the local authority prior to any works.

SERVICES

A mains supply of electricity is located adjacent to the site. A mains supply of water is available adjacent to the site in the road verge, drainage will be by means of connection to a private system.

TECHNICAL INFORMATION AND DATA ROOM

The planning permission and associated plans together with plans showing the location of mains infrastructure, the tree survey, 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.

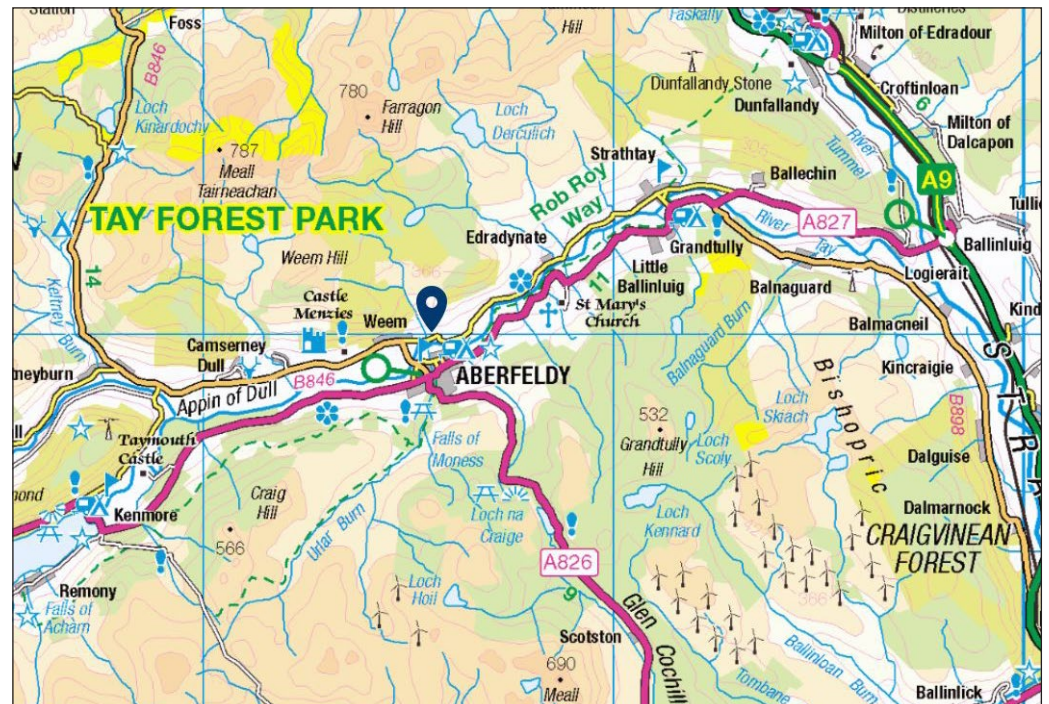
Any further planning enquiries can be directed to Perth and Kinross Council: 01738 475 000.

ASKING PRICE

Our clients are seeking offers in excess of £150,000 for their freehold interest in the property.

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

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 excluded from 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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IMPORTANT NOTES

Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property; iv) all prices, rents and premiums are exclusive of VAT at current rate

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