

# LAND TO THE NORTH OF STRATHMORE TERRACE

**Alyth, Perth & Kinross, PH11 8DP**

**For Sale** - Residential Development Site with Detailed Planning consent



## SUMMARY

- Site extending to approx. 2.38 hectares (5.89 acres)
- Detailed planning for 34 residential units
- Technical pack is available on request
- Located on the edge of Alyth a small picturesque Perthshire town
- Offers invited for the heritable interest (freehold)
- Subject to a right of access which will provide access to the land to the north and remove one of the consented units



## LOCATION

The development site occupies an elevated position above the Den of Alyth, a 22 ha woodland SSSI, with public access, on the north western edge of Alyth, a picturesque Perthshire town five miles north east of Blairgowrie. Easily commutable to Dundee (17 miles) and Perth (22 miles) both of which offer stations on the mainline railway network. Dundee Airport provides regular flights to London and the continent with a wider range of flights to other national and international locations available from Aberdeen, Edinburgh and Glasgow airports.

Alyth has a population of circa 2,500 and the town offers good local shops and amenities, including a post office, bank, primary school and a selection of golf courses within a short distance. Secondary schooling is available in Blairgowrie. The area is popular with those who enjoy outdoor pursuits with walking, fishing and shooting in the surrounding area and Glenshee Ski Centre only a 30 mile drive north.

## DESCRIPTION

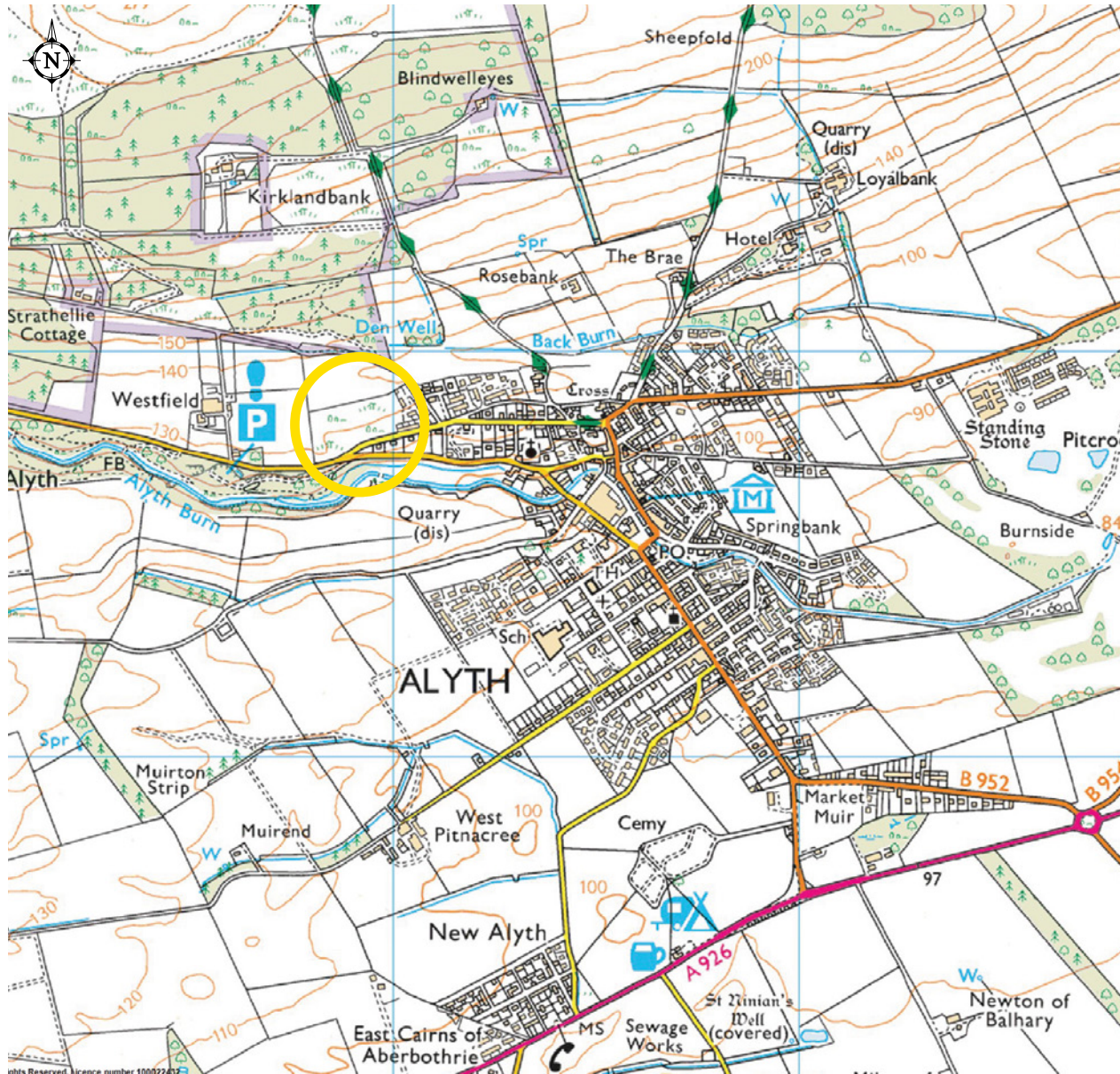
The site covers an area of 2.38 hectares (5.89 acres) and is an irregular shape. Situated to the north of Strathmore Terrace the site is bounded by Strathmore Terrace to the south, a woodland strip to the west, open land to the north and residential properties to the east. The land to the north is designated as H59 for residential development within the current Perth and Kinross Local Development Plan and has an allocation for between 29 -45 residential units. A section of the subjects being offered will provide access to this adjoining development site.

