



LAND AT CLAYHOLE PARK
STANLEY

Galbraith

LAND AT CLAYHOLE PARK, STANLEY

DEVELOPMENT OPPORTUNITY

- Approximately 4.62 acres (1.87 hectares)
- Land located within the Stanley Settlement Boundary
- Land zoned for residential use
- Full rights of access available



Galbraith

Stirling
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 OnTheMarket

Location

The land at Clayhole Park extends to approximately 1.87 hectares (4.62 acres) and is located on the south western edge of the village of Stanley and enjoys an attractive position with excellent views over the surrounding countryside. Stanley enjoys a range of amenities including a village shop, a take away restaurant, pub and a primary school. Further amenities are located in Perth about 9 miles to south via the A9 dual carriageway.

Description

The site is generally level and bounded to the north-east by residential properties and agricultural fields to the south and west, the Perth to Inverness railway line lies in a cutting on the southern boundary of the site. The land benefits from direct access off Manse Crescent to the north.

Planning

The site is located in the Perth and Kinross Local Development Plan area and is currently zoned for Residential Use under ref: H32. The planning zoning covers a wider area and includes the field immediately to the south which is in separate ownership and extends to approximately 9.80 acres. It should be noted that the adjacent field does not form part of the subject for sale.

Site specific developer requirement include:

- The identification and provision of suitable public open space/ playing fields together with changing facilities to support the expanded requirements of the village
- Cycle paths, core paths and pedestrian routes incorporated into Masterplan.
- The development of a comprehensive landscape Masterplan for the village creating a robust landscape framework maximising the potential to enhance biodiversity and protection of habitats

We consider there is scope to develop the subjects on a smaller scale which could be accessed via the existing road network or could be developed with the adjacent land to the south in separate ownership which could also provide a secondary access. Any intending purchaser would have to satisfy themselves in this



regard and make their own enquiries to the Perth and Kinross Planning Department.

Technical Information and Data Room
Plans showing the location of mains infra structure 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

Method of Sale

Our clients are seeking offers in excess of **£400,000** for their freehold interest in the land, with an expectation the offers will be conditional on obtaining planning permission.

A deposit of £40,000 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.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

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.

Viewing and Further Information

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

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

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Solicitors

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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.

