

FOR SALE

HOUSE PLOT

Galbraith

- Full planning permission which has been granted live in perpetuity by PKC
- **One** remaining plot -
Plot 3: 580.54 square metres
- Existing residential neighbourhood
- Private location close to amenities
- Services located adjacent to plot

GLENARA

WESTERLEA

RATTRAY

PH10 7DY



LOCATION

Westerlea is located on the periphery of Rattray and benefits from excellent views over the surrounding countryside. Blairgowrie, less than a mile west provides excellent local services, with a range of retailers including a major supermarket together with medical facilities and primary and secondary schools. Perth some 16 miles south and Dundee approximately 19 miles south east provide a range of restaurants, banks and professional services. The main line rail station in Perth provides daily services north to Inverness and south to the central belt including a sleeper service to London.

DESCRIPTION

The plots are located within a former paddock with bounded by a stone wall and benefitting from detailed planning permission and excellent access. The remaining plot is clearly defined by fencing and extends to approximately:

Plot 3: 580.54 square metres

PLANNING

The site benefits from full planning permission. Copies of the planning permission and associated plans are available on the Perth and Kinross Council website reference number 14/00882/FLL.

A material start has been confirmed by PKC, accordingly, the planning consent is live in perpetuity.

We confirm that the contamination clause within the planning consent has been discharged by the seller.

SERVICES

Mains supplies of electricity, gas, water and foul drainage are available at the entrance to the plots within Glenara paddock at Westerlea, however prospective purchasers will require to satisfy themselves in terms of capacity.

ACCESS

The site is served by an existing shared private access, which will require to be upgraded in accordance with the planning consent. The cost of upgrading this access will be met by the seller and its continued maintenance will be shared between all residents of the road.

PRICE

Our client is seeking offers in the region of £80,000 for the plot as identified on the site plan. Our clients are not bound to accept the highest or indeed any offer.

VAT

Any intending purchasers must satisfy themselves as to the instance of VAT in any transaction.

VIEWING AND FURTHER INFORMATION

All prospective viewing parties must advise the selling agents of their intention to view. The sellers or their agents accept no liability and all parties should take sufficient measures to ensure health and safety issues are addressed.

Any enquiries or requests for further information should be directed to the Sole Selling Agents:

Galbraith, Lynedoch House, Barossa Place, Perth PH1 5EP.

Calum Innes
01738 451 111
calum.innes@galbraithgroup.com

January 2023

GLENARA

WESTERLEA, RATTRAY, PH10 7DY



DIRECTIONS

From Perth take the A93 signposted Blairgowrie and continue through the town crossing over the river Ericht and proceeding towards Alyth on the A926. Westerlea is located on the periphery of the town as indicated on the plan.

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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