



HOUSE PLOT AND LAND AT GLENMARKIE

GLENISLA, BLAIRGOWRIE, ANGUS

Galbraith

HOUSE PLOT AND LAND AT GLENMARKIE GLENISLA, BLAIRGOWRIE, ANGUS, PH11 8QB

House plot and land in outstanding rural location.

Kirkton of Glenisla 3.7 miles ■ Blairgowrie 18 miles
Perth 33 miles

- Plot with planning consent for a detached house
- Attractive outlook
- Stunning remote location
- Services on or adjacent to site.
- Plot approximately 0.37 acres
- Land approximately 31.92 acres.



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**

LOCATION

The plot at Glenmarkie is situated in a stunning rural location to the north of Kirkton of Glenisla and ideally located for those who are looking for house or second home in a quiet and remote location. For outdoor enthusiasts the plot is located on the edge of the Cairngorms National Park with tourism hotspots such as Royal Deeside and Glenshee Ski area is 45 minutes' drive making this an ideal destination, for walkers, skiers, sightseeing, or just relaxing. The town of Blairgowrie lies approximately 18 miles to the south and provides a wide range of facilities including local and national retailers, supermarkets, banks, medical services, leisure facilities and primary and secondary schooling. Local amenities can be found in Alyth and Bridge of Cally which lie about 12 and 15 miles to the south and southwest respectively.

DESCRIPTION

The plot comprises an attractive site with mature trees and a former stable block for Glenmarkie Lodge. Access to the plot is via a private track to the west which also serves other residential properties in the vicinity. Land extending to 31.92 acres lies to the east and can be accessed from the plot or the private track to the south. The land is down to rough grass but provides an opportunity for a range of uses such as a small holding, domestic energy or renewables generation or planting.

PLANNING

The plot benefits from detailed planning permission for the erection of a dwellinghouse granted by Angus Council on 5th September 2022 under ref: 22/00360/FULL. It should be noted that the stables building on site benefited from an earlier planning consent for conversion of the stables to form a dwellinghouse under ref: 21/00039/FULL.

We would recommend that any planning enquiries should be directed to:

Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AN
T: 03452 777 778
W: angus.gov.uk

SERVICES

Mains Electricity
Private Water
Private Drainage

ACCESS

The plot is accessed via a private road understood to be owned by Forestry and Land Scotland leading from the public road at Kirkton of Glenisla.

ASKING PRICE

Our clients are seeking offers over £275,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an 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 for completing the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the incoming tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

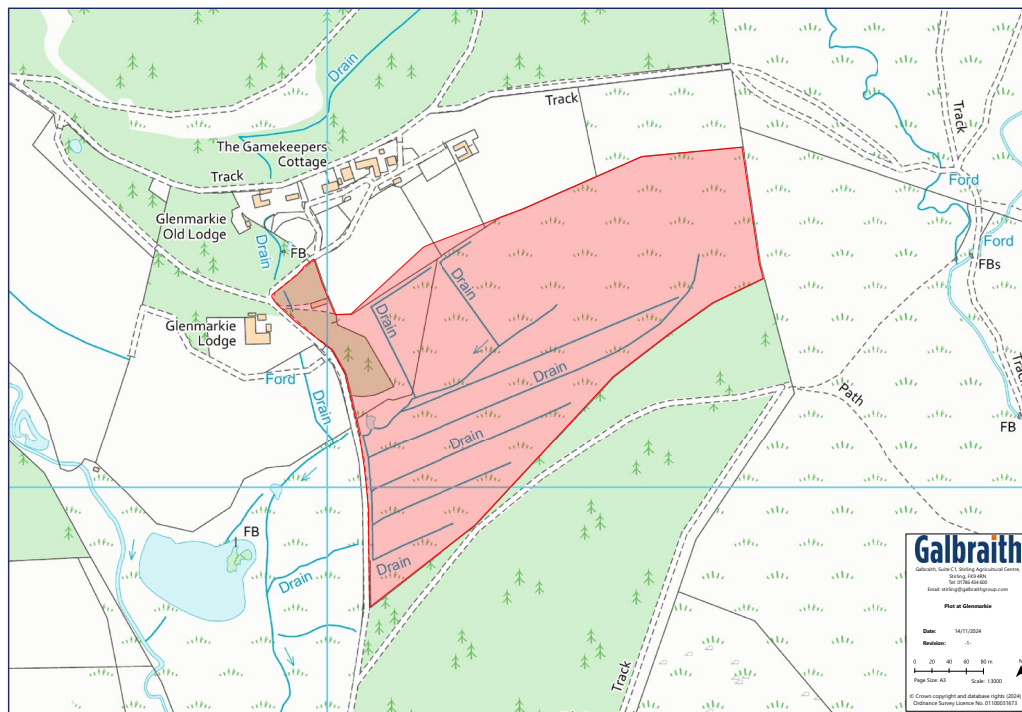
The subject are not opted to tax, accordingly, VAT will not be payable on the purchase price.

ENTRY

To be mutually agreed.

POST CODE

PH11 8QB



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///fame.closet.financial

SOLICITORS

TBC

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.

To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:

Galbraith
Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN
Tel: 01786 434 600

Harry Stott
01786 434 630
07909 978 644
harry.stott@galbraithgroup.com

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, together with proof of funding and Identification. 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. Photographs taken in November 2024. 8. Particulars prepared November 2024.

