

LAND AT WOLFHILL

OLD CHURCH ROAD, WOLFHILL, GUILDTOWN, PERTH, PH2 6DG

DEVELOPMENT OPPORTUNITY



Galbraith

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DEVELOPMENT OPPORTUNITY

- Attractive edge of village location
- Detailed Planning Consent for 14 residential units.
- Direct access off a public road
- Services nearby
- Approximately 3.40 acres (1.38 hectares)



Galbraith

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 **OnTheMarket**

LOCATION

The land Wolfhill lies on the western edge of the village and enjoys an attractive position with excellent views over the surrounding countryside. Wolfhill is located between the villages of Guildtown and Burrelton in rural Perthshire. Guildtown has a primary school and a pub and Burrelton (4.5 miles) provides a range of amenities including a village shop with post office, butcher and pub. A further range of services are available in Blairgowrie approximately 9 miles to the north. The City of Perth lies approximately 8 miles to the southwest and provides all the services expected of a major centre. The new Cross Tay Link Road (CTLR) lies a short distance to the south of Guildtown providing swift access to the A9 and the national road network.

DESCRIPTION

The land is generally level and bounded to the south by a minor public road and to the east by residential properties and extends to approximately 3.40acres (1.38 hectares).

PLANNING

The site benefits from detailed planning consent granted by Perth and Kinross Council for the erection of 14 houses with a mix of detached, semi-detached and terraced housing on 18th December 2024 under ref: 22/01370/FUL.

It should be noted that noted a Section 75 agreement has been signed dealing with a commuted sum for affordable housing and transport contribution payable as the proposed houses are sold.

SERVICES

Mains supplies of electricity and water are available adjacent to the site. Mains sewerage is available in Wolfhill and interested parties should satisfy themselves over available capacity.

TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of mains infrastructure, plans and elevation, drainage solution and other pertinent information is 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 for the land and interested parties should contact Galbraith for further information.

A deposit of £35,000 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.

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.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///trusts.hurricane.skims

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 any crop that may be in the ground.

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

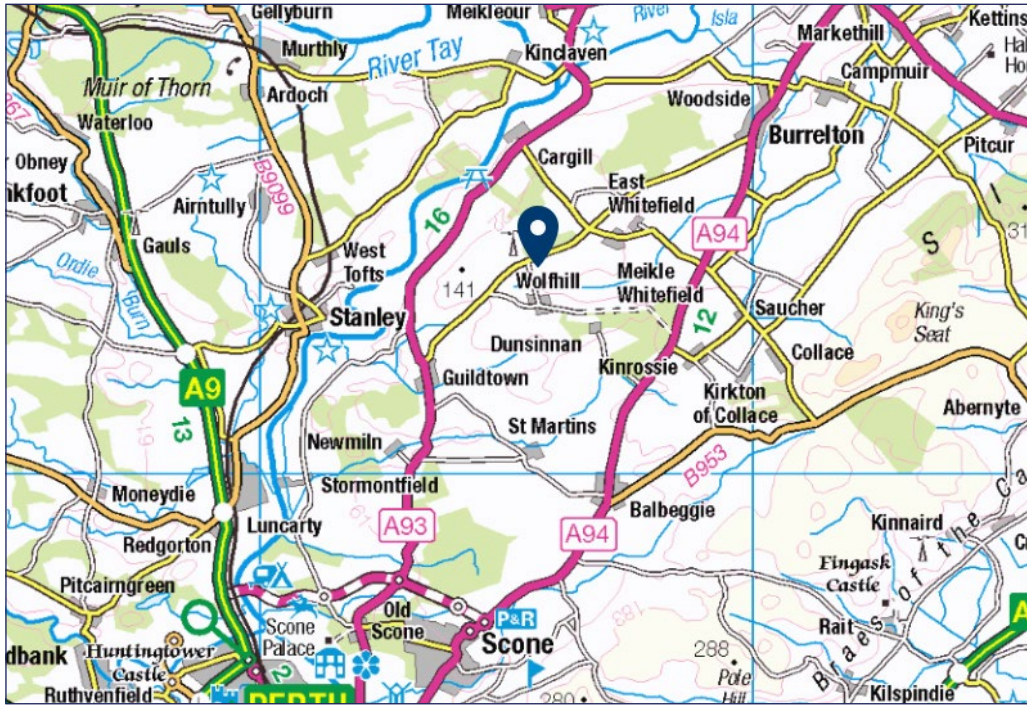
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SOLICITORS

TBC





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. Particulars prepared March 2025

