

DEVELOPMENT OPPORTUNITY CRAIGHALL, STANLEY



An excellent opportunity to acquire a residential development site at Craighall, Stanley with Planning in Principle. This attractive location sits adjacent to the River Tay with easy access to the A9 road network.

The site extends to approximately 1.06 hectares (2.63 acres)

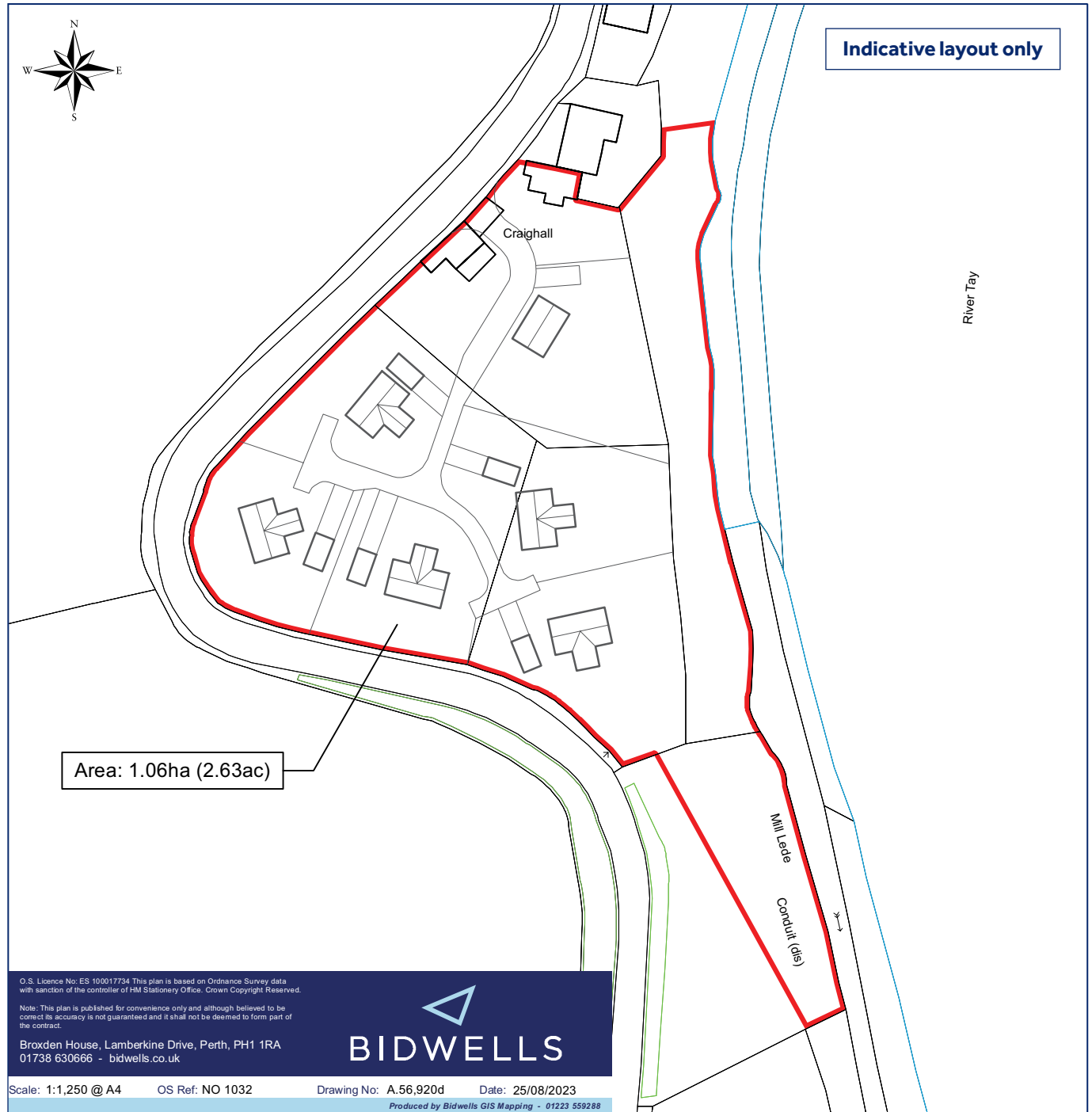
Distances

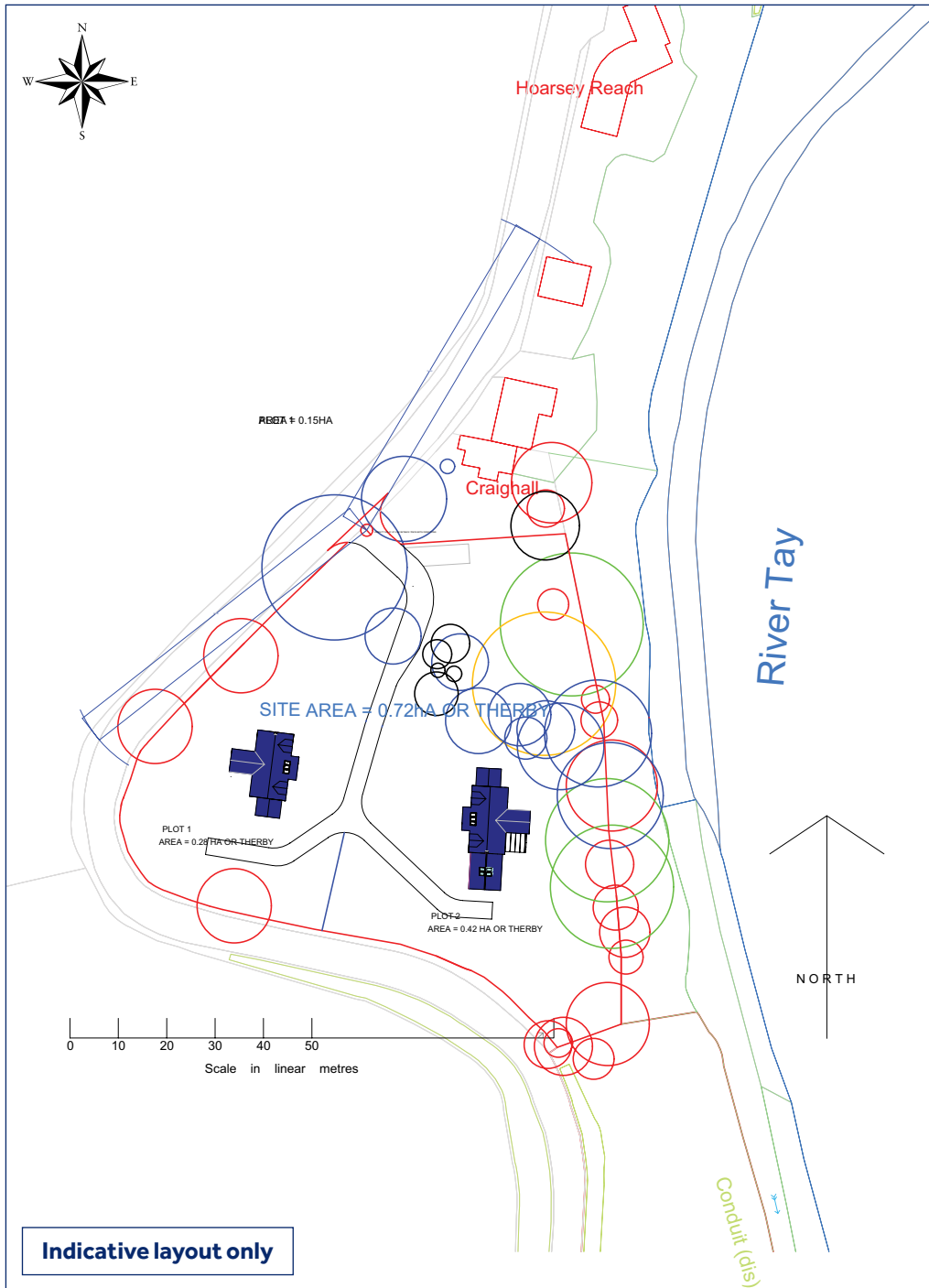
- Perth 9 miles; Dundee 24 miles; Edinburgh 52 miles; Glasgow 65 miles
 - Perth Railway Station 9 miles (direct trains to Dundee, Edinburgh and Glasgow)
 - A9 – 3 miles to the west
- (All distances are approximate)

