

DEVELOPMENT OPPORTUNITY

FORMER STATION YARD, KILLIECRANKIE,

PITLOCHRY, PERTHSHIRE, PH16 5LG



Galbraith

- **OUTSTANDING DEVELOPMENT OPPORTUNITY LOCATED IN HIGHLAND PERTHSHIRE**
- **DETAILED PLANNING CONSENT FOR 6 DWELLINGHOUSES**
- **ACCESSIBLE SITE**
- **APPROXIMATELY 0.82 ACRES (0.33 HECTARES)**

Pitlochry 4.5 miles ■ Blair Atholl 3 miles ■ Perth 31 miles

LOCATION

The site is located in the village of Killiecrankie in Highland Perthshire. Killiecrankie is famous for the Battle of Killiecrankie in 1689 and Soldier's Leap, the spot where a Redcoat soldier leapt 18ft across the raging River Garry, fleeing the Jacobites.

The town of Pitlochry approximately 5 miles to the south has a population of around 2,700 and serves a wide catchment of Highland Perthshire. The town offers a range of facilities including cafes, restaurants, local and national retailers, a small supermarket, primary and secondary schooling and medical services. Furthermore, a new Tesco supermarket is due to be developed with construction expected to start in 2024.

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

DESCRIPTION

The proposed development site is situated approximately 100 metres to the south of the village centre of Killiecrankie.

The site is generally level and bounded to the north by the Perth to Inverness railway line, to the west by a minor public road, to the east by residential properties and to the south by the River Garry which sits in a deep gorge below the site.

The land extends to approximately 0.82 acres and is accessed from the minor public road to the west.

PLANNING

The site benefits from detailed planning permission for the erection of 6 dwelling houses granted by the Cairngorm National Park Authority on 26th April 2022 under ref: 2022/0012/DET.

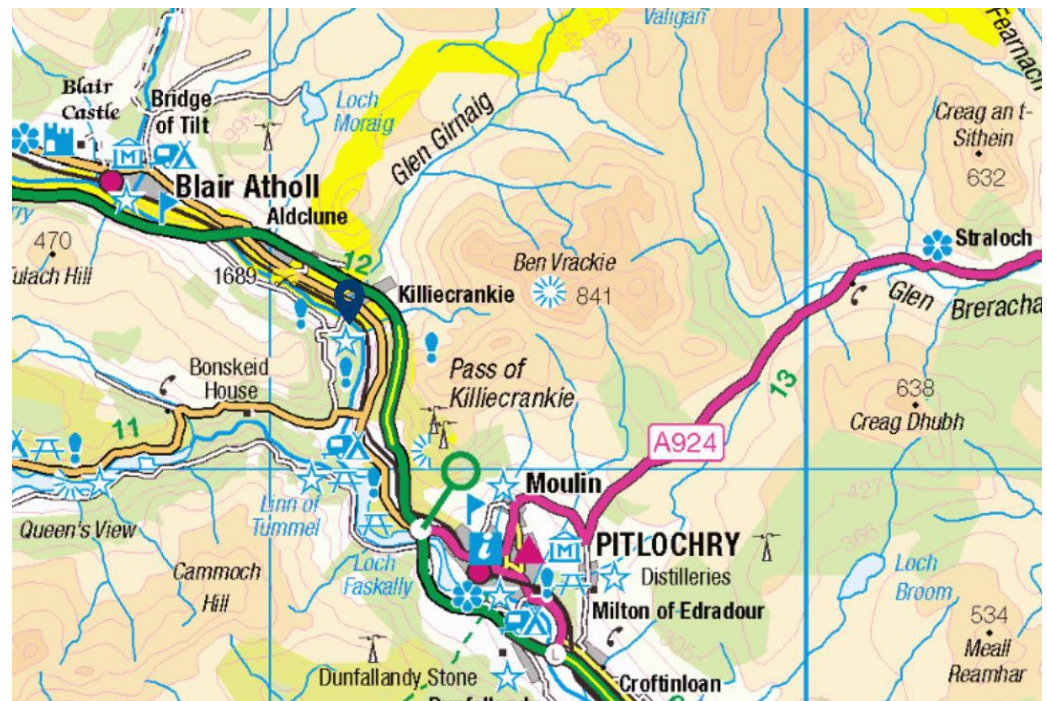
Planning enquiries should be made to:

Cairngorms National Park Authority
14 The Square
Grantown on Spey
Scotland
PH26 3HG

01479 873 535

SERVICES

There are mains supplies of electricity and water on or adjacent to the site. Foul drainage will be by connection to the mains sewer that crosses the site from north to south. Surface water drainage will be by individual soakaways in the gardens of the proposed houses. Road surfaces within the development site will be porous block pavements, which means there is no requirement for a SUDS system on site.



It should be noted that there is a right of access across the site in favour of the residential properties to the east. The planning drawings show the proposed route through the site which is a different alignment to the exiting access route. There will be an obligation on the purchaser to ensure that access to the residential properties will be kept clear during construction and on completion of the development.

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 Cairngorm National Park Authority: 01479 873535

ASKING PRICE

Our clients are seeking offers in excess of £275,000 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.



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.

ENTRY

To be mutually agreed.

POSTCODE

PH16 5LG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///cropping.massing.recitals.

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.

Galbraith
Suite C,
Stirling Agricultural Centre,
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FK9 4RN

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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 June 2024