The consented development comprises 34 two storey detached dwellings each with a garage or off road parking (one unit will be lost to provide access to the site H59). Eight of the units will front onto Strathmore Terrace, the remaining units taking access from a new road linking the development with Strathmore Terrace.

The site is directly south of H59, Alyth in the Perth and Kinross Local Development Plan (Adopted 29th November 2019), allocated for 29-45 Housing units. H59 may be available separately by negotiation with the landowner.







## THE MARKET

The number of residential properties sold within the PH11 8 postcode reached a 10 year high during the 12 month period to August 2023. These numbers were supported by a number of new build developments making up 29% of the total of PH11 8 transactions. The average price of a new build property within the PH11 8 postcode area was 25% higher than that of the average second hand sale.

## PLANNING

The site lies within land allocated currently allocated for housing and benefits from the following detailed planning permission:

References: 07/01505/FUL (Granted: 7 February 2008) & 08/01240/FUL (Granted: 16 July 2008)

Proposal: Erection of 34 detached two storey dwellings and associated site works

Conditions: The planning consents are subject to nine minor conditions. Full details are available from the selling agents.

Affordable Housing Requirement: None

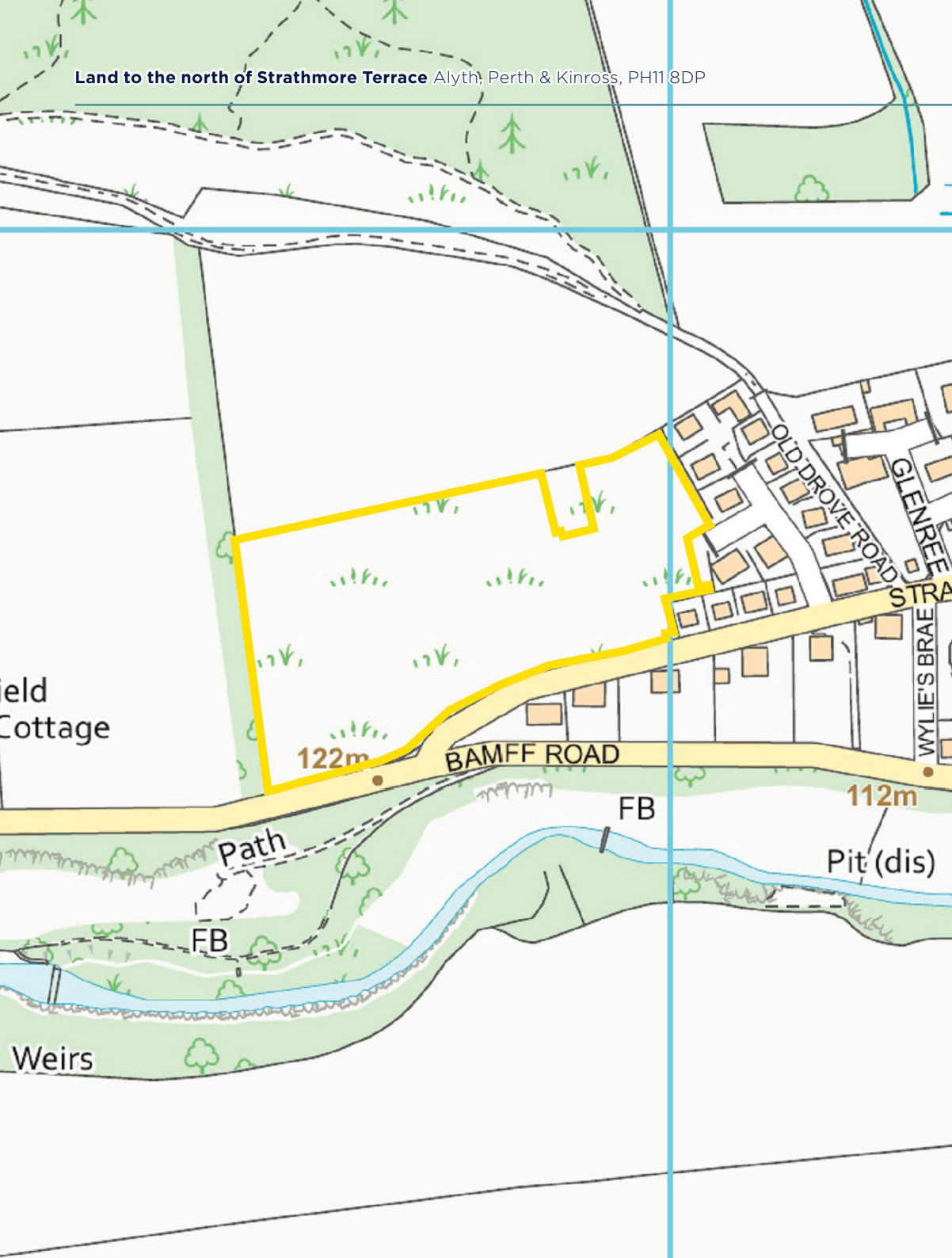
Full planning documentation can be obtained via the Perth and Kinross Council's planning portal: <https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

For further information regarding the planning permission, please contact Perth and Kinross Council on +44 (0)1738 475300 or [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)

It should be noted that the planning consent has been implemented following the completion of initial groundwork. A recent e-mail confirms this position.

## VAT

VAT will be payable on the purchase price.



## METHOD OF SALE

Offers are invited for the heritable interest (freehold).

Full details regarding the required form of offer are available from Savills.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

The owner reserves the right to sell the land without reference to any other party.

Each party will be liable for their own legal costs.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

## CONTACT

For further information please contact:

### Niall Macleod

niall.macleod@savills.com  
+44 (0) 1224 971 132

### Claire Crawford

claire.crawford@savills.com  
+44 (0) 796 755 5881



### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced: 240215 NMCC