In Brief

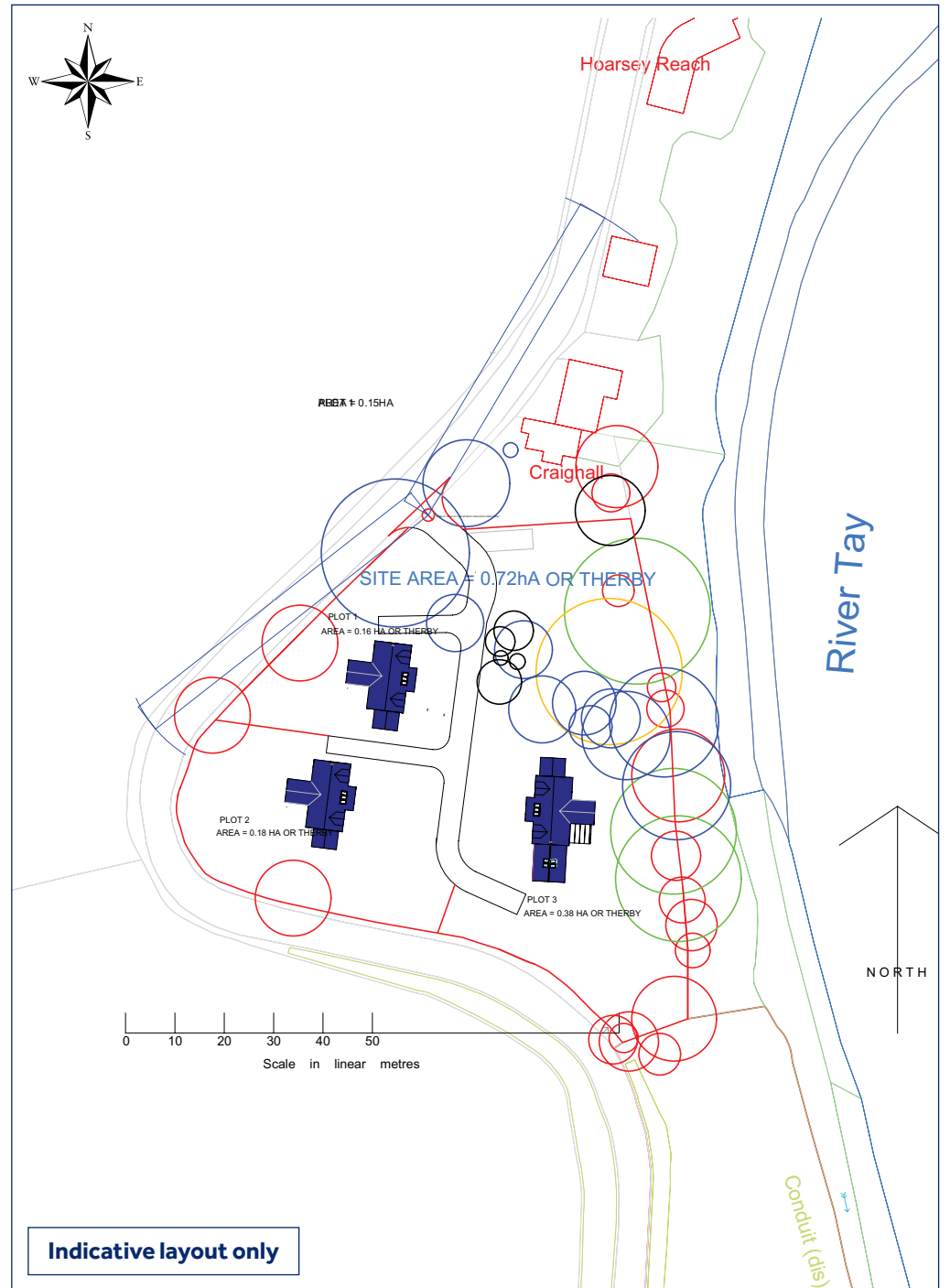
- Planning in Principle for residential development
- The site extends to approximately 1.06 hectares (2.63 acres) or thereby
- Accessed directly from an adopted highway
- Sought after location in Perthshire countryside
- Information Pack available.

**DEVELOPMENT
OPPORTUNITY
CRAIGHALL, STANLEY
FOR SALE – OFFERS OVER
£375,000**





Indicative layout only



Indicative layout only



Location

Craighall, Stanley is well located with easy access to the main road network. Stanley provides a range of local amenities including a medical centre, butcher and convenience store amongst others. With easy access to Perth providing a further range of amenities and secondary/university education.

Stanley has seen a renaissance in recent years with the delivery of a number of residential development sites. The Stanley Masterplan allocated five residential development sites with one of these completed and approximately 180 units currently being delivered on a second site.

Directions

From Perth take the A9 north towards Inverness, thereafter taking the exit onto the B9099 towards Luncarty. Follow this road through Luncarty as it joins the Perth Road to Stanley. The site is located on the right hand side of the road before reaching the main entrance into the village of Stanley. Travelling from the North take the A9 towards Perth turning off onto the unnamed road leading to Duchess Street. At the junction turn right onto Perth Road exiting the village the site is on your left hand side.

Description

This site extending to approximately 1.06 hectares (2.63 acres) or thereby benefits from Planning in Principle with access directly from an adopted highway. The proposal shows an indicative layout of 6 units with an attractive outlook over the surrounding countryside and River Tay.

The site includes the existing farmhouse which is in need of significant renovation. The house is of traditional stone and slate construction presenting a redevelopment opportunity subject to the necessary consents.

Town and Country Planning

The site benefits from a Planning in Principle, (reference 22/02224/IPL). The full planning details can be viewed on the Perth and Kinross Planning Portal. Planningapps.pkc.gov.uk.

Planning Permission

Planning in Principle obtained by Bidwells.

Information Pack

A comprehensive Information Pack can be made available to interested parties.

The Information Pack contains copies of planning, technical and legal documents relating to the site. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the Information Pack.

Services

We understand the existing dwelling on site benefits from mains power, water, and drainage.

Interested parties will need to satisfy themselves with regards to mains power, water, and drainage solutions for the proposed development.

Closing Date

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

Third Party Rights

The sellers are not aware of any third-party rights over the property.

Warranties

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price, the purchaser will be responsible for meeting the VAT liability.

Date of Entry

To be mutually agreed in writing.

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

Tenure

Absolute Ownership (Freehold).

Deposit

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

Financial Guarantee/Anti-Money Laundering Regulations

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard.

Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD
01738 476900

Solicitors

Lindsays, Seabraes House, 18 Greenmarket, DD1 4QB
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Important notice

